



Summary and Strategic Options - CASA Compact

This document is intended to be a broad overview of the CASA Compact, a 15-Year housing action plan produced by the Committee to House the Bay Area, stakeholder group facilitated by ABAG/MTC. – *Please note, this is a living document and will be updated as needed.*

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Summary

The CASA Compact is a series of policy proposals that came out of an 18 month ABAG/MTC stakeholder group. While the process had broad stakeholder participation, there were relatively few city representatives, including no San Mateo staff or elected officials. In the coming months, the proposals are likely to be debated in Sacramento and potentially reflected in bills.

The Compact has 10 policy proposals:

- | | |
|---|--|
| 1. Just cause for eviction | 6. Changes to the housing approval process |
| 2. Rent stabilization | 7. A new process for expedited approval for qualified projects |
| 3. Emergency rental assistance and access to legal counsel for people being evicted | 8. Changes to the Surplus Land Act |
| 4. Policies to encourage ADUs | 9. Additional funding for affordable housing |
| 5. Minimum zoning near transit | 10. Regional housing entity |

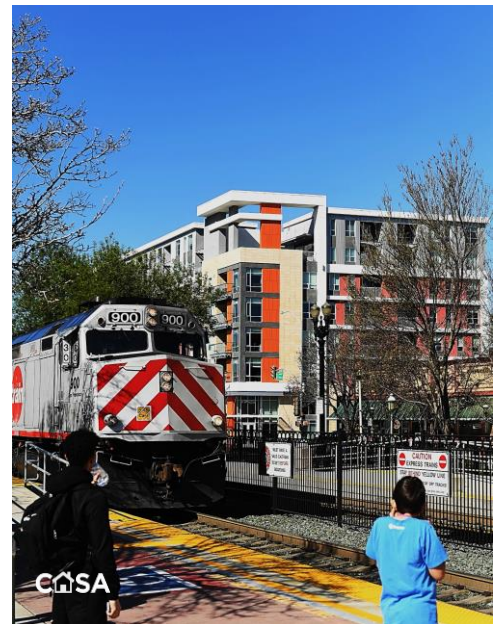
While generally, the public and jurisdictions have praised the focus on housing, the visible reception to CASA has overall been negative. Much of the criticism targets the lack of public or jurisdiction participation in the process. Additionally, there has been considerable criticism because the proposals decrease local autonomy in the interest of promoting more housing. Finally, select stakeholders are opposed to individual provisions. For example, apartment associations are strongly opposed to the tenant protection provisions.



It is important to remember that the CASA Compact is an initial proposal by a very diverse group of stakeholders and the details will change. The Boards of MTC and ABAG have only authorized their leaders to sign the compact to begin policy discussions. Neither entity has officially endorsed any of the proposals. In fact, ABAG's Board has directed staff to raise a long list of policy concerns with the legislature including the lack of representation of small to mid-sized cities on CASA's committees, the loss of local control over land use decisions, the inappropriateness of one-size-fits-all solutions and the negative impact that the proposed funding mechanisms would have on local budgets for core services. ABAG's Board has also directed staff to prepare an economic impact analysis for all of CASA's proposals.

None of the CASA proposals can become law without local or state legislative action ([see ABAG Staff report](#)) and many would require a vote of the people in all nine Bay Area Counties. Perhaps more important than commenting on every aspect of MTC's proposal at this preliminary stage, it is essential for San Mateo County to have a seat at the table when the proposals are reviewed and revised. C/CAG, Home for All, and 21 Elements are developing a specific proposal to help accomplish this.

Furthermore, while it may be helpful to highlight local steps jurisdictions have taken to promote housing, this alone will not likely satisfy the legislature. They believe, and will continue to believe, that more must be done. For this reason, engaging with proposed legislation and suggesting improvements is important regardless of the one's thoughts on the initial CASA Compact proposal.



Background on the CASA Process

The CASA Compact (CASA is also known as the Committee to House the Bay Area) is the final product of an 18 month ABAG/MTC process to address housing issues confronting the San Francisco Bay Area.

