



DATE: April 11, 2019

TO: Laura Hoffmeister, Conference Chair
Gary Pokorny, Executive Director
Contra Costa Mayors' Conference

FROM: Michelle Fitzer, Chair
Contra Costa Public Managers' Association

RE: Recommended Policy Framework on Emerging Housing Legislation

The Contra Costa Public Managers' Association (PMA) is an organization comprised of city managers representing the nineteen cities of Contra Costa County. The Contra Costa PMA works collaboratively to share information, discuss and find solutions on issues of regional significance.

As an association of professionals who are committed to serving the public, the Contra Costa PMA has reviewed the CASA Compact and discussed the implications of legislation that has emerged out of that effort. Based on this analysis and given the rapid rate in which housing legislation is moving through the state legislative process, the PMA recommends that the Contra Costa Mayors' Conference consider adopting the following housing policy framework as a basis for upcoming advocacy work.

RECOMMENDATION

Position Statement: Contra Costa cities recognize and fully *endorse* the need for increased housing opportunities - especially for people earning below the area median income. While we appreciate its intent, the CASA Compact is a high-level document with only limited detail. Small and medium sized cities, representing 66% of the Bay Area population, were not well represented in its creation.

As such, the Contra Costa Mayors Conference wants to ensure that their member cities' voices are heard as the details of legislation are being crafted and encourages MTC, ABAG and the State Legislature to collaborate with all cities on all housing legislation so

CONTRA COSTA PMA MEMBERS

Antioch - R. Bernal

Brentwood - G. Vina

Clayton - G. Napper

Concord - V. Barone / K. Trepa

Danville - J. Calabrigo / T. Williams

El Cerrito - K. Pinkos / A. Orogas

Hercules - D. Biggs

Lafayette - N. Srivatsa (Acting CM)

Martinez - M. Sappal (ACM & PC)

Moraga - C. Battenberg

Oakley - B. Montgomery

Orinda - S. Salomon

Pinole - M. Fitzer / H. De La Rosa

Pittsburg - G. Evans

Pleasant Hill - J. Catalano / A. Murray

Richmond - C. Martinez / I. Perdomo

San Pablo - M. Rodriguez / R. Schwartz

San Ramon - J. Gorton

Walnut Creek - D. Buckshi / F. Robustelli

that we can collectively formulate feasible solutions to address the Bay Area's housing needs. Therefore, it is the consensus of the Contra Costa Mayors Conference that:

Balanced Solutions – Housing, Jobs, and Transportation

1. **We support** regional solutions that take a balanced approach and consider the needs of housing, transportation/transit, and jobs *together* (never one at the expense of the other). Building housing without adequate transportation or other infrastructure would exacerbate - not alleviate - the affordable housing crisis.
2. **We support** policies that encourage a regional jobs-housing balance as a strategy to lower vehicle miles traveled (VMT) and greenhouse gas (GHG) emissions, and oppose policies that exacerbate it.
3. **We support** additional transportation investments to expand the Bay Area transit network to provide connections from job centers to existing as well as planned future housing.

Provide, Promote, and Protect Affordability

4. **We support** every city's ability to establish tenant protections as they deem appropriate for their residents.
5. **We support** incentives for the production of new accessory dwelling units (ADUs) including (a) streamlining the entitlement process; (b) eliminating all fees - including pass-through fees charged by utilities and special districts; (c) developing standardized state-approved floorplans similar to Factory Built Home plans; and (d) counting ADUs - by right - as *very low, low, or moderate* units in the RHNA attainment reporting process.

Context Sensitive Housing

6. **We support** maintaining local control of land use and the entitlement process. We urge the State to recognize that cities control only the entitlement process and have no ability to produce housing, which is a developer- and market-driven process. Therefore, cities should be measured by entitlements when calculating RHNA attainment and not be penalized for being unable to produce housing.
7. **We oppose** top-down or one-size-fits-all approach to housing densities and land-use decision-making.

Infrastructure and Services

8. **We support** removing barriers to planning communities for all and ensuring that adequate resources are available for existing and new infrastructure (e.g., roads, schools, parks) and municipal services (e.g., public safety) to serve our growing population.
9. **We support** utilizing each county's existing housing authority - which are more familiar with needs of their subregion - to serve as the governance structure that administers new affordable housing funds and monitor housing production rather than establishing yet another agency to take on that role housing.

Funding and Resources

10. **We support** legislation that will return e-commerce/internet sales tax revenue to the point of sale - not the point of distribution as currently mandated - to provide cities that have a significant residential base with a commensurate fiscal stimulus for new housing.
11. **We support** Governor Newsom's investments proposed in the state budget that will benefit California cities including a substantial increase in state funding for affordable and workforce housing and to address the growing homelessness crisis in our state.
12. **We oppose** any diversion of existing revenue sources from cities.

As a county, we are grateful for the State Legislature's leadership on these difficult issues and look forward helping to ensure that new housing legislation is crafted in a manner that is compatible with - and supports the diversity of - all local communities. We invite you to partner with cities, small and large, to find solutions to address the housing shortage in a way that is compatible and supports the diversity of local realities.