



LEGISLATIVE ACTION COMMITTEE AGENDA
THURSDAY, MARCH 14, 2019 | 6PM
CITY OF SUNNYVALE | WEST CONFERENCE ROOM
456 WEST OLIVE | SUNNYVALE, CA 94088

Discussion & action may be taken on any of the following items:

1. Welcome and Roll Call (Vice Mayor Margaret Abe-Koga, Chair) 6:00 PM
2. Consent Agenda
 - a. Approval of February 2019 Legislative Action Committee Minutes
3. New Business
 - a. Consideration, discussion and possible action on Housing Policy Principles; 6:05 PM
 - b. *Discussion of legislation - - possible discussion items:*
 1. Just Cause Eviction AB 1481 (Bonta)
 2. Rent Cap AB1482 (Chiu)
AB 36 (Bloom)
 3. Legal Counsel SB 18 (Skinner)
 4. ADUs AB 69 (Ting)
SB 13Wieckowski
 5. Minimum Zoning SB 50 (Wiener)
SB 4 (McGuire) spot bill
 6. Good Government AB 1483 (Grayson)
AB 1484 (Grayson)
SB 330 (Skinner)
 7. Streamlining SB 6 (Beall/McGuire) spot bill
AB 1485 (Wicks/Quirk)
 8. Public Lands AB 1486 (Ting)
 9. Funding SB 5 (Beall)
AB 1487 (Chiu)
AB 11 (Chiu)
ACA 1 (Aguiar-Curry)
 10. Regional Housing Enterprise AB 1487 (Chiu)
AB 707

(wastewater)	AB 332
emergency preparedness \$\$	AB 291 (Chiu)
heavy duty trucks/requires smog checks	
by right	SB 744

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|---|---------|
| 4. Discussion of next steps for the legislative action committee. | 6:45 PM |
| 5. Public Comment | 6:50 PM |
| 6. Adjourn until Thursday, April 11, 2019 at 6PM at Sunnyvale City Hall | 6:55 PM |

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Legislative Action Committee

Meeting Date: March 14, 2019

Attachments: February 14, 2019 Draft Minutes
League of California Cities Blueprint for More Housing
MTC memo & CASA legislation update

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- The above attachments are included in this packet.
 - Housing Policy Talking Points will be distributed at the meeting.
 - Legislative Tracking list link is available on the Advocacy page of the website.
 - citiesassociation.org/advocacy



LEGISLATIVE ACTION COMMITTEE MINUTES
THURSDAY, FEBRUARY 14, 2019 | 6PM
CITY OF SUNNYVALE | WEST CONFERENCE ROOM
356 WEST OLIVE | SUNNYVALE, CA 94088

COUNCILMEMBER RENE SPRING WILL BE ATTENDING VIDEO CONFERENCE
18025 STONEY CREEK WAY, MORGAN HILL, CA 95037

Chair Margaret Abe-Koga (Mountain View) welcomed the committee and called roll call at 6:05 PM.
Present: In attendance:

Campbell: Councilmember Paul Resnikof
Cupertino: Councilmember Rod Sinks
Gilroy: Mayor Roland Velasco
Los Altos: Councilmember Anita Enander
Los Altos Hills: Vice Mayor Michelle Wu
Los Gatos: Councilmember Marico Sayoc
Milpitas: Councilmember Carmen Montano
Monte Sereno: Absent
Morgan Hill: Councilmember Rene Spring (remotely)
Mountain View: Vice Mayor Margaret Abe-Koga
Palo Alto: Councilmember Lydia Kou
San José: Councilmember Lan Diep (arrived at 6:25PM)
Santa Clara: Councilmember Debi Davis
Saratoga: Mayor Manny Cappello
Sunnyvale: Councilmember Gustav Larson

Andi Jordan, Executive Director
Mayor Larry Klein (6:15pm)
Vice Mayor Liang Chao, Cupertino
Councilmember Liz Gibbons, Campbell
Omar Chatty, citizen
Councilmember Jeannie Bruins, Los Altos

APPROVAL of the Consent Agenda consisting of the September 2018 Legislative Action Committee Minutes. Motion by Hon. Cappello. Second by Hon. Sinks.

