

ABAG Executive Board Meeting 1/17/19

Item 12, Authorization to Sign CASA Compact

Motion by: Chavez; Second by: Arreguin

Vote on the Motion: Yes—21; No—9; Absent—3

Motion:

[To] authorize the ABAG President to sign the CASA Compact, subject to the following understandings: (1) This authorization does not constitute an approval of the Compact itself; (2) This authorization will enable ABAG to be proactively engaged as the process to implement the Compact goes through the State Legislature; (3) This authorization should be accompanied by a comprehensive program of outreach to local governments. With adequate representation from local government representatives, the ABAG Legislation Committee to include local jurisdictions in legislative advocacy; (4) This authorization does not constitute an endorsement of any particular funding strategy and will include engagement and education on impact of funding strategies.

Given the lack of clear emphasis on tenant protections in the legislative agenda currently being discussed statewide and the danger that new tenants with less than 12 months completed in their lease(s) will be evicted, ABAG should move to support a just cause ordinance that takes place immediately rather than begin after 12 months of a tenancy.

Direct MTC/ABAG staff to return with analysis of impact of current AMI levels in Compact Item #7 on low income housing production and recommendations on how to lower them to better address the housing needs articulated in the CASA Compact which is designated as 80% to 120% versus 80% to 150%. Additionally, the CASA Compact recommends the average affordability not exceed 110% AMI and it should similarly receive consideration to determine if it should be lowered to an average of 100% AMI.

The processes and timeline of determining the governance of the Regional Housing Enterprise and the final determination of the governance of MTC and ABAG should be aligned in order to ensure appropriate accountability and outcomes without degradation to public sector representation.

Establish a task force of elected officials throughout the Bay Area cities and counties to follow the legislative process and to give concurrent and robust feedback to each individual piece of legislation and to the value and fairness of the legislative package.

Ongoing report out to ABAG about the progress on the strategies that lay out the timing of implementation, specifically on proposed land use changes and funding opportunities and strategies.

MTC/ABAG staff will do an analysis of the financial and economic impact of the CASA Compact to small and medium cities and counties and will present documents, findings, and recommendations to the Legislation Committee and the Executive Board.

Direct MTC/ABAG staff to clarify language relative to the use of public lands to encourage housing development without encouraging the inappropriate disposition of public property. This is to be included in the legislative advocacy process.

Direct MTC/ABAG staff to compile comments on CASA Compact from Executive Board members to be included in the legislative advocacy process.