

MAYORS' & COUNCILMEMBERS' ASSOCIATION OF SONOMA COUNTY

Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, Windsor

Meeting of Thursday, April 11, 2019

6:00 PM

BOARD MEETING

Thursday, April 11, 2019

Hotel Petaluma

205 Kentucky Street

Petaluma, CA

BOARD MEETING AGENDA

1. **Call to Order** – Chair Amy Harrington (City of Sonoma).
2. **Roll Call**

Cloverdale (Melanie Bagby)		Petaluma (Teresa Barrett)		Sebastopol (Neysa Hinton)	
Cotati (John Dell'Osso)		Rohnert Park (Gina Belforte)		Sonoma (Amy Harrington)	
Healdsburg (David Hagele)		Santa Rosa (Tom Schwedhelm)		Windsor (Dominic Foppoli)	

3. **Approval of Minutes of January 31, 2019.**
4. **Public Comment**
5. **Business Items:**
 - (a) **Appointments to the Following Boards / Committees:**
 - **ABAG Regional Planning Committee**, one position, to fill expired term (Feb. 2019) of Julie Combs (Santa Rosa). Term expires two years from appointment.
Letters Received: Julie Combs – Santa Rosa
Susan Adams – Rohnert Park
 - **North Bay Division, League of California Cities, Executive Board, one position**, to fill term of Mark Milan (previously Windsor). Term expires two years from appointment.
Letter Received: Rachel Hundley – Sonoma
 - (b) **Discussion, Consideration, and Possible Action on CASA Compact**
 - Report on Legislative Committee's Work on CASA Compact and Letter (Chairman Hundley)
 - Report from Mayors on Actions by Individual City Taken to Date
 - Discussion by Board of Directors and Possible Action to Take a Position on CASA with Board Recommendation to bring to the General Membership at the June Meeting for Action
 - (c) **Report on Home Sonoma Leadership Council and Request for Board to Submit a Request to the Cities for Direction on Future Governance and Return this Item to the June MC Board and General Membership Meetings**
(Assistant City Manager Don Schwartz, representing cities without designated federal CDBG designation (all cities except Santa Rosa))
6. **Announcement(s)**

7. **Adjournment** Next Board of Directors Meetings: June 13, 2019 in the City of Rohnert Park CA.

Upcoming Meetings:

June 13, 2019	City of Rohnert Park
August 8, 2019	City of Santa Rosa
October 10, 2019	City of Sebastopol

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Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are available for public inspection the Thursday prior to the regularly scheduled meeting at Sebastopol City Hall, City Manager’s Office, 7120 Bodega Avenue, Sebastopol, CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the Association regarding any item on this agenda, after the agenda has been distributed, will be made available for inspection at the Sebastopol City Manager’s office, 7120 Bodega Avenue, Sebastopol, CA during regular business hours. Contact number: (707) 823-1153. In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Sebastopol City Manager’s office at (707) 823-1153. Notification 72 hours prior to the meeting will enable the Association to make reasonable arrangements to ensure accessibility to this meeting.

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MAYORS' & COUNCILMEMBERS' ASSOCIATION OF SONOMA COUNTY

Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, Windsor

Meeting of Thursday, January 31, 2019

6:00 PM

BOARD MEETING

Thursday, January 31, 2019

Healdsburg, CA

MINUTES

1. **Call to Order** – Meeting was called to order by Chair Amy Harrington (Sonoma) at 6:50 p.m.

2. **Roll Call – Chair Harrington called for the roll call:**

Present:	City of Cloverdale	Mayor Melanie Bagby
	City of Cotati	Mayor John Del'Osso
	City of Healdsburg	Mayor David Hagele
	City of Petaluma	Mayor Teresa Barrett
	City of Rohnert Park	Mayor Gina Belforte
	City of Santa Rosa	Mayor Tom Schwedhelm
	City of Sebastopol	Mayor Neysa Hinton
	City of Sonoma	Mayor Amy Harrington
	Town of Windsor	Vice Mayor Deborah Fudge

3. **Approval of Minutes of October 11, 2018**

Motion by City of Rohnert Park, seconded by the City of Sebastopol, to approve the October 11, 2018 Board Meeting Minutes as submitted.

