



To: Nominated and Interested Mayors and Councilmembers to serve on the ABAG/MTC
Legislative Task Force

Cc: Nominating Mayors
City Mangers
Mayor Cappello, City Selection Committee Chair
City Council Administrators

Date: April 2, 2019

RE: Nominations and interest received for ABAG/MTC Legislative Task Force

Attachments: nomination/interest letters

Nominations received (and will be posted on website):

- Los Altos - Councilmember Anita Enander
- Milpitas – Councilmember Carmen Montano
- Mountain View - Vice Mayor Margaret Abe-Koga
- Morgan Hill - Councilmember Yvonne Martinez Beltran
- Morgan Hill - Councilmember John McKay
- Palo Alto - Mayor Eric Filseth
- Sunnyvale - Mayor Larry Klein
- Nominations may also be made from the floor at the meeting

Please note the most recent information from ABAG/MTC:

- First meeting is April 5, 2019 from 11 am to 1 pm, at Bay Area Metro Center, 375 Beale Street, Yerba Buena Conference Room, San Francisco.
- During April and May, the Working Group is expected to meet weekly.
- The Working Group members will consider their meeting schedule on 4/5/19.
- Nominees pending ABAG and MTC ratifications may attend, but they will not be official members.
- There is no provision for alternates.

The April 11th City Selection Committee Meeting is at 6PM, West Conference Room, Sunnyvale City Hall.
Agenda is posted at [https:// Citiesassociation.org/meetings](https://Citiesassociation.org/meetings)

City Selection committee voting members are listed on the website: <https://citiesassociation.org/city-selection-committee/>



1 North San Antonio Road
Los Altos, California 94022-3087

SENT VIA EMAIL TO:

andi@citiesassociation.org
CSC@citiesassociation.org

March 28, 2019

Andi Jordan
Executive Director
Cities Association of Santa Clara County

Re: Nomination for the ABAG/MTC CASA Legislative Task Force

Dear Andi Jordan,

I nominate Anita Enander, City Council Member of Los Altos, for the ABAG/MTC CASA Legislative Task Force.

For the past five years, Anita has been deeply involved in land-use and public policy issues. Our City Council appointed her to a citizens committee to assess development processes and zoning in our downtown. She was then appointed to the Planning Commission in early 2017, and was elected to the City Council in November 2018. Anita holds a Master Degree in Public Service from USF. She is a life-long resident of our Valley, having grown up in Los Gatos and making her home in Los Altos for the past 40 years.

Time is of the essence. Anita is already fully informed on CASA and the legislation and will represent the interests of all our cities.

1. She has significant and up-to-date knowledge of land-use issues and related legislation. Her expertise is the basis for our Council unanimously appointing her to the Cities Association Legislative Committee. From my observation, she knows California housing and land-use law better than other Council members and many of our staff. Even prior to her appointment to the Planning Commission, she was the go-to person when citizen groups had questions about zoning or regulatory issues.
2. She knows CASA and the legislation in play. She attended meetings of:
 - * CASA Steering Committee on December 12
 - * MTC Executive Board (acceptance of the CASA report) on December 19
 - * ABAG Housing on January 10

- * ABAG Executive Board (acceptance of the CASA report) January 17
- * MTC presentation for our local cities in Sunnyvale
- * LOCC Legislative Committee in January
- * LOCC Peninsula section March 20 (subject: current legislation)

She has separately studied bills, not just related to CASA, but with broader implications (e.g. SB 330).

3. She is knowledgeable, proactive, and does extra research.

At the LOCC academy in January for new council members and mayors, she approached the Regional rep and arranged for a short informational meeting for Bay Area attendees about CASA. As a private citizen, and upon finding that our city had no ordinance to implement the Density Bonus Law, Anita researched the legislative history and various amendments, analyzed how the law had been implemented in 22 California cities of varying size, and presented several educational programs for our residents to explain the law and how it would apply in various circumstances in our City. I can rely on her to have the facts at hand on any legislative issue.

No one will work harder and represent our Cities Association interests better. I urge you to appoint Anita Enander as one of our representatives.