AYES: 13 (Resnikof, Sinks, Velasco, Enander, Wu, Sayoc, Montano, Spring, Abe-Koga, Kou, Davis, Cappello, Larson)

NAYES: 0

ABSTENTIONS: 0

ABSENT: 2 (San Jose, Monte Sereno)

Chair Abe-Koga led a discussion of how the committee operates, discussion of the legislative session, and discussion of the proposed housing policy statement and legislative guiding principles. The housing policy statement was the discussion of the remainder of the meeting. No action was taken.

Respectfully submitted,

Andi Jordan
Executive Director

APPROVED on

AYES:
NAYES:
ABSTENTIONS:
ABSENT:

DRAFT



BLUEPRINT FOR MORE HOUSING

LEAGUE OF CALIFORNIA CITIES*



California cities remain committed to being a part of the solution to our housing crisis.

- There is a critical challenge that binds California's communities: housing is unaffordable for many of our residents.
- Cities agree with the fundamental problem—there aren't enough homes being built in California. We are committed to working with the Governor and Legislature to do our part to increase housing supply.
- Cities play an important role in this process by setting the table so homes can be built. Cities are responsible for the *planning, zoning and approval* of new housing. This is a transparent process that involves input from residents, detailed environmental reviews and documents, and *approving* projects consistent with our plans.
- While cities don't build homes, we have an obligation to ensure we're planning for and approving the housing our communities need while minimizing delays, costs and barriers to housing.

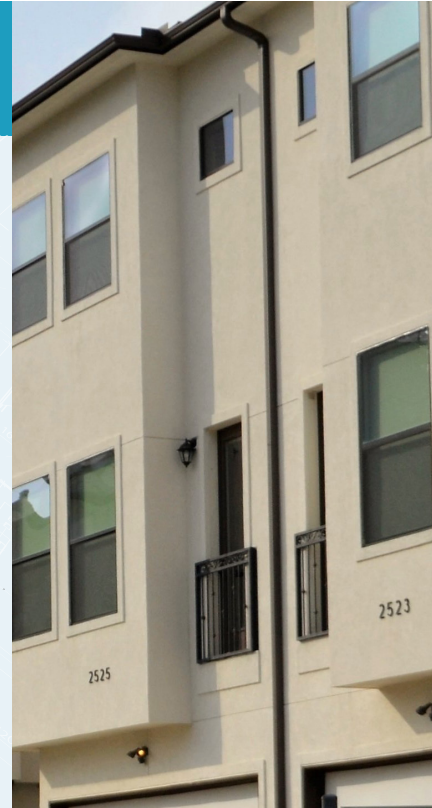
Cities support solutions to remove local barriers to housing.

- Cities should do their part by planning, zoning and approving housing projects that are consistent with adopted plans, and the over 30 new laws passed in 2017 and 2018 aimed at improving the local planning and approval process.
 - Recently enacted laws include strong accountability provisions that authorize \$10,000 per-unit fines for local governments that deny housing consistent with their local plans.
- In the past two years, the League of California Cities has strongly supported passage of legislation and ballot measures to streamline the housing approval process (SB 540 and AB 73), and to increase funds for affordable housing (Props. 1 and 2).
- Building fees, architectural standards and parking requirements should be reasonable; and new subdivisions planned by cities and developers should also include zoning for multi-family units and access for homebuyers in all income ranges.



Sustainable funding for affordable housing is needed.

- Cities support Governor Newsom's budget proposal to allocate nearly \$2 billion for housing tax credits, moderate income housing and other affordable housing resources as well as the Governor's proposals to accelerate Prop 1 and 2 funding and provide grants to local governments to develop plans, conduct permitting and to zone or rezone to meet our housing needs.
- At the same time, California needs a sustainable housing investment program to invest in low-income housing and incentivize development.
 - Since the state eliminated redevelopment in 2011, billions of dollars for affordable housing has been lost—the largest source of sustainable funding and the most effective tool in building affordable housing in the urban core.
 - Cities strongly support the leadership of Senator Jim Beall, Senator McGuire, and Assembly Member David Chiu to begin a serious conversation about restoring a more robust form of property tax increment financing for housing and associated infrastructure in our downtowns.



Housing solutions should recognize the market realities that dictate housing construction and respect the values of civic engagement.

