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
CASAs “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

<table>
<thead>
<tr>
<th>Source</th>
<th>Basis</th>
<th>Revenue</th>
</tr>
</thead>
<tbody>
<tr>
<td>Property Owners</td>
<td>16,562 parcels in Cupertino</td>
<td>$794,976 annually</td>
</tr>
<tr>
<td>Employers</td>
<td>38,000 est. jobs in Cupertino</td>
<td>$1.5-$4.6M annually</td>
</tr>
<tr>
<td>Local Governments</td>
<td></td>
<td>$100,000 annually</td>
</tr>
<tr>
<td>Taxpayers</td>
<td></td>
<td>$2,300,000 annually</td>
</tr>
</tbody>
</table>

- **Property Owners**: $48/year Parcel Tax
- **Employers**: $40-$120/job Head Tax
- **Local Governments**: 20% Growth in Property Tax revenue sharing
- **Taxpayers**: ¼ cent Sales Tax

**Revenue**

- Estimated Property Tax Growth: $500,000
- Sales Tax receipt est.: $794,976 annually
Fiscal Analysis

Menu of Funding Sources to Implement the Compact

- Property Owners
  - Tax Fatigue
    - Loss of potential local revenue $10 mil

- Employers
  - Loss of Revenue

- Local Governments
  - 75% County of Origin (return to source) $6M
    - 10% $.6M Local
    - 10% $.6M Tenant Protection
    - 20% $1.2M Preservation
    - 60% subsidize housing production $3.6M

- Taxpayers
  - Tax Rate 9% Max Rate 9.25%
    - 25% Regional Program $2M

Loss of potential local revenue $10 mil
Tax Fatigue
Loss of Revenue
Questions?