Sincerely,



Lynette Lee Eng
Mayor

- c: Los Altos City Council
Chris Jordan, City Manager



CITY OF MILPITAS

OFFICE OF MAYOR RICH TRAN

455 EAST CALAVERAS BOULEVARD, MILPITAS, CALIFORNIA 95035-5479
PHONE: 408-586-3050, FAX: 408-586-3056, www.ci.milpitas.ca.gov

March 29, 2019

Santa Clara County City Selection Committee
Cities Association of Santa Clara County
P.O. Box 3144
Los Altos, CA 94024

Re: Nomination of Carmen Montano, City of Milpitas to CASA Legislative Task Force

Dear Members of the Santa Clara County City Selection Committee:

With this letter, I am asking for your consideration by the City Selection Committee to serve on the newly created CASA Legislative Task Force.

The Milpitas City Council is dedicated to providing long-term, affordable housing solutions for this region. I am proud to have played an instrumental role as a Councilwoman in recently establishing two types of fees on new development projects within the City: 1) a residential in-lieu fee to be paid by a developer in place of affordable rental or ownership housing units on-site as part of a new development, and 2) an impact fee for non-residential developments to account for employees who work near new commercial and industrial development. The funds from these newly established fees will be solely committed to providing very-low, low and moderate income housing. Additionally, the Milpitas City Council recently adopted an Affordable Housing Ordinance, requiring 15% of the units in any development of 10 units or more to be set aside for affordable rental units for very low or low income households and affordable ownership units as very low, low or moderate income households. Under this Ordinance, residential developers of owner-occupied developments are required to provide affordable units in a project, and developers of rental residential projects may either provide affordable units onsite or pay the affordable housing fee.

The City of Milpitas and the County of Santa Clara already have an established strong partnership toward providing much needed services and housing options, as evidenced by the 100% affordable housing project in Milpitas, providing 101 affordable units, with a combination of funding from the City and \$16 million of Measure A funding from the County Office of Supportive Housing. Further, the City and County have initiated discussions and negotiations for two additional joint affordable housing projects that have the potential to produce over 200 affordable units to serve the most vulnerable households in our region.

Recognizing the need for housing, tenant protection, and neighborhood civility, I collectively established two successful Family Resource Centers in Milpitas, as well as co-founded The Sunnyhills Improvement Association, which is now called the Sunnyhills Neighborhood Association. Additionally, I have served on numerous boards, such as the Legal Aid Society, Democratic Activist for Women Now (DAWN), and the Silicon Valley Hispanic Chamber of Commerce, all of which have allowed me to deepen my understanding of the needs of this region when addressing the housing crisis we are currently faced with on the legislative, legal, and community levels.

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Santa Clara County City Selection Committee

RE: Appointment of Carmen Montano to CASA Legislative Task Force

I would be deeply honored to receive this appointment by the City Selection Committee and you would have my sincere pledge to work hard on your behalf by bringing a wealth of experience and tremendous dedication to engaging at all levels while CASA related legislation is heard during the current legislative session.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Carmen Montano". The signature is fluid and cursive, with a large, stylized initial "C".

Carmen Montano
Councilwoman, City of Milpitas

cc: Richard Tran, Mayor, City of Milpitas
Karina Dominguez, Vice-Mayor, City of Milpitas
Bob Nuñez, Councilmember, City of Milpitas
Anthony Phan, Councilmember, City of Milpitas
Andi Jordan, Executive Director, Cities Association of Santa Clara County



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www.morganhill.ca.gov

March 7, 2019

Cities Association of Santa Clara County
Andi Jordan, Executive Director
P.O. Box 3144
Los Altos, CA 94024

RE: CASA Legislative Task Force Nominations

Dear Ms. Jordan,

The City of Morgan Hill continues to make affordable housing a high priority, implementing housing policies to achieve greater affordability and mixed income development. The City continues to and has placed a renewed emphasis on affordable housing development and programs. Upon submission of Morgan Hill's 2018 Housing and Community Development (HCD) annual performance on April 1, 2019, the City will have produced 26% of our very low-income goal, 116% of our low-income goal, 212% of our moderate goal, 396% of our above moderate goal, or 204% of our total gross goal. There is momentum and desire to see affordable units produced within our smaller community, and at mid-cycle, we are proud of this achievement. As a result, Morgan Hill will be a great contributor to the housing production conversation.