- It is reasonable to expect cities to do their part by planning, zoning and approving housing projects, while minimizing delays, costs and barriers to construction.
 - More than 90 percent of all cities have state-certified housing elements, the state-mandated process to identify and zone where all jurisdictions' needed housing can be built.
 - New research soon to be released by UCLA's Luskin School of Public Affairs reports [cities and counties have zoned land for the construction of 2.8 million homes.](#)
 - And a 2018 report by the California Economic Forecast listed more than 450,000 new homes under construction or approved—but because of market forces, they will not be built for five years.
- It is *not* reasonable to penalize cities that are meeting their responsibilities but where builders decide not to build.
 - Local governments cannot force private developers to build. The housing market, economy, availability of skilled tradespeople, building and environmental mandates, mortgage interest rates, and other factors are largely responsible for where and how homes get built.
- Furthermore, as we move to increase housing construction, we should value public transparency and civic engagement that are central to building strong communities.

**Much Needs to be Done to Address the Housing Crisis.
Cities are Committed to Being a Part of the Solution.**



Memorandum

TO: Joint MTC Legislation Committee and
ABAG Legislation Committee

DATE: March 4, 2019

FR: Deputy Executive Director, Policy

RE: CASA Local Outreach & Legislative Update

Local Outreach

Staff has continued our efforts to engage with local elected officials and their staff over the last month regarding the CASA Compact. In our presentations, we have emphasized that while development of the CASA Compact document itself is complete, the work has just begun to turn the recommendations into reality, via legislation and we are interested in hearing feedback that we can incorporate into our own staff analysis of the bills and share with our Bay Area delegation in Sacramento. We also held a webinar on February 14th which was attended by over 200 people and provided an effective way to reach a large number of people and answer questions. Attachment A contains the current meeting schedule from February through March. Staff is working on developing a Frequently Asked Questions document based on the various meetings and the webinar which we will make available within the next few weeks.

CASA Legislative Task Force

On February 28th letters were sent to Bay Area local elected officials (boards of supervisors and the selection committees for city representatives of MTC and ABAG) requesting their nomination to a task force of elected officials from Bay Area cities and counties to follow, become informed and to engage in the legislative process that is essential for the CASA compact to be implemented. County boards of supervisors were invited to appoint one representative while each county's city selection committee was invited to appoint two representatives. ABAG will chair the task force and a member of MTC will serve as the vice chair. Nominations are due by March 14th.

Legislative Update

By close of business February 22nd, 11 bills had been introduced by Bay Area legislators in Sacramento to implement seven out of 10 items in the CASA Compact, as shown in Attachment B, which matches up bills with CASA Items. As you can see, CASA Item #6 has been divided into three bills due to the desire on the part of many of the Bay Area delegation to play a role in this effort. Note that the majority of the bills are still in preliminary, "spot bill" or "intent language" form, making it too early to provide any detailed analysis on those bills at this time but these authors have each indicated a desire to carry legislation to implement the associated CASA Compact Item. The next round of amendments in mid-March will add more substantive language.

It's important to note that thus far, the substantive bills deviate from the CASA Compact in a number of ways. Most obviously, they are all *statewide* proposals, not just Bay Area. Secondly, they do not set a limited 15-year term. SB 330 would sunset after 10 years, while the others have no sunset date.

More substantive differences include treatment of upzoning and geographic provisions in SB 50 and CASA Compact Item 5 and provisions included in SB 330, which is intended to implement a portion of CASA Compact Item 6, but currently includes a number of other significant policy provisions, such as eliminating minimum parking requirements.

With legislation evolving rapidly at this stage, staff will provide you with the latest details on amendment conversations at your meeting. At present, we are targeting April or May to bring the joint committee detailed analysis and position recommendations.



Alix A. Bockelman

Attachments:

- Attachment A: CASA Local Government Outreach Schedule
- Attachment B: CASA-Related Bill Matrix

AAB:rl

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CASA Local Government Outreach Schedule -- Updated: 2/28/19