For more information —
https://mtc.ca.gov/sites/default/files/CASA_Compact.pdf

It starts with three major suppositions:

1. We have not produced enough housing for residents at all income levels;
2. We have not preserved the affordable housing that already exists; and,
3. We have not protected current residents from displacement where neighborhoods are changing rapidly.



Over the course of a year and a half, the Metropolitan Transportation Committee (MTC) and the Association of Bay Area Governments (ABAG) convened a series of structured discussions with a select group of local government officials, developers, major employers, labor interests, housing and policy experts, social equity advocates and non-profit housing providers. The goal was to find common ground on a comprehensive set of solutions to the Bay Area's housing crisis and, in particular, implement the three P's for housing: Production; Preservation; and, Protection. Social equity was a theme that ran throughout the proposals.

CASA was structured around a Technical Committee of policy experts and practitioners and a Steering Committee of elected officials, thought leaders and major employers. The Technical Committee's role was to recommend actions for addressing the crisis. Those recommendations went to the Steering Committee for review, refinement and final approval. The CASA effort was supported and staffed by MTC/ABAG and a team of consultants. See the appendix for a list of stakeholders.

CASA has been widely criticized for a lack of transparency and minimal city representation, including no representation from San Mateo County as a whole. While true, it is still important to engage with the substance of the ideas, either supporting them or critiquing/recommending modifications to them, because the proposals will be debated in Sacramento and other places. Also, CASA encourages jurisdictions to think about what is best for housing for the entire Bay Area. At times, this may be at odds with what is good for any one jurisdiction or even San Mateo County.

MTC/ABAG is asking local governments and housing stakeholders to endorse the CASA compact. Cities could do this, be silent or oppose it. Additionally, C/CAG may be asked to endorse the Compact. CASA envisions the document as a comprehensive set of interlocking policies, which involves sacrifice from all parties. They prefer stakeholders not choose their favorite parts, but in reality in Sacramento, the various components will be debated independently.

There are a few fundamental considerations for jurisdictions:

- How do you balance the loss of local autonomy on some issues versus the benefits for housing? Are there areas where it is helpful to have consistency throughout the region? If so, what are they? Which areas of the Compact offer a one size fits all solution that is not helpful.
- Are the changes good for a particular jurisdiction, the county and/or the region? If the answer is yes only to the region, how does one balance the competing needs?
- Is the Compact as a whole good enough to endorse (or bad enough to oppose) or are there parts that you want to single out?



Key Components of the CASA Compact

The following is a list of key components of CASA, many of which will require state legislation. Please see the original CASA Compact for more information. When reviewing policies, keep in mind that the policies are not intended to supersede stronger local policies. For example, if a city has higher inclusionary zoning requirements than envisioned in the document, CASA imagines the local rules applying.

In particular there are four provisions that are likely to be most controversial

1. Tenant protections,
2. Minimum zoning near transit,
3. Expedited approvals for certain projects, and a
4. Regional fund for affordable housing.

It is important to balance the potential opposition with the potential benefit for affordable housing.

1. Just Cause for Eviction – big change for landlords
Description: Prevents evictions for arbitrary reasons. Requires relocation assistance for no fault evictions. Protections do not start until tenant has occupied unit for at least 12 months.
Analysis: See below
Local Context: See below
Related Legislation: Nothing at this time

2. Rent Stabilization - big change for landlords
Description: Caps rent increases at 5% per year plus CPI. Increases can be banked, but there is a 10-15% limit. There is a provision to pass through capital improvements.
Analysis: This provision, along with just cause, will be very controversial among landlords. The California Apartment Association has come out against this proposal. At the same time, support from tenant groups may be tepid because the tenant protections are much weaker than they prefer.
Local Context: Tenant protections have been a much debated topic in San Mateo County, and there is considerable pressure to do something to help current residents. Most cities are considering less strict measures than CASA proposes, such as tenant relocation assistance. Only East Palo Alto currently has rent stabilization and a number of San Mateo county cities voted against it at their city council or during elections. Prop 10, a statewide ballot measure about rent stabilization failed 43 to 57 percent in the county.
Related Legislation: AB 36 (Bloom) ¹

¹ [See ABAG Staff report for more details on legislation](#)



3. Rent Assistance and Access to Legal Counsel

Description: Offers emergency rental assistance to low income renters as well as legal assistance.