The City is striving to meet the one remaining Regional Housing Needs Allocation (RHNA) goal (115 very low-income units) that we still need to build by December of 2022. Although we are a smaller City, our Council and staff have discussed the housing issue, the affordability crisis, state legislation, and homelessness at great length. Morgan Hill has for many years embraced successful affordable housing policies and is one good example of how housing can be successfully implemented and integrated into a community. As CASA and other statewide legislative initiatives are introduced, we believe that all interested parties should be at the table. It is so important to also have smaller city representation, as each of the proposals impact small communities differently. Large cities generally have a fiscal resiliency, land use flexibility, and connections to quality transportation that many small cities do not enjoy. More suburban cities face challenges of infrastructure development to support housing, including finding ways to build new or larger sewer, water, storm drain, and roadway facilities. Therefore, finding solutions to California's housing crisis must also consider the consequences for all communities, and their residents.

On behalf of the City of Morgan Hill, I would like to nominate Morgan Hill Council Members Yvonne Martinez Beltran and John McKay to serve as Cities Association of Santa Clara County representatives to the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) CASA Legislative Task Force as representatives of the small cities in Santa Clara County.

Thank you for your continued support of the Morgan Hill community.

Sincerely,

Rich Constantine
Morgan Hill Mayor

Cc: Morgan Hill City Council Members
Fred Gomez, Clerk of the Board, Association of Bay Area Governments, fcastro@bayareametro.gov

March 29, 2019

Selection Committee Members
Cities Association of Santa Clara County
PO Box 3144
Los Altos, CA 94024

RE: Appointment to the CASA Legislative Task Force

Dear Selection Committee Members,

I'm writing to ask you for the honor of serving as an appointee to represent you, your community and Santa Clara County on the CASA Legislative Task Force. With a Masters from NYU in Urban Planning, specializing in Housing and Economic Development. I fully understand and appreciate how to build healthy communities under challenging circumstances.

While I grew up in and now serve the community of Morgan Hill, I also trained, worked and lived in urban San Diego, New York and San Francisco and appreciate the issues facing larger cities. I understand the challenges of different types of cities in terms of housing, what policies might be transferable and what might not work as a comprehensive approach to finding appropriate solutions.

While in New York City, I worked with affordable housing experts advising federal housing policy, was a Research Assistant at the NYU Furman Center, which advances research on housing, neighborhoods and urban policy, and worked for both an affordable housing organization and a developer. Before being elected to City Council, I served on Morgan Hill's Planning Commission helping to revamp our residential development control system, which guides housing and development in the City. So, I am well versed on the planning toolbox and principles around transit oriented development and affordable housing.

For years we've discussed infinite possibilities to address the housing crisis. Now we are at an intersection where the only way through it is together. With 66% of our region's population coming from small and medium cities, it's imperative small and medium cities have a voice in how the CASA core elements are applied to housing legislation. There are real challenges for small cities such as the cost of infrastructure, funding sources for core planning costs, lack of transit, and the impact to school systems that must be clearly articulated and advocated in this process.

Although Morgan Hill is a small city, our big advances in housing making us a leader in Santa Clara County. We met 204% of our 2022 RHNA goals as of April 1, 2019 and every 1 out of 8 of our housing units is a deed restricted affordable unit. While we are currently 115 low-income units short, we are ambitiously working to meet this goal by 2022. We are a great example of a small city that has dedicated much thought and effort into building a healthy mix of housing and have a safe and strong sense of community. Our demonstrated leadership in affordable housing makes us well positioned to be the voice for small cities.

I offer myself as that representative voice because I not only appreciate our diverse communities and what they offer, but have the experience and understanding needed to help inform and shape the policies that will deeply affect our cities, region and way of

life, and most importantly, I am someone who will truly listen and clearly convey the different needs of Santa Clara County.

My interest in housing is not new or because it is the hot issue of our time. It is a true passion of mine and one to which I have dedicated my time, effort, and career. Thank you for your consideration,

Yvonne Martínez Beltrán

March 29, 2018

Dear Colleagues,

I write to respectfully request appointment as one of the Cities Association representatives to the ABAG/MTC CASA Task Force.

As a member of the Cities Association Executive Board and the Chair of the Legislative Action Committee, I believe I can represent the organization well. In particular, with the recent assignment of leading the effort to formulate a position paper on Housing for the CASCC, I've spent considerable time learning and understanding the CASA framework. I also worked hard to listen and incorporate the varied interests and concerns from all of the cities and am proud of the work product we came up with collectively. I believe I've shown my skills around collaboration and consensus building through this effort.

As Vice-Mayor Mountain View, I am proud of the successes around housing that our City has achieved. We've used all of the tools in the toolbox for housing development and created new ones. I hope to be able to bring those examples to the work of the Task Force to emphasize how local control can work.

