

# The CASA Compact

History and Overview



## CASA History

- MTC and ABAG Leadership
- Individuals from Private/Public/Non-Profit
- 18 Month Process
- CASA Compact released in January



## **CASA Participants from Cities**

- Libby Schaff - Oakland
- London Breed - San Francisco
- Sam Liccardo - San Jose
- Julie Combs - Santa Rosa



## **CASA Participants from Counties**

- Keith Carson - Alameda County
- Dave Cortese - Santa Clara County



## **CASA Participants from Non-Profit/Other Government**

- ABAG
- BART
- MidPen Housing
- MTC
- San Francisco Foundation
- Silicon Valley @ Home
- Transform
- Urban Habitat



## **CASA Participants from Private Sector**

- Facebook
- FivePoint
- Genentech
- Google
- Northern California Carpenters Council
- SEIU
- TMG Partners



## CASA Approval Process

- Approved by individuals, not organizations
- MTC and ABAG supported with reservations
- Technical Advisory Committee review and reservations



## Cupertino Concerns

- Little Local Government Outreach
- Preemption of Local Control
- Freezing fees and benefits at time of completeness
- Overreach in Land Use Regulations



## Cupertino Concerns – Cont'd

- Undermining Inclusionary Requirements
- Regional Housing Entity Governance and Funding
- Appropriation of Local Funds



## CASA's "Three Ps" for Housing

- Production
- Preservation
- Protection



## **CASA Framework**

- 10 Core Principles
- 5 Calls to Action
- Implementation



## **CASA Principles**

1. Just Cause Eviction Policy
2. Rent Cap
3. Rent Assistance and Access to Legal Counsel



## **CASA Principles - Continued**

4. Remove Regulatory Barriers to ADUs
5. Minimum Zoning Near Transit
6. Good Government Reforms to Housing Approval Process
7. Expedited Approvals and Financial Incentives for Select Housing



## **CASA Principles – Continued**

8. Unlock Public Land for Affordable Housing
9. Funding and Financing the CASA Compact
10. Regional Housing Enterprise



## CASA Calls to Action

- Redevelopment 2.0
- Lower Voter Threshold for Housing Funding Measures
- Fiscalization of Land Use
- Homelessness
- Grow and Stabilize the Construction Labor Force



## CASA Next Steps

- Statewide Legislation
- Regional Housing Enterprise
- Regional Funding Measures

# Fiscal Analysis

## Menu of Funding Sources to Implement the Compact

Strategy

Basis

Revenue  
\$8M

Property  
Owners

\$48/year  
Parcel Tax

16,562 parcels  
in Cupertino

\$794,976  
annually

Employers

\$40-\$120/job  
Head Tax

38,000 est. jobs  
in Cupertino

\$1.5-\$4.6M  
annually

Local  
Governments

20% Growth in  
Property Tax  
revenue sharing

\$500,000 est.  
Property Tax  
Growth

\$100,000  
annually

Taxpayers

¼ cent Sales  
Tax

Sales Tax  
receipt est.

\$2,300,000  
annually

# Fiscal Analysis

## Menu of Funding Sources to Implement the Compact

Impact

Allocation

Distribution

Property  
Owners

Tax Fatigue

Employers

Loss of potential  
local revenue  
\$10 mil

Local  
Governments

Loss of  
Revenue

Taxpayers

Tax Rate 9%  
Max Rate  
9.25%

75% County of Origin (return to source)  
\$6M

25% Regional  
Program \$2M

10%  
\$.6M

10%  
\$.6M

20%  
\$1.2M  
Preservation

60% subsidize housing production  
\$3.6M

Local Tenant  
Protection



Questions?