Analysis: This will likely attract less opposition, though landlords may be opposed to tenants having free legal assistance. The question of funding for rental assistance is part of a broader question of regional pooling of affordable housing dollars.

Local Context: San Mateo County currently provides access to legal counsel and emergency rental assistance. This measure would transfer the cost to the new regional housing entity.

Related Legislation: SB 18 (Skinner)

4. Promoting ADUs

Description: Calls for a separate building code for small homes, requires faster approvals of ADUs, forbids their use for short-term vacation rentals, encourages amnesty, and says ADUs must be approved if they meet objective zoning standards. Impact fees would be scaled based on ADU size (and not apply for the first 500sf). There is also a plank that says jurisdictions should be encouraged to *not* let homeowners rent the main house and the ADU separately.

Analysis: All of these changes are relatively minor. A small building code and Title 24 reform, while causing more work for building inspectors when they are learning the new rules, would help promote ADUs. The most controversial plank, encouraging owner occupancy rules, is written as optional. Some jurisdictions might have concerns with the short term vacation rental prohibition.

Local Context: San Mateo County has done considerable work promoting ADUs, with the number of applications three times higher than in 2016. Still, applicants often report the approval process is frustrating. Most cities in San Mateo County (except the unincorporated county) currently have owner occupancy restrictions.

Related Legislation: AB 68 (Ting), AB 69 (Ting), SB 13 (Wieckowski)

5. Minimum Zoning Near Transit- big change for local control advocates and neighborhood groups

Description: Allows buildings of up to 36 feet near high quality bus service and 55 feet within a ¼ mile of major transit stops, with tenant protections and affordable housing requirements. Allows housing on large, low density commercial sites².

Analysis: These provisions are likely to attract the most community opposition. Generally, building multistory buildings near transit is a common technique to promote place making, reduce traffic and reduce greenhouse gasses, but the proposal would be a significant change in the land use regulatory system in California. Some might fear that it will open the door to other changes. Some neighbors are also will be concerned about the changes to the character around the transit station.

² Tenant protections is not defined, but context implies policies like relocation assistance, not rent stabilization.

**Local Context:**

Approximately 98.5% of land in San Mateo County is exempt from this proposal. San Mateo County has 17 train stops operated daily by Caltrain or BART³. Of the 12 sites where data is available, three or four have been upzoned in the past five years. Based on available data, ten of the 12 station areas would be affected by the proposal. Below is a summary of the zoning around the transit stations:

No sites are zoned for 55 feet 3

Some sites are zoned for 55 feet 7

All site are zoned for 55 feet 2

The rapid bus provisions are difficult from a planning perspective because bus stops and bus routes move over time. However, it appears from CASA's maps that no San Mateo County cities will be affected by the bus route provisions.⁴

Related Legislation: SB 4 (McGuire), SB 50 (Wiener)

6. Changes to Housing Approval Process

Description: Requires cities to have a list of their fees, codes and standards publically available. Specifies that fees are based on the date an application is deemed complete, limits public hearings to 3, and says that building permits last 2 years. Develops clearer, standardized procedures for adopting new fees. Does not let developers qualify for the density bonus when meeting inclusionary housing requirements⁵. Adds new standards that discourage downsizing. Has cities report to the State annually on impact fees and inclusionary standards.

Analysis: Most of these changes are not major. Most of San Mateo County will be grandfathered in for the procedures about new fees.

Related Legislation: Nothing at this time

³ Not counting the airport station and not double counting the Millbrae station

⁴ The map lacks sufficient detail to be sure. An email was sent to MTC to confirm.

⁵ Reviewer comments suggested an alternative interpretation of the text to mean the opposite, where meeting inclusionary requirements would trigger a density bonus. The text is unclear on the point.



7. Expedited Approval and Financial Incentives – **unclear change**

Description: Creates new rules that allows projects providing 20% of the units as affordable (80-150% AMI) and meeting other criteria to have a streamlined approval process. Projects receive “some combination of the following” 15 years of tax abatement, reduced impact fees, density bonus of 35%, parking reduction of 50%, relief from construction liability standards. Cities would have one year to approve projects.