VOTE:

Ayes: Cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, and Sonoma

Noes: None

Absent: Town of Windsor

Abstain: None

Motion carried.

4. **Public Comment:** There was no public comment.

5. **Business Items:** Chair Harrington introduced the item and requested that the Board discuss the committees, letters of interest received, and requested that the Board act on the following appointments.

(a) Appointments to the Following Boards/Committees:

Board of Directors

• ABAG Regional Planning Committee, one position, to fill expired term (Feb. 2019) of Julie Combs (Santa Rosa). Term expires two years from appointment.

Letter(s) Received: Julie Combs – Santa Rosa

Public Comment: Council Member Mark Landman - Cotati
Council Member Julie Combs – Rohnert Park

Motion by the City of Rohnert Park, seconded by the City of Cotati, elected to extend the ABAG Regional Planning Committee nominations and call for letters and reconsider the appointment at the April 11, 2019 Board meeting, with the incumbent Julie Combs retaining her membership until a member has been appointed.

VOTE:

Ayes: Cities of Cloverdale, Cotati, Healdsburg, Rohnert Park, Sebastopol, and Sonoma

Noes: Cities of Petaluma, Santa Rosa, and Town of Windsor

Absent: None

Abstain: None

Motion carried.

- North Bay Division, League of California Cities (Alternate), one position to fill expired term (Feb. 2019) of John Sawyer (Santa Rosa). Term expires two years from appointment. Note: All cities in Sonoma County are eligible except Cloverdale which is in the Redwood Division

Letter(s) Received: John Sawyer – Santa Rosa

Public Comment: None

Motion by City of Santa Rosa, seconded by City of Cotati, to appoint John Sawyer to the North Bay Division, League of California Cities (Alternate) with a term ending date of February 2021.

VOTE:

Ayes: Cities of Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Town of Windsor

Noes: None

Absent: None

Abstain: City of Cloverdale

Motion carried.

- Sonoma County Agricultural Preservation & Open Space District Citizens Advisory Committee, two positions, to fill the expired terms (Feb. 2019) of David Cook (Sonoma) and Neysa Hinton (Sebastopol). Terms expire two years from appointment.

Letter(s) Received: Leah Gold – Healdsburg
Neysa Hinton - Sebastopol

Public Comment: None

Motion by the City of Petaluma, seconded by the City of Healdsburg, to appoint Leah Gold to the Sonoma County Agricultural Preservation & Open Space District Citizens Advisory Committee,) with a term ending date of February 2021 (First Position).

VOTE:

Ayes: Cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Town of Windsor

Noes: None

Absent: None

Abstain: None

Motion carried.

Motion by the City of Petaluma, seconded by the City of Healdsburg, to appoint Neysa Hinton to the Sonoma County Agricultural Preservation & Open Space District Citizens Advisory Committee,) with a term ending date of February 2021 (Second Position).

VOTE:

Ayes: Cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Town of Windsor
Noes: None
Absent: None
Abstain: None

Motion carried.

- SMART/SCTA member, two positions, to fill the expired terms (Feb. 2019) of Carol Russell (Cloverdale) and Jake Mackenzie (Rohnert Park). Term is 4-year fixed term.

Letter(s) Received: Jake Mackenzie – Rohnert Park
Kathy Miller – Petaluma
Joe Naujokas – Healdsburg
Melanie Bagby – Cloverdale
Chris Rogers – Santa Rosa

Discussion ensued regarding the requirement that the appointee be a member of the Sonoma County Transit Authority to be an appointee to the SMART Board.

