

CASA Literature Review

Overview and Analysis of Policy Recommendations



COMMITTEE TO HOUSE
THE BAY AREA

Goals of Literature Review

- Establish a baseline of information about regional housing trends and concerns from diverse perspectives
- Accelerate discussion to build on top of policy work done by stakeholders to date
- Create a reservoir of good ideas to draw upon
 - Which policy recommendations have already been researched and formulated?
 - Which policy recommendations enjoy broad cross-sector support?
- Distill thousands of pages of documents into a concise and consistent format

Methodology for Selecting Documents

- Bay Area housing and displacement-focused documents
- Published online in 2014 or later
- 8 Categories of organizations:
 1. Local Government (emphasis on 3 big cities + countywide ballot measures)
 2. Regional Agency
 3. Housing Advocacy (both affordable and market-rate)
 4. Housing Research and Finance
 5. Social Equity and Anti-Displacement
 6. Business
 7. Labor
 8. Smart Growth and Sustainability
- Started with committee members and radiated outward to affiliated organizations

Criteria for *Prioritizing* Documents

1. Major foundational documents (e.g. Plan Bay Area, State of the Region)
2. Prepared by a committee member or their staff, grantee, or coalition
3. Prepared by a leading voice in a constituency not represented on the committee
4. Includes specific, relevant policy recommendations
5. Includes unique, relevant existing conditions information

Literature Review Results

- 102 documents reviewed
- 66 documents summarized and included in draft literature review
- Appendix of relevant organizations and resources that don't appear elsewhere in literature review

Category	Number of Docs Reviewed	Number of Docs Included
Local Government	19	13
Regional Agency	19	12
Housing Advocacy	14	8
Housing Research & Finance	17	10
Social Equity	14	8
Business	7	6
Labor	6	4
Smart Growth & Sustainability	6	5

Analysis: Most Frequent Policy Recommendations from Literature Review

Policy Recommendation	Number of Mentions	Cross-Sector Support?
Increase local & regional funding for affordable housing	15	Strong
Utilize surplus public land for affordable housing	12	Strong
Preserve existing affordable housing at risk of conversion	10	Strong
Expand housing impact fees & inclusionary requirements	10	Moderate
Streamline permitting for infill housing (affordable & market-rate)	9	Moderate
ADUs: Ease restrictions and create incentives to build	6	Strong
Encourage new units that are affordable by design (micro-units, modular etc.)	6	Strong

Most Frequent Policy Recommendations from June Technical Committee Meeting

Policy Recommendation	Mentions at June Meeting
Increase local/regional funding for affordable housing	8
State legislation to enforce housing laws and/or appeal local decisions	6
Reform local codes and streamline approval processes	5
Create incentives for cities and residents to support new housing	4
Use regional transportation funds as leverage	4
State legislation to create a permanent funding source for affordable housing	4

Other Policy Recommendations from June Meeting

- Strengthen renter protections
- Make it easier to build ADUs
- Expand public-private partnerships
- Create a regional vision
- Increase preservation and rehab of existing Affordable Housing
- CEQA reform
- Shift the conversation around NIMBYs
- Focus on adaptive, incremental solutions
- Regional strategies “with teeth”
- Reduce impact fees and costs associated with new development
- Identify local solutions that multiple jurisdictions can adopt
- Declare a housing emergency or catastrophe to help remove obstacles
- Expand density bonus
- Align tax policies: Prop 13, sales tax sharing, make bonding easier

Comparing Most Frequent Policy Recommendations from Literature Review and June Meeting

Policy Recommendation	Literature Review Mentions	June Meeting Mentions
Increase local & regional funding for affordable housing	15	5
Streamline/fix local permitting processes & codes for infill housing	9	5
Preserve existing affordable housing at risk of conversion	10	2
State legislation to enforce housing laws and/or appeal local decisions	4	6
Tie transportation funding to housing outcomes	4	4
ADUs: ease restrictions and create incentives to build	6	1
Encourage new units that are affordable by design (micro-units, modular etc.)	6	1
State legislation to create permanent source of funding	2	4

Finalizing the Literature Review: Input Needed

1. Are there essential documents missing from this review?
2. Organizations or online resources to add to appendix
3. Suggestions for maximizing usefulness of lit review