Analysis. This proposal is unclear. Earlier, CASA said developers cannot use density bonus when meeting inclusionary, but here they say developers can get a super density bonus for meeting very lax inclusionary rules, lower standards than in most cities. This proposal does not appear to eliminate discretionary standards.

Local Context: Most developers in San Mateo use significant amount of prevailing wage labor and most cities have higher inclusionary housing requirements than are proposed as part of this proposal. This allows developers to get significant private gain for providing very little public benefits.

Related Legislation: SB 6 (Beall/McGuire)

8. Public Land

Description: Applies Surplus Land Act to charter cities and state agencies. Creates a database of public lands. Encourages housing on public lands (non-binding).

Analysis: Mostly nonbinding or small changes.

Local Context: There are only two charter cities in San Mateo County. Housing Leadership Council is a strong supporter of the Surplus Land Act.

Related Legislation: Nothing at this time

9. Funding and Financing – **Big change**

Description: Raises \$1.5 billion for the region from a menu of possible funding sources. 75 percent of the money would return to the county of origin.

Analysis: This is primarily a philosophical question, if one prefers believes affordable housing funding should be approached regionally or locally. Generally, moving affordable housing taxes to be consistent throughout the region could be beneficial if it would allow policies to be bolder without concerns about competition between cities. However, if the money is not used efficiently, the negatives may outweigh the gains. Because the proposal lacks sufficient detail, the funding implications are not possible to evaluate.

Local Context: San Mateo County has a half cent sales tax measure, a portion of which provided \$110 million in funding affordable housing funding since 2012. The county has a trusted, efficient system for managing their affordable housing subsidies. However, there are small areas where it has traditionally been less active (e.g. acquisition and rehabilitation). See the Funding Section for more analysis.

Related Legislation: SB 5 (Beall), AB 10 (Chiu), AB 11 (Chiu), ACA 1 (Aguiar-Curry)



10. Regional Housing Entity
Description: Establishes a regional entity to promote affordable housing, collect data and distribute the money collected from item 9.
Analysis: The biggest question is the sharing of revenue. If we want to support that goal, we would need a regional entity. A central question is what would San Mateo County's representation on the entity be?
Related Legislation: Nothing at this time

The Compact also contains a number of “calls for action.” These are policy proposals, but they lack specificity. It is not clear the relationship between the ten provisions summarized above and the policy planks, below. The more significant policy planks include:

- Reinstating Redevelopment Agencies
- Lowering voter thresholds for affordable housing measures to 55%
- Taxing e-commerce at the point of sale
- Changing property tax allocation to reward cities with more housing – Big change
- Requiring developers to pay prevailing wages when providing public funding or CEQA exemptions – Big change

Findings and Considerations

A central question when discussing CASA is on what topics should there be local control and where should there be regional requirements. Generally, when the state passes new laws, it restricts local control to some degree. These often feel onerous at first but then cities adapt. One way to consider this issue is to imagine yourself in the future in five years and the regulation passed. Would you undo it?

Consider Housing Elements. They are quite onerous with the state and region assigning growth targets and certifying documents as compliant. But should we eliminate housing elements? If cities did not need to write housing elements, many would zone less land for housing, which is not a good public policy outcome. Below are some observations that may be useful.

1. **There are ideas proposed in the CASA Compact which will advance affordable housing.** Some policy proposals, such as ADUs, have been supported locally, while others, such as displacement, are challenging to address at the local level. Setting a balance between ensuring local control and regional coordination (regulations) that can provide a way to move forward on the many hard choices facing the region and the county.
2. **There's a serious funding gap for affordable housing that must be addressed.** Over the past 10 years the amount of funding available for affordable housing has been reduced dramatically. The funding proposals contained in the CASA Compact strive to address the deficit.