Meeting Date	Organization
February 20, 1:30 PM	Napa Valley Transportation Authority Napa Valley Transit (NVTa), 625-B Burnell St, Napa, CA 94559
February 21, 9:00 AM	Ad-Hoc Meeting on Housing – see notes for attendees SCTA Large Conference Room 411 King Street Santa Rosa, California 95404
February 21, 12:00 PM -1:30 PM	City Managers Group of Contra Costa City Hall on the 3rd floor, 1666 N. Main Street, Walnut Creek CA
February 25, 5:30 PM – 8:00 PM	Solano City & County Coordinating Council – Joseph A. Nelson Community Center, 611 Village Drive, Suisun City. Located off SR 12
February 25, 1:30 PM -3:30 PM	VTa Luti 3331 North First Street, San Jose
February 26, 12:30 PM – 2:00 PM	East Bay Leadership Council, Housing Committee, 1870 Olympic Blvd. #200 Walnut Creek, 94596
February 28, 11:45 AM - 1:15 PM	Sonoma/Mendocino Area City Managers Meeting Finley Community Center Manzanita Room 2060 West College Avenue Santa Rosa CA
March 1, 11:00 AM – 1:00 PM	East Bay Economic Development Alliance, Alameda County Administration Building, 1221 Oak Street, Room 255, 2nd Floor, Oakland
March 1, 2:00 PM	Location: District Office 22320 Foothill Blvd. Ste. 540 Hayward, CA 94541 Assembly Member Quirk, District 20 Mayors, City Managers and County Supervisors
March 6, 7:00 PM	Joint Council meeting of Lamorinda cities Don Tatzin Community Hall at the Lafayette Library and Learning Center, 3491 Mt. Diablo Blvd.
March 7, 6:30 PM	Contra Costa Mayors' Conference Meeting THE LOT City Center- Cinema 6000 Bollinger Canyon Road Suite 2300 San Ramon CA 94583 Please use the Bishop Drive entrance to access upper level parking

March 11, 9:00 AM - 12:00 PM (tentative timing)	Napa LAFCO Yountville Town Hall, 6550 Yount St. Yountville, CA 94599 (parking is limited)
March 11, 11:00 AM - 2:30 PM	Sonoma County Transportation Authority 411 King Street, Santa Rosa
March 14, 9:00 AM	BART Board - CASA Presentation/Plan Bay Area 2040 Webster Street, Oakland - Board Room Third Floor
March 15, 2:00 PM-4:00 PM	Mayors and City Managers Redwood City Downtown Library, 3rd Floor Community Room 1044 Middlefield Road, Redwood City
March 22, in the morning (tentative timing)	Home for ALL convening Location TBD
March 25, 4:00 PM	Sonoma Citizens Advisory Committee 411 King Street Santa Rosa CA 95404
March 26, 1:00 PM (tentative timing)	Sonoma County Cities Workshop Host: City of Santa Rosa
March 27, 7:00 PM (tentative timing)	Marin County, Council of Mayors and Councilmembers, Belvedere
March 29, 6:00 PM (tentative timing)	San Mateo County Council of Cities
April 11, 12:00 PM (tentative timing)	Contra Costa West County Forum La Strada Restaurant 2215 Church Lane San Pablo CA 94108
April 16, 6:30 PM	Livable Sunnyvale Forum Elks Lodge 375 N Pastoria Ave. Sunnyvale CA 94085
April 17 or May 8, 1:30 PM (tentative timing)	Contra Costa LAFCO

CASA-Related Bill Matrix

CASA Compact Item	Related Bill(s)	Summary
1. Just Cause Eviction	AB 1481 (Bonta)	Spot bill
2. Rent Cap		Not yet in print; discussions ongoing with authors
3. Rent Assistance & Legal Counsel	SB 18 (Skinner)	Substantive; statewide
4. Accessory Dwelling Units (ADUs)	AB 68 (Ting)	Substantive; statewide
	AB 69 (Ting)	Substantive; statewide
5. Minimum Zoning Near Transit	SB 50 (Wiener)	Substantive; statewide
6. Good Government	AB 1483 (Grayson)	Housing data reporting/fees and pipeline; statewide
	AB 1484 (Grayson)	Impact fee methodology; statewide
	SB 330 (Skinner)	Restrictions on downzoning and building moratoria. Contains significant non-CASA items; statewide
7. Streamlining	AB 1485 (Wicks)	Spot bill
	AB 1706 (Quirk)	Spot bill
8. Public Lands	AB 1486 (Ting)	Substantive; statewide
9. Funding		Not yet in print; discussions ongoing with authors
10. Regional Housing Enterprise		Not yet in print; discussions ongoing with authors

Note: “Spot bill” denotes a bill that is a placeholder

Inclusion of a bill on this matrix does not necessarily mean the bill is consistent with the CASA Compact or supported by the CASA Co-Chairs.