Having served on several regional boards even outside of Santa Clara County such as the Bay Area Air Quality Management District, I have had the opportunity to work with many of our colleagues throughout the Bay Area. Finally, having worked for the State Assembly, I understand how our State Legislature works and have built strong relationships with several of our State Legislators. I believe this knowledge and already established relationships will be beneficial to working on this Task Force.

I respectfully ask for your vote in appointing me to this position.

Sincerely,

Margaret Abe-Koga
Vice Mayor, City of Mountain View
CASCC LAC Chair



March 29, 2019

Cities Selection Committee
Cities Association of Santa Clara County
c/o Andi Jordan, Executive Director
Re: CASA Legislative Task Force Appointment

Dear Members,

I respectfully request your consideration of me to represent the 15 cities of the County on the MTC/ABAG CASA Legislative Task Force.

There is no problem so urgent it cannot be made worse by doing the wrong thing. We and MTC are surely aligned on goals: Housing Affordability is a major priority for my city's voters just as it is for all of ours. The persistence of the problem simply illustrates the difficulty of solving it, and the need for the innovation and creativity for which the Bay Area is so renowned.

Like most Bay Area mayors I was disappointed that the CASA process largely sidestepped most of the region's cities. I believe this hurt not only cities but CASA itself. It's long been observed that much urban innovation is first incubated in cities. Most small and medium cities in the Bay Area have existing Housing actions and experiments underway, and cities actually have tools not available to Sacramento; notably around revenue generation (*despite* Prop 13), calibrating commercial growth and housing growth, and local Area Plans. Many of our cities are creatively using various of these ideas already, and if more of them could be considered in CASA, then all of us in the region would benefit.

Our Association has already registered its concern about "one size fits all" solutions, applied uniformly to cities who are anything but uniform. If appointed to the Task Force, my mission will be to seek as much flexibility and self-determination as possible for cities to implement the state directives, in combination with their own creative tools and policies, in order to meet both regional imperatives and each city's own unique needs.

The best results will surely emerge from the Legislature working collaboratively with Cities to craft real solutions.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric Filseth".

Eric Filseth
Mayor, City of Palo Alto



March 29, 2019

Dear Cities Association of Santa Clara County Selection Committee,

I am respectfully submitting my name to the list of nominees for appointment to the CASA Legislative Task Force.

The City of Sunnyvale has a long history of adopting progressive housing policies, such as inclusionary housing, density bonus, and linkage fee programs, to support new housing development at all income levels and provided funding and incentives to develop and preserve affordable housing units. Since 1980, the City amended the Sunnyvale General Plan multiple times to add capacity for 20,000 additional housing units and it is currently updating Specific Plans for more than 6,000 possible new housing units. We have actively updated our codes to go beyond what is often required at the state level.

Larry Klein
Mayor

Russ Melton
Vice Mayor

Gustav Larsson
Councilmember

Glenn Hendricks
Councilmember

Nancy Smith
Councilmember

Michael S. Goldman
Councilmember

Mason Fong
Councilmember

As for my experience, I have been active in housing issues for more than 15 years. I have extensive Land Use experience after being a Sunnyvale Planning Commissioner for approximately nine and a half years, prior to being elected to City Council in August of 2016. This background will be critical as we discuss the pros and cons of possible legislation.

I maintain a good understanding of the policy issues with CASA and have already been actively advocating for a greater dialogue with our State Senators and State Assemblymembers. I have been outspoken in meetings with MTC representatives and our State Legislators on the issues with the process and my overall concerns so far.

I have closely followed the progression of the proposed CASA Compact and the now pending housing-related legislation. With my urging last December, Sunnyvale was one of the first cities to write an opposition letter against the CASA Compact because of the lack of dialogue with the majority of the Bay Area cities as well as alarms concerning funding. Recently, Sunnyvale has also written a letter in opposition of SB50 asking for the bill to be significantly amended.

I feel that I could well represent the opinions of our county's cities, both small and large, as we discuss these critical housing bills in more detail. If selected, I will make it

a priority to not only represent all of the cities of Santa Clara County, but strongly advocate our voice and concerns.

Thank you for considering my appointment as the Cities Association's representative to the CASA Legislative Task Force.

Sincerely,

A handwritten signature in black ink that reads "Larry Klein". The signature is written in a cursive style with a large, stylized initial "L".

Larry Klein
Sunnyvale Mayor