Public Comment: Council Member Gus Wolter (Cloverdale), Council Member Marta Cruz (Cloverdale), Council Member Shaun McCaffery (Healdsburg), and Council Member Joe Naujokas (Healdsburg), and Council Member Jake Mackenzie (Rohnert Park)

Motion by City of Healdsburg, seconded by City of Cloverdale, to appoint Chris Rogers to the SMART/SCTA member with a term ending date of February 2023 (First Position).

VOTE:

Ayes: Cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Town of Windsor
Noes: None
Absent: None
Abstain: None

Motion carried.

Motion by City of Healdsburg, seconded by City of Cloverdale, to appoint Joe Naujokas to the SMART/SCTA member with a term ending date of February 2023 (Second Position).

VOTE:

Ayes: Cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Town of Windsor
Noes: None
Absent: None
Abstain: None

Motion carried.

- (b) Recap of Item from October 11, 2018 Board Meeting (Open Space) that will be presented to the Mayors & Council Members General Membership (Mayor Hinton)

Chair Harrington introduced the item and Mayor Hinton who spoke to the item.

VOTE:

Ayes: Cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Town of Windsor
Noes: None
Absent: None

Abstain: None
Motion carried.

- c. Rick Dishnica, Urban Land Institute, to discuss opportunities that the Mayor's should explore and discuss (City of Sonoma/Santa Rosa)

Chair Harrington introduced the item and Rick Dishnica, Urban Land Institute, who spoke to the item.

Mayor David Hagele (Healdsburg) requested that the Councils consider directing their City Managers to meet with ULI as they go through the General Plan process.

- d. Request for Discussion of CASA Compact and its impact on Sonoma County (Mayor Belforte)

Chair Harrington introduced the item and Mayor Gina Belforte who spoke to the item. She stated that she would like to know what the other cities felt about the CASA Compact and requested that it be placed on the April meeting agenda for consideration by the Board and General Membership.

Public Comment: None

Motion by City of Healdsburg, seconded by City of Rohnert Park, to add a discussion regarding the CASA Compact to the April 11th Agenda.

VOTE:

Ayes: Cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol, Sonoma, and Town of Windsor

Noes: None

Absent: None

Abstain: None

6. **Announcement:** None

7. **Adjournment:** Chair Harrington adjourned the Board meeting to the Next Board of Directors Meetings: April 11, 2019 in the City of Petaluma, CA.

Respectfully Submitted by:

Rebekah Barr
City of Sonoma City Clerk
Recording Secretary – 2019 Chair City

Upcoming Meetings:

June 13, 2019	City of Rohnert Park
August 8, 2019	City of Santa Rosa
October 10, 2019	City of Sebastopol

ITEM 5 a

APPOINTMENTS TO BOARDS/ COMMITTEES



January 7, 2019

Deputy Clerk of the Board, County of Sonoma
Board of Supervisors
575 Administration Dr, Room 100A
Santa Rosa, CA 95403
ATTN: Darin A. Bartow
Email: darin.bartow@sonoma-county.org

RE: Letter of Interest: ABAG RPC for Mayors and Councilmembers

I would like to continue on RPC as our representative. For the past year, I have been Vice Chair of the Committee and am in consideration as Chair at the special meeting to be held on January 10th.

I have also represented our county as Chair of the Housing Subcommittee and as a representative on the Committee to House the Bay Area (CASA). In these roles, I have consistently advocated for housing policies that serve all our cities, small and large, and have worked to include differences in geography and market strength in the development of policies that may impact the entire region. Clearly one size does not fit all, and it has been and will continue to be to our county's advantage to have and to retain this seniority in seating at the table during the coming year.

The follow-up and implementation for the ongoing CASA housing and planning proposals including legislative action on them will be a key focus of this committee and my work with our partners on ABAG, MTC, within our county and with the legislature.

Please consider me for continuing as ABAG/RPC representative.

