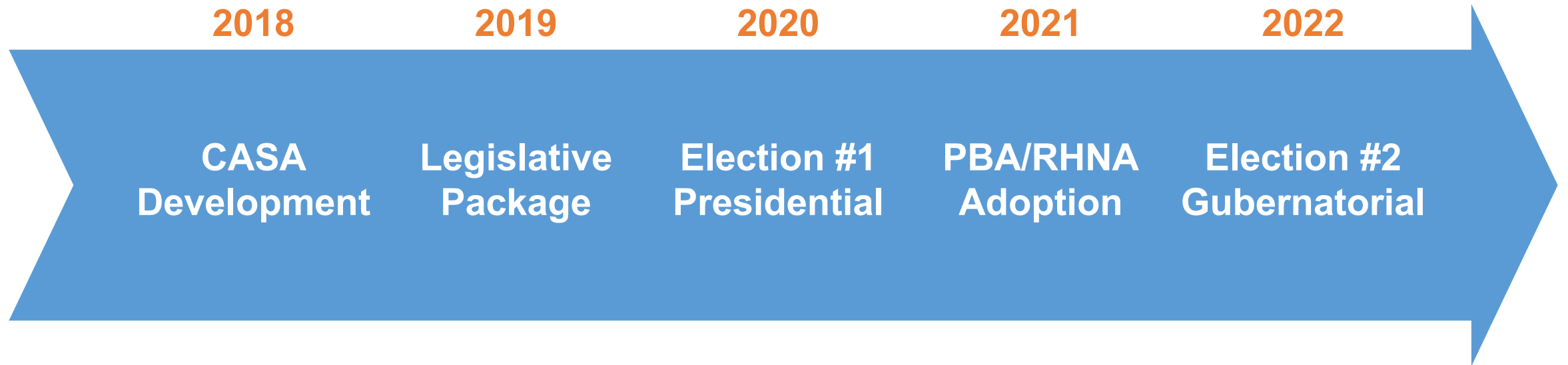


# CASA Work Window



## Term Sheet: Regional Housing Enterprise

**Brief Description:** This proposal encompasses a variety of actions that would be assigned to a new regional housing enterprise, including the following:

- Raise and distribute revenue to support the protection and preservation of affordable housing for very low, low and moderate income households; advance increased production of missing middle housing; and, implement policies that will protect vulnerable residents from displacement.
- Create new finance tools and develop partnerships with philanthropic organizations to leverage existing tools related to Production, Preservation and Protection.
- Collect and analyze data – track deed restricted units, maintain a regional housing pipeline database, monitor state/regional housing requirement progress.
- Manage a regional housing trust fund and program funds.
- Coordinate land acquisition and potentially hold and dispose of land.
- Provide technical assistance, staffing support and financial resources to cities and counties, including smaller and more financially-constrained communities.
- Monitor and coordinate MTC's conditioning of regional transportation and infrastructure dollars on attainment of housing production goals and adoption of tenant protection policies.
- Monitor housing production related to ABAG's Regional Housing Needs Allocation (RHNA) process.
- Implement regional objectives outlined in the CASA Compact.
- Legislative advocacy

**Desired Effect:**

- Create a new entity to be staffed by MTC/ABAG with capacity to accelerate housing production and fill gaps in the region's housing production system in a manner that recognizes the Bay Area's diverse jurisdictions and market conditions.
- Develop funding/financing tools, land assembly and housing development staffing expertise necessary to significantly improve regional housing affordability and double the production of affordable housing within 5-10 years.
- Advance a comprehensive real estate strategy and create viable housing opportunities for very low, low and moderate income households by working across sectors to activate surplus public and private lands.
- Provide an open and transparent process for policymakers and stakeholders to engage in program development, funding delivery/coordination, and, technical assistance programming for local communities with the end goal of producing/preserving more housing and protecting residents from displacement.
- Establish a robust real-time development tracking system that includes new development, public lands, vacant and under-utilized parcels, unsubsidized affordable housing units where residents are at risk of displacement, and, a regional pipeline of projects.
- Apply MTC's financial authority and acumen and ABAG's capacity for local government engagement to create and apply new finance and policy tools well beyond the region's current capacities.

**Scale/Structure:** The Regional Housing Enterprise would be structured to implement the CASA Compact advancing Protection, Production and Preservation.

**Models:** Twin Cities Region- Metropolitan Council, State of Massachusetts - MassDevelopment Agency, New York City Housing Development Corporation

**References:** Action Plans Referenced:

- All** Funding/Financing Action Plans/Options
- 2.1** Renter Protections
- 6.1** Create a Regional Rental Housing Data Collection Program
- 8.1** Policies supporting production of Missing Middle Housing
- 12.4** Policies supporting production of Missing Middle Housing
- 13.3** Regional Infrastructure Bank
- 15.1** Tailored policy and implementation toolkit for local jurisdictions
- 16.1** Strengthen utilization of Public Land for Housing Production

**Negotiation Points:** Revenue considerations related to return to source; consideration of how production reform/streamlining would be incorporated (e.g. regional inclusionary zoning policy); sub-regional programming and policy considerations; oversight role for regional regulatory policies (e.g. inclusionary zoning); governance structure; land assembly authority.

Bucket / Category of Detail	Summary	Areas for Further Negotiation	Additional Commentary

# Rate Yield – Stress Test

## Potential New Sources of Revenue @ \$800M

### Property Owners

\$800 million

**\$384 per year**

*Parcel Tax, region-wide*

**Measure AA is \$12 per year**

\$800 million

**8 percent**

*Vacant Homes Tax, region-wide*

**Vancouver rate is 1% percent**

### Developers

\$800 million

**\$40 per sq. ft.**

*Flat Commercial Linkage Fee*  
on new construction, region-wide

**Range for 15 cities already  
charging fee is \$0.69-\$25 per  
sq. ft. (2015, NPH)**

### Employers

\$800 million

**\$240 per job**

*Flat Annual Head Fee,*  
region-wide

**Seattle briefly implemented  
\$275 per job tax**

\$800 million

**0.67%**

*Gross Receipts Tax,*  
variable rates based on sector  
and firm size, region-wide

**S.F. tax rate is 0.08%-0.65%  
Oakland tax rate is 0.06%-2.4%**

### Local Governments

\$800 million

**140 percent [sic]**

*Revenue Sharing Contribution*  
from future property tax growth,  
region-wide, starting in 2020

**Minneapolis/St. Paul revenue  
sharing = 40%**

\$800 million

**220 percent [sic]**

*Redevelopment Revenue Set-  
Aside* for affordable housing (for  
city/county portion of property tax  
revenue)

**Affordable housing share  
under prior RDA law was 20%**

### Taxpayers

\$800 million

**1/2-cent**

*Sales Tax, region-wide*

**Dozens of voter enacted  
measures for transportation/  
other services in the Bay Area**

\$800 million

**5-Yr. Term**

*General Obligation Bonds,*  
issued by a regional housing  
entity created through state  
legislation, renewed every five  
years, region-wide

**Current outstanding GO  
debt for Bay Area counties is  
\$5.8B**

[illegible]