



DATE: January 15, 2019

TO: Mayor and City Council

FROM: City Manager

SUBJECT: Approval of City of Hayward Response to CASA Compact: A 15-Year Emergency Policy Package to Confront the Housing Crisis in the San Francisco Bay Area

RECOMMENDATION

That the City Council approves a letter responding to the CASA Compact: A 15-Year Emergency Policy Package to Confront the Housing Crisis in the San Francisco Bay Area.

SUMMARY

The Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) convened a blue-ribbon task force consisting of elected and civic leaders to prepare a 15-year package of emergency policy initiatives to confront the housing crisis currently being faced by the San Francisco Bay Area. This package of policy initiatives is referred to as the CASA Compact. The CASA Compact and a memorandum outlining updates to the document are attached as Attachment II. Given the importance of these issues and their potential impact on local jurisdictions, like the City of Hayward, City staff recommends that the City Council approve the Mayor signing and sending a letter commenting on the CASA Compact to the ABAG Executive Committee, who are meeting on January 17, 2019 to further discuss the document (Attachment III).

BACKGROUND

ABAG and MTC convened a blue-ribbon task force consisting of elected and civic leaders to prepare a 15-year package of emergency policy initiatives to confront the housing crisis currently being faced by the Bay Area, referred to as the CASA Compact. Its three Co-Chairs are Fred Blackwell of the San Francisco Foundation, Leslye Corsiglia of Silicon Valley @ Home, and Michael Covarrubias of TMG Partners. The CASA Compact, released in December 2018, includes a series of policy reforms that are intended to allow the Bay Area to build more housing at all income levels, while protecting tenants and low-income communities from unjust evictions.

The CASA Compact is organized around three principal outcomes, or the “Three Ps,” as they became known by the CASA Compact Coalition:

1. Increasing housing *production* at all affordability levels;
2. *Preserving* existing affordable housing; and
3. *Protecting* vulnerable households from housing instability and displacement.

The CASA Compact includes ten Compact Elements that consist of policy initiatives for addressing the Bay Area’s housing crisis and the Three Ps, as well as a number of Calls for Action to address housing finance, redevelopment, homelessness, and the fiscalization of land use, among others. Implementation of the CASA Compact will require bills to be passed in Sacramento, leadership by new Governor Gavin Newsom, and regional ballot measures in 2020 and beyond. The CASA Compact is intended to be detailed, comprehensive, and actionable.

DISCUSSION

While intensive dialogue among key interests were facilitated as part of the preparation of the CASA Compact, the City of Hayward, along with many other Bay Area cities, were not included in the consultation and outreach process. As a result, ABAG and MTC staff are now reaching out to Mayors and sub-regional League of California Cities members to discuss the CASA Compact and considering other ways to offer opportunities to obtain feedback from all local governments in the Bay Area. The Executive Committee of ABAG will also meet on January 17, 2019 to discuss the document.

Given the upcoming Executive Committee meeting and the importance of these issues and their potential impact on local jurisdictions, like the City of Hayward, City staff prepared a letter in response to the CASA Compact for consideration by ABAG staff and the Executive Committee. Overall, City staff is supportive of the aggressive and detailed policy initiatives being taken by the Coalition and agrees that a concerted regional approach is necessary to successfully address many of these challenges. That said, City staff have prepared specific comments on the CASA Compact to make sure that Hayward’s unique interests and context are considered by regional decisionmakers. City staff recommends that the City Council approve the Mayor signing and sending the attached response letter commenting on the CASA Compact to the ABAG Executive Committee prior to the January 17, 2019 meeting (Attachment III).

ECONOMIC AND FISCAL IMPACT

There is no economic or fiscal impact of approving the draft letter commenting on the CASA Compact. That said, the housing crisis is having an economic impact on Hayward’s residents, especially its most vulnerable populations and a number of the proposed policy initiatives contained in the Compact Elements could have fiscal impacts on the City.

STRATEGIC INITIATIVES

This agenda item supports the Complete Communities Strategic Initiative. The purpose of the Complete Communities initiative is to create and support structures, services, and amenities to provide inclusive and equitable access with the goal of becoming a thriving and promising place to live, work and play for all. This item supports the following goal and objective:

Goal 1: Improve quality of life for residents, business owners, and community members in all Hayward neighborhoods.

Objective: Create resilient and sustainable neighborhoods.

NEXT STEPS

The City of Hayward will stay integrally involved in any future meetings regarding the CASA Compact and future efforts to pass State legislation to implement these policy initiatives to help ensure that these efforts to address the housing crisis are done in a way that is compatible with the complexity and diversity of local realities. In addition to sending the letter to the ABAG Executive Committee, staff will share the letter with the City's legislative representatives and State lobbyist as many of the elements of the CASA Compact will be brought forward in the form of State legislation.

Prepared and Recommended by: Jennifer Ott, Deputy City Manager

Approved by:



Kelly McAdoo, City Manager