Thank you,
Julie Combs

C: Mayors and Councilmembers Association
ATTN: Mary Gourley, Assistant City Manager/City Clerk, MMC
Email: mgourley@cityofsebastopol.org

combs ABAG Exec Board letterofinterest 2019.docx



City Council

Gina Belforte
Mayor

Joseph T. Callinan
Vice Mayor

Susan Hollingsworth Adams
Jake Mackenzie
Pam Stafford
Councilmembers

Darrin Jenkins
City Manager

Don Schwartz
Assistant City Manager

Michelle Marchetta Kenyon
City Attorney

Karen Murphy
Assistant City Attorney

JoAnne Buegler
City Clerk

Betsy Howze
Finance Director

Tim Mattos
Public Safety Director

John McArthur
*Director of Public Works and
Community Services*

Mary Grace Pawson
*Director of
Development Services*

Victoria Perrault
Human Resources Director

February 28, 2019

ATTN: Rebekah Barr, MMC, City Clerk
Chair
Sonoma County Mayors' and Councilmembers Association
City of Sonoma
No. 1 The Plaza
Sonoma CA 95476

Re: Request for Appointment to the ABAG Regional Planning Committee

Honorable Mayors and Councilmembers,

I am submitting this letter to you to advance my candidacy for selection to the ABAG Regional Planning Committee.

It is vital that our representative remember that s/he represents the wishes of Sonoma County elected officials to ABAG, rather than represent ABAG to Sonoma County elected officials. As your representative, I would work to fill ABAG's mission to "strengthen cooperation and collaboration among local governments to provide innovative and cost-effective solutions to common problems that they face."

This is a critical time in the history of ABAG. I join with elected officials across Sonoma County who agree that housing availability - especially affordable housing - has not kept pace with job growth. However, the costly, one size fits all solution put forth by the Committee to House the Bay Area (CASA) needs local input before requiring local participation.

The CASA price tag has raised red flags across the County. The compact would tax vacant homes, parcels, new commercial development, gross receipts, employees, and retail sales (see attachment), and taking away revenue from local jurisdictions' general funds to build housing in San Francisco, Oakland, and San Jose.

Prior to my election to the Rohnert Park City Council, I served as a member of the Rohnert Park Planning Commission for 14 years, including 4 years as Chair and 5 years as Vice-Chair. I played a significant role in numerous projects of interest to the community.

As your representative to ABAG, I would bring this expertise and knowledge of land use development including the review and processing of numerous land use

actions, such as adoption and annexation of the University District, Southeast, Wilfred Dowdell, and Northwest Specific Plans and the Stadium Lands Planned Development, bringing a total of 2,981 new housing units to our County. I was also an active participant in the development and implementation of countless land use and municipal code policies that have and will shape our community now and in the future.

I respectfully ask for your support of my request for appointment to the ABAG Regional Planning Committee. Please feel free to call or email me should you have any questions at (707) 291-8450, or sadams@rpcity.org.

Yours Sincerely,

A handwritten signature in black ink that reads "Susan Adams". The signature is written in a cursive, flowing style.

Susan Hollingsworth Adams
Councilmember

Attachment



Mission Statement

"We Care for Our Residents by Working Together to Build a Better Community for Today and Tomorrow."

**CITY OF ROHNERT PARK
CITY COUNCIL AGENDA REPORT**

Meeting Date: January 8, 2019
Department: Administration
Submitted By: Darrin Jenkins, City Manager
Agenda Title: **Consideration of the *CASA Compact, a 15-Year Emergency Policy Package to Confront the Housing Crisis in the San Francisco Bay Area***

RECOMMENDED ACTION:

This is an informational item. The council may wish to make comments or develop a position regarding the CASA Compact.

DISCUSSION:

Attached is the *CASA Compact, a 15-Year Emergency Policy Package to Confront the Housing Crisis in the San Francisco Bay Area* developed by a "task force of elected and civic leaders convened by the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC)." The Compact strives to produce new housing units, preserve existing affordable housing units, and protect current residents from displacement.

The Compact states "Implementation of the CASA Compact will require bills to be passed in Sacramento, it will require leadership from our new governor Gavin Newsom, it will require regional ballot measure campaigns in 2020 and the years beyond, it will require changes in transportation and housing policy-making at both ABAG and MTC, and it will require every local government in the Bay Area to do their part."