3. **Local Governments' Role Minimized.** The CASA Compact approach is basically the same as the state legislature in enacting recent housing legislation — that local governments (cities and counties in the Bay Area) are not addressing critical and urgent housing needs and issues — and, therefore, regulations, funding and other mechanisms need to be implemented through more regional level requirements.
4. **State legislation will be needed.** Much of what is in the CASA Compact will require state legislation and authority.
5. **It is more about how the CASA Compact gets implemented than what is written in the summary.** The ideas contained in the CASA Compact have evolved from discussions involving many stakeholders. The discussion going forward is really more about how the CASA Compact gets implemented (or not) and what the relationship is between local governments and MTC/ABAG and a more regional approach to the housing crisis.
6. **Local governments should test and weigh-in on the specific proposals of the CASA Compact** or the document as a whole. Local governments should have a seat at the table going forward.



Funding

The potential sources of funding are summarized below and account for \$1.5 billion a year. Overall, this funding would likely increase affordable housing funding in San Mateo County and the region as a whole:

- **Vacant property tax**, 1% of assessed value – Would be new resources for affordable housing. According to the US Census San Mateo County has lower rates of vacancy than other counties (excluding routine vacancies for sale or rental), but higher assessed values.
- **Parcel tax**, \$48 per unit – Because the proposal is per unit, San Mateo would not pay more.
- **Commercial linkage fee**, \$5-20 sf (or \$10 per sf⁶) – San Mateo County has more employers and would be at the higher end of the fee, so it would pay more in two ways. However, the proposal calls for jurisdictions with existing linkage fees to get a credit, potentially more than offsetting the imbalance. Additionally, it would be beneficial to have more jurisdictions charging commercial impact fees.
- **Gross receipt tax on businesses**, .1-.75% or tax per head- Same analysis as above, but likely no credit so more impact.
- **Redevelopment revenue set aside**, 25% in TPAs. Proposal unclear.
- **Revenue sharing**, 20% of future tax growth – It's not clear how
- **Sales Tax, General Revenue Bonds**, ¼ cent sales tax or \$100 million general revenue bond – San Mateo County has a sales tax that is spent partially on affordable housing, but Santa Clara and Alameda County have general obligation bonds. The proposal lacks clarity if there would be credit for measures that have already passed. Also, the sales tax cap would have to be raised through state legislation to allow San Mateo County to increase its tax rate.

⁶ CASA offers two potential options



Menu of Funding Sources to Implement the Compact

Potential New Sources of Revenue

Target: \$1.5 billion per year

Property Owners	Developers	Employers	Local Governments	Taxpayers
<div><div><div></div><div></div></div><div>\$100 million</div><div>1 percent</div><div>Vacant Homes Tax on the assessed value of vacant home, region-wide</div><div>Vancouver adopted an Empty Homes Tax of 1 percent in 2016</div><div>Oakland adopted a Vacant Property (parcel) Tax of \$3,000 to 6,000 in 2018</div></div>	<div><div><div></div><div></div></div><div>\$200 million</div><div>\$5-\$20 per sq. ft.</div><div>Commercial Linkage Fee on new construction; variable rates based on number of workers at location, jobs-housing ratio of host jurisdiction, and location within or outside transit-served areas, region-wide</div><div>38 jurisdictions in the Bay Area have a commercial linkage fee, with a median of \$10 per sq. ft.</div><div>Jurisdictions with an existing linkage fee (which is set aside for housing) will get a credit</div></div> <div><div><div></div></div><div>\$200 million</div><div>\$10 per sq. ft.</div><div>Flat Commercial Linkage Fee on new construction, region-wide</div></div>	<div><div><div></div></div><div>\$200 million</div><div>0.1%-0.75%</div><div>Gross Receipts Tax, variable rates based on sector and firm size, region-wide</div><div>Almost half the jurisdictions in the Bay Area charge some form of gross receipts tax, often as a business tax</div><div>Small businesses would be exempt from the tax. Employers in a jurisdictions with an existing tax will get a credit</div></div> <div><div><div></div><div></div></div><div>\$200 million</div><div>\$40-120 per job</div><div>Head Tax; variable rates based on number of employees, jobs-housing ratio and transit access, region-wide</div><div>Mountain View adopted a Head Tax of up to \$149 in 2018</div></div>	<div><div><div></div></div><div>\$200 million</div><div>25 percent</div><div>Redevelopment Revenue Set-Aside for affordable housing in TPAs (including portion for schools and special districts), statewide</div><div>Former Redevelopment Agencies were required to set aside 20 percent of their revenue towards affordable housing</div></div> <div><div><div></div></div><div>\$100 million</div><div>20 percent</div><div>Revenue Sharing Contribution from future property tax growth, region-wide</div><div>Minneapolis-St. Paul adopted a seven-county Fiscal Disparities Program (tax-base sharing) in 1971 that pools 40 percent of future revenue increase</div></div>	<div><div><div></div></div><div>\$400 million</div><div>1/4-cent</div><div>Sales Tax, region-wide</div><div>Most jurisdiction have local sales taxes. Should be linked to "point of sale" and e-commerce legislation. Could be folded into a "mega-measure" that includes funding for transportation</div></div> <div><div><div></div></div><div>\$100 million</div><div>5-Yr. Term</div><div>General Obligation Bonds, issued by a regional housing enterprise, renewed every five years, region-wide</div></div> <div><div>Philanthropy</div><div>CZI-TSFF Initiative</div><div>Policy and Infrastructure Funds</div></div>



