

# the CASA Compact: What is it, what does it mean?

CASA brought together dozens of stakeholders to develop big ideas to solve the Bay Area's housing crisis. The CASA Compact contributes **two essential principles** that must guide state and regional policymaking:

- 1 solving the affordable housing crisis requires comprehensive action across the "3 P's" of Protection, Preservation, and Production, and
- 2 particular communities are vulnerable to displacement and must have a meaningful opportunity for self-determination with regard to upzoning and streamlining policies.

Meanwhile, many specific policy solutions described in the Compact do not represent a consensus within CASA; proposals to subsidize and streamline market-rate production remained hotly contested, while tenant protection policies got nearly universal buy-in.

## The 3 P's

CASA developed a simple yet bold framework to understand and solve the housing crisis: "The Bay Area faces a housing crisis because we have failed at three tasks: (1) we have failed to produce enough housing for residents at all income levels; (2) we have failed to preserve the affordable housing that already exists; and (3) we have failed to protect current residents from displacement where neighborhoods are changing rapidly. These 3 P's – Production, Preservation, and Protection – are not only the signposts of our collective failure, but they should be the focus of our future efforts to overcome the crisis we have created" (Compact p. i). "Balance across the Three Ps" is essential - meaning that strong policies to promote each of the three P's must "move forward together and avoid undermining each other" (Compact p. 1).

## Sensitive Communities

Sensitive communities are those vulnerable to gentrification and displacement. CASA recognized that policies to spur market-rate housing production must include protections and an opportunity for self-determination in sensitive communities to avoid doing harm. We must "grow housing in a more inclusive manner in all neighborhoods and not accelerate displacement in the most vulnerable communities. The Bay Area's segregated housing patterns – both by race and by income – are a legacy of decades of discriminatory government policies and private sector lending practices. The CASA Compact contains specific protections for neighborhoods and residents most affected by that horrible history" (Compact p. i). Guardrails include strict prohibitions on upzoning sites that have been tenant-occupied and an automatic deferral of upzoning and streamlining policies in sensitive communities to provide a meaningful opportunity for

## CASA's Principles Garnered Consensus; Many of CASA's Policy Proposals Did Not

The CASA Compact was subjected to a "gradients of agreement" voting structure in which a "1" meant full support of the compact and a "5" full opposition. One third of technical and steering committee members voted between "3" and "5" on the Compact, signifying moderate to serious concerns about some or all of the Compact, while only 4 out of 41 members gave the compact a "1". MTC similarly authorized its Chair to sign the Compact only on the condition that this "Authorization does not constitute approval of the entire compact." Thus, most stakeholders agreed on the Compact's core principles, but disagreed about many policies. Concerns about the compact were not uniform - in general, the protection and preservation policies got nearly universal agreement, though some details were identified that still needed work, while the production policies raised serious concerns.

## The 3 P's: CASA's Bay Area Housing Targets

**Protect**

**300,000**

lower-income households

**Preserve**

**30,000**

affordable units  
including 26,000  
market rate and  
4,000 deed-  
restricted units

**Produce**

**35,000**

new homes  
each year  
of which 14,000  
are affordable  
to lower-income  
and 7,000 to  
moderate-income  
households