The Compact seeks to raise \$1.5 billion per year from a variety of taxes and fees to "preserve our existing housing stock, subsidize the construction of more affordable housing, and provide assistance to tenants facing eviction." It seeks to "create a new Regional Housing Enterprise to provide technical assistance to local governments, collect data to monitor our progress, and administer any new regional funds that might be approved."

Compact Elements

The Compact proposes ten elements as described below:

Element 1: Just Cause Eviction Policy – A region-wide policy requiring landlords to pay relocation assistance to tenants for no-fault evictions and state "just causes" for any termination of tenancy.

Element 2: Rent Cap – Establish a Bay Area-wide rent cap that limits annual increases in rent to no more than CPI+5% in any year for the next 15 years. Requires annual notices of allowable rents.

Element 3: Rent Assistance and Access to Legal Counsel – Provide access to free legal counsel and emergency rent assistance to low-income tenants facing eviction.

Element 4: Remove Regulatory Barriers to Accessory Dwelling Units – Amend existing state ADU law to remove regulatory barriers imposed by local jurisdictions for ADUs and Junior ADUs, allow for multiple ADUs in multi-family homes, and create a small homes building code.

Element 5: Minimum Zoning Near Transit – Neighborhoods surrounding rail stations would have minimum zoning of housing up to 55 feet tall (75 feet tall with a density bonus). Neighborhoods with “high quality bus service” would have minimum zoning of housing up to 36 feet tall on all residential, commercial, and institutional zones. Commercial parcels near job zones would be rezoned to allow housing.

Element 6: Good Government Reforms to Housing Approval Process – Calls on state to adopt a number of restrictions and requirements on local jurisdictions including locking rules, fees and historic status at date of application; each jurisdiction to create and maintain up-to-date listing of all rules, codes, and standards that apply to residential development; no more than three public hearings on projects; impose uniform standards on impact fees; requires fee deferral programs and other restrictions.

Element 7: Expedited Approvals and Financial Incentives for Select Housing – Calls on state to adopt CEQA exemptions and limit local jurisdictions review of certain projects; provides reduced parking requirements, tax breaks, and higher densities for certain projects.

Element 8: Unlock Public Land for Affordable Housing – Calls on state to redefine definition of surplus and underutilized properties; require local jurisdictions to create and report an inventory of properties to the state; state housing department to refer cities to the Attorney General’s Office for infractions; allow residential development on all developable public land regardless of zoning; require annual reporting of disposal of public sites; and other reforms.

Element 9: Funding and Financing the CASA Compact – Raise \$1.5 billion in new revenue annually from property owners, developers, employers, local governments, and taxpayers to fund the CASA Compact. Please see Figure 9 on page 20 of the Compact for more details. Taxes vacant homes, parcels, new commercial development, gross receipts, employees, retail sales. Takes away revenue from local jurisdictions’ general funds.

Element 10: Regional Housing Enterprise – Establish a regional leadership entity to implement the CASA Compact, track and report progress, and provide incentives and technical assistance. Create an independent board.

Calls for Action

In addition to the Compact Elements, the Compact includes Calls for Action asking the state to pass additional legislation to re-establish redevelopment, lower the voter threshold for housing funding measures, reform online sales tax collection to point of sale, reform Prop 13 to provide certain jurisdictions a higher share of property taxes, provide funding for housing formerly homeless people, and grow and stabilize the construction labor force.

FISCAL IMPACT:

The Compact's proposed revenue sources would take about \$200,000 of current revenue and \$200,000 of future revenue per year from Rohnert Park. The other components of the Compact would add operating expenses, but the impact of those are unknown until the proposals are put into legislation. The Compact's proposed revenue sources would take an estimated \$15 million per year from Rohnert Park's property owners, developers, employers, and taxpayers. The Compact calls for 25% of that to go to regional programs and 75% to go to county of origin. It is not clear how much of the regional or county levels funding would return to Rohnert Park.

