

Legislation Text

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DATE OF MEETING: 04/22/19

SUBJECT:

CITY COUNCIL STUDY SESSION:

POLICY DISCUSSION ON THE FINDINGS TO THE CASA COMPACT (COMMITTEE TO HOUSE THE BAY AREA) REPORT ISSUED JANUARY 18, 2019; AND ITS IMPACTS ON LOCAL HOUSING POLICY

CITY MANAGER RECOMMENDATION

Recommendation: Conduct Study Session; provide direction to staff by minute order on the following proposed documents, as follows:

- 1) *Discussion/review of Contra Costa County Jurisdictions' Housing and Policy Framework Proposal; and*
- 2) *Discussion/review on Draft Resolution to Support Contra Costa County Jurisdictions' Housing and Policy Framework Proposal; and*
- 3) *Discussion/review of Draft White Paper Proposed by the Contra Costa Public Managers' Association on Emerging State Housing Legislation.*

COMPLIANCE STATEMENTS

FY 2019-21 City Council Priority Workplan Compliance Statement

Expand Housing Options is an adopted Major Policy Goal under the FY 2019-21 City Council Priority Workplan, effective March 1, 2019.

CEQA Compliance Statement

This is not a project as defined by the California Environmental Quality Act (CEQA).

BACKGROUND

In July 2017, the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) convened the Committee to House the Bay Area, also known as CASA. The members of CASA were charged with developing a "bold plan" to tackle the Bay Area's housing problems. Representatives on CASA included major employers (Google, Facebook, Genentech), for-profit and non-profit housing developers, housing advocates, charitable foundations, and elected officials from large cities and counties. Absent from this discussion were members of the public, and most non-urban cities.

In January 2019, the executive board of ABAG voted to authorize its president to sign the CASA compact, which establishes ten policy recommendations for housing preservation, production, and protection.

Since the adoption of the CASA compact, several cities - Hayward, Santa Clara, the Town of Danville, and the Tri-Valley cities of Dublin, Livermore and Pleasanton - have prepared an analysis of CASA, and the ten legislative bills (that have been proposed to enact the policy intentions of CASA) to their City Councils. The City of San Ramon has prepared a more comprehensive Housing and Policy Framework Proposal for the cities of Contra Costa County that reflects these five key themes: (1) balanced solutions addressing housing, jobs and transportation; (2) provide, promote, and protect affordability; (3) context sensitive housing; (4) infrastructure and services; and (5) funding and resources. This Framework document provides context in discussing legislation that was adopted in 2017 (and became effective January 1, 2018) that addresses the regional housing needs, the pending legislation proposed to enact the CASA compact, and the three objections surrounding the CASA compact (See Attachment):

1. The continuation of a one-size-fits-all approach by the state
2. The potential for a jobs/housing imbalance; and
3. The absence of public engagement.

The subregions of Contra Costa County - West, Central, East, and Southeast - may have different approaches to the regional housing issues. As such, each city within these subregions should be allowed to promote the solution that works best for their city, and participate in a more transparent process with ABAG, MTC, and the State Legislature on solutions regarding the Bay Area's housing issues.

The Contra Costa Public Managers' Association (PMA) is an organization made up of the city managers representing the nineteen cities of Contra Costa County. This organization recognizes and supports the need for increased housing opportunities. The PMA has prepared a draft White Paper that will be presented at the May 2, 2019 Contra Costa Mayors' Conference (See Attachment). The draft White Paper establishes a policy framework that formulates 11 feasible solutions to the Bay Area's housing needs. One of the core messages of this document is maintaining local control to create solutions on the critical issue of preserving, producing, and protecting housing.

FISCAL IMPACT

None at this time.

ATTACHMENTS

- A. Contra Costa County Jurisdictions' Housing and Policy Framework Proposal
- B. DRAFT Resolution supporting the Contra Costa County Jurisdictions' Housing and Policy Framework
- C. Contra Costa Public Managers' Association (PMA) Recommended Policy Framework on Emerging Housing Legislation