Appendix

JURISDICTION COMMENTS

Below is a sample of letters from the various cities.

[City of Sunnyvale letter](#)

[City of Santa Clara letter](#)

[City of Palo Alto letter](#)

[City of Los Gatos letter](#)

[City of Los Altos letter](#)

[City of Cupertino letter](#)

[Mayor of Berkeley letter](#)

SUMMARY OF LETTERS OPPOSING CASA:

Sunnyvale:

- Opposes one size fits all
- Notes that 6 of 10 funding proposals involve voter approved taxes and Santa Clara County voters are unlikely to approve following the passage of their 2016 parcel tax dedicated to affordable housing
- Lists many steps taken to produce and preserve affordable housing.
- Objects to revenue sharing provisions that will result in cuts to core services with no guaranty of housing units in Sunnyvale
- Urges a no vote

City of Santa Clara:

- Supports key principle of production, preservation and protection
- Concerned about forwarding to legislature without edits by ABAG or MTC boards
- Concerned about lack of outreach to smaller cities
- Concerned about lack of certainty about Regional Funding Entity structure, appropriation of local funds and lack of details in how funding decisions will be made
- No guaranty of units in city
- Advocates for more dialogue, otherwise cannot support



Palo Alto:

- Supports preservation and production
- Concerned about lack of a public process for input
- Concerned about diversion of funds needed for core services
- Urges no vote pending more inclusive engagement

Los Gatos:

- Appreciates hard work on production, displacement and preservation, especially protection
- Strongly recommends no vote without refinement
- Did not engage cities and town
- Does not consider local proactive steps taken
- Private market forces make many projects financially infeasible
- Recommends expanding surplus lands provisions to Transit Districts and Special Districts
- Regional Housing Enterprise should include smaller communities
- Why not apply this statewide?
- Funding concepts need much more work, especially top-down commercial linkage fees, do they apply to schools and hospitals as employers?
- Santa Clara county already passed housing tax

Los Altos:

- Failed to include input from cities that comprise more than 2/3 of the Bay Area population
- Funding is not feasible
- Changes in local authority are counter-productive
- Vote no until input from cities
- Detailed objections listed
- Detailed list of steps taken
- Noted passage of county tax for housing

Cupertino:

- General concerns raised over preemption of local control, one size fits all, lack of outreach
- 10 specific points addressed
- Encourages broader outreach

Berkeley:

- Agrees with goals, concerned with one size fits all, should reward cities that produce housing and focus on job rich cities to do their fair share
- Very detailed discussion of all 10 elements



CASA PROCESS

1. **Phase One: Foundational Work (June 2017-Jan 2018)**

The first phase of the CASA process was focused on learning, sharing perspectives, and developing a framework for the process of developing the CASA Compact. Experts from UC Berkeley provided in-depth analysis of the many causes and consequences of the crisis, ensuring that all members of the Committees were operating from a shared base of knowledge.

