

**CASA Action Plan Calendar**

updated 6/12/2018

| <b>CASA -- Action Plan Calendar</b>                                     | <b>March</b>  | <b>April</b>   | <b>May</b>   | <b>June</b>  | <b>July</b>   | <b>September</b>  | <b>October</b>                   | <b>Nov/Dec</b>                         |
|---|---|--|--|--|---|---|----------------------------------|--|
| <u>Meeting Dates</u><br>Technical Committee<br>Steering Committee       | Wed, March 28   | Wed, April 18<br>Wed, April 25                         | Wed, May 16  | Wed, June 20   | Wed, July 18<br>Wed, July 25  | Wed, Sept 19<br>Wed, Sept 26  | Wed, Oct 17<br>Wed, Oct 24       | TBD                                    |
| <b>Themes</b>   | * Tenant Protections<br><br>*Reducing Costs of Construction | * Tenant Interventions<br><br>* Missing Middle housing | * Affordable Production Part 1 (funding)<br><br>*Rezoning more sites for housing<br><br>*Inclusionary Zoning | * Preservation<br><br>* Data Collection and Monitoring | * Entitlement Reform<br><br>* Tax policy<br><br>* Affordable Production Policies<br><br>* Race, Class and Geography, part 1 | * Additional funding and financing ideas<br><br>* Race, Class and Geography, part 2 | * State legislative reform ideas | * Action Plan Synthesis and Evaluation |
|   |   |  |  |  |   |   |                                  |  |
| <b>KEY ELEMENTS OF CASA COMPACT</b><br><b>Working Draft List</b>        |   |  |  |  |   |   |                                  |  |
| <b>Protection Working Group (Jennifer Martinez and Linda Mandolini)</b> |   |  |  |  |   |   |                                  |  |
| 1. Permanent anti-rent gouging rent cap w/ catch-up provision           | X   |  |  |  |   |   |                                  |  |
| 2. Stronger just cause eviction requirements                            | X   |  |  |  |   |   |                                  |  |
| 3. Tenant Services and right to counsel                                 |   | X  |  | X  |   |   |                                  |  |
| 4. Short-term rental and relocation assistance                          |   | X  |  |  |   |   |                                  |  |
| 5. Rent stabilization incentives for landlords                          |   |  |  |  |   |   |                                  |  |
| <b>Preservation Sub-Working Group</b>                                   |   |  |  |  |   |   |                                  |  |
| 6. Regional tracking and notification system                            |   |  |  | X  |   |   |                                  |  |
| 7. Flexible housing preservation fund                                   |   |  |  | X  | X   |   |                                  |  |

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| 8. Promote preservation of affordability at the local level. <i>Includes:</i><br>a. No net loss/right of return requirement<br>b. Amend housing element law to improve preservation<br>c. Capacity-building and education  |       |         | 1.2        | a,b,c |      |           |         |         |
| 9. Tax on vacant and under-utilized units  |       |         |            |       | X    |           |         |         |
| <b>Production WG (Denise Pinkston and Derecka Mehrens)</b>   |       |         |            |       |      |           |         |         |
| 10. More types of housing in different neighborhoods. <i>Includes:</i><br>a) ADUs<br>b) Regionwide Inclusionary zoning<br>c) Commercial zoning overlay<br>d) Mandatory min densities near transit<br>e) Expand exemptions for public agencies<br>f) Allow middle income units to count toward affordability requirements<br>g) New RHNA category for middle income |       | a, f, g | b, c, d, e |       |      |           |         |         |
| 11. Reduce Net Cost of New Construction<br><i>Includes:</i><br>a) Limiting impact fees<br>b) Green building reform<br>c) Reduce strict liability requirements  | a,b   | c       |            |       |      |           |         |         |

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| 12. Entitlement Reform to Reduce Delay and Improve Compliance with State Law<br><i>Includes:</i><br><i>a) Permit Streamlining TBD</i><br><i>b) CEQA Reform – Co-Chairs/MTC</i><br><i>c) RHNA Reform – Co-Chairs/MTC</i>   |       |       |     |      | a    | b,c       | b, c    |         |
| 13. Fiscal Incentives and requirements for local jurisdictions<br><i>Includes:</i><br><i>a) Cap and Trade for Housing</i><br><i>b) Commercial Linkage Fee (MTC)</i><br><i>c) Regional infrastructure bank (MTC)</i><br><i>d) Condition Transportation Funds (MTC)</i> |       |       | a   |      |      | b, c      | b, c    | d       |
| <b>Production WG – Affordable Housing Sub-WG</b>  |       |       |     |      |      |           |         |         |
| 14. Affordable housing production fund<br><i>Includes:</i><br><i>a) 2020 Regional ballot measure</i><br><i>b) New regional funding mechanism eg TIF</i>   |       |       | a   |      |      | b         | b       |         |
| 15. Tailored policy and implementation toolkit for local jurisdictions  |       |       |     |      | X    |           |         |         |
| 16. Public and Surplus Land for Affordable Housing  |       |       |     |      | X    |           |         |         |
| <b>End</b>  |       |       |     |      |      |           |         |         |