2. **Phase Two: Brainstorming Action Ideas (Jan-July 2018)**

Next, the Committees spent six months brainstorming and vetting upwards of 30 action ideas. This process was driven by workgroups who dedicated hundreds of hours to meeting, researching and drafting ideas.

3. **Phase 3: Crafting the Compact (Sept-Dec 2018)**

In the final phase, the Co-Chairs distilled the 30+ action plans into the Compact that was drafted. This happened through an iterative process, with successive versions of the Compact presented to both the Technical and Steering Committees and refined based on their input.

4. **Phase 4, CASA Implementation**

CASA leadership and key members will continue to work in cross-sector coordination with State and local elected officials and agencies to implement the principles of the CASA Compact.

IMPLEMENTATION

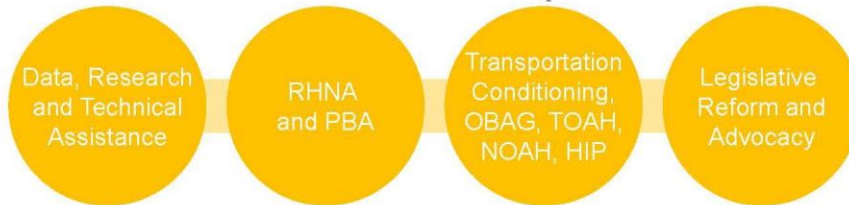
1. **Regional Housing Enterprise Role**

- a. Formed through state legislation (state enabled) — can collect new revenue
- b. Same stakeholders as those involved in the CASA Compact
- c. Make up the money gap (funding)
- d. Lobby for state law changes
- e. Implement the CASA Compact (technical assistance, information, other)
- f. Monitor and report progress
- g. Staffing provided by MTC/ABAG supplemented by experts



Regional Housing Enterprise

MTC/ABAG Roles and Responsibilities



Regional Housing Enterprise Roles



Regional Housing Enterprise Governance

- **Independent board** w/ representation from MTC, ABAG and key stakeholders
- Supported by **MTC/ABAG consolidated staff** (with additions in specialized areas such as debt issuance, land leasing, etc.)



2. MTC/ABAG Role

- a. Data/analysis
- b. RHNA and Plan Bay Area (PBA)
- c. Transportation Funding
 - i. OBAG
 - ii. Transit Oriented Affordable Housing Fund (TOAH)
 - iii. Naturally- Occurring Affordable Housing (NOAH) — Pilot Program
 - iv. Housing Incentive Pool (HIP) in PDAs
- d. Legislation and advocacy

CASA STAKEHOLDERS

CASA Steering Committee Membership — CEO SF Foundation, ED SV at Home, ED MTC, Genentech, Northern Cal Carpenters Regional Council, Santa Clara County Supervisor, Sonoma County Supervisor, United Healthcare Workers, ED Urban Habitat, Mayor Rohnert Park, CC member Santa Rosa, Alameda County Supervisor, FivePoint (designers/developers), GM BART, Mayor of Oakland, Mayor of SF, President MidPen Housing, Facebook, Google, Mayor of San Jose, and Transform.

CASA Technical Committee Membership — BART, SPUR, Tenants Together, NPH, Related (real estate), Building and Construction Trades (Alameda County), BIA, Chan Zuckerberg Initiative, Bay Area Council, Working Partnership, USA (community organizing), Mercy Housing, Housing Development Director City of San Jose, Habitat for Humanity, Holland & Knight (law firm), Faith in Action Bay Area, Summerhill Housing Group (developer), ED Contra Costa Housing Authority, Apartment Association of Northern California, San Francisco's Mayor's Office, Eden Housing, Goldfarb Lipman (law firm), Saris Regis Group (developer), President and CEO EAH Housing, President and CEO California Housing Partnership, Greenbelt Alliance, Director HCD City of Oakland, Turner Center for Housing Innovation, CD Director City of Mountain View, Enterprise Community Partners, California Community Builders (affordable housing ownership), Northern Cal Carpenters Regional Council, ED Hamilton Families (homeless)