Department Head Approval Date: N/A

City Manager Approval Date: N/A

City Attorney Approval Date: N/A

Attachments:

1. CASA Compact

CASA Compact Calculations for Rohnert Park

Jan-19

Summary

CASA Category	Revenue Menu Option	Total Tax
Property Owners	Vacant Homes Tax	\$ 543,569
	Parcel Tax	\$ 626,112
Developers	Variable Commercial Linkage Fee	\$ 1,250,000
	Flat Commercial Linkage Fee	\$ 1,000,000
Employers	Gross Receipts Tax	\$ 9,804,130
	Per Job Tax	\$ 1,733,360
Local Governments	Redevelopment Revenue Set-Aside	\$ 214,604
	Revenue Sharing Contribution	\$ 200,000
Taxpayers	Sales Tax	\$ 1,919,250
	General Obligation Bonds	\$ 706,912
Total Taxes from All CASA Menu Options		\$ 17,997,936
Adjustment Factor (From Below)		83%
Adjusted Total Taxes from CASA		\$ 14,998,280

Adjustment Factor*

Total of all Menu Options from CASA (Billions)	1.8
Stated "Target" from CASA (Figure 9) (Billions)	1.5
Factor to Adjust all Menu Options to \$1.5 Billion	83%

* CASA states it only plans on one tax per category, but that only adds up to \$1.1 Billion while the stated target is for \$1.5 Billion. All the tax options total \$1.8 billion. The adjustment factor attempts to make the CASA document internally consistent - i.e. generate \$1.5 billion worth of taxes, not \$1.1 or \$1.8.

Vacant Homes Tax

Vacant Homes 2010 Census (Seasonal, recreational, occasional)		43
Vacant Homes 2010 Census (Other vacant)		113
Use 50% of Other vacant Plus Seasonal		99.5
Median Value (Zillow)	\$	546,300
Aggregate Value Vacant Homes	\$	54,356,850
Tax Rate (CASA Figure 9: 1%)		1%
Vacant Homes Tax	\$	543,569

Census Data:

VACANCY STATUS		
Vacant housing units	743	100.0
For rent	365	49.1
Rented, not occupied	30	4.0
For sale only	181	24.4
Sold, not occupied	11	1.5
For seasonal, recreational, or occasional use	43	5.8
For migratory workers	0	0.0
Other vacant	113	15.2

Parcel Tax

Number of Parcels (from City Geographic Information System)		13,044
Tax Rate (CASA Figure 9: \$48 per parcel)	\$	48
Parcel Tax	\$	626,112

Variable Commercial Linkage Fee

Estimated Annual Commercial Construction in Square Feet		100,000
Proposed Tax Rate (CASA Figure 9: \$5-\$20 per sq. foot) Use \$12.50	\$	12.50
Variable Commercial Linkage Fee Tax	\$	1,250,000

Flat Commercial Linkage Fee

Estimated Annual Commercial Construction in Square Feet		100,000
Proposed Tax Rate (CASA Figure 9: \$10 per square foot)	\$	10
Flat Commercial Linkage Fee Tax	\$	1,000,000



RACHEL HUNDLEY, ESQ.
Council Member, City of Sonoma

March 1, 2019

Chair Amy Harrington
Mayors & Councilmembers Association
City of Sonoma
No 1 The Plaza, Sonoma, CA 95476
ATTN: Rebekah Barr, City Clerk

Dear Mayors and Councilmembers,

Please accept this letter as my request for appointment as the League of California Cities Executive Board Member, North Bay Division.

Although the counties that compose the North Bay Division are unique in our respective economies, geographies and personalities, we share many of the same concerns and priorities for the issues facing our communities. As the League develops its own priorities and platforms, it is essential that that our voice is heard.

We are fortunate to have strong local representation in our state legislature, however many of the proposed solutions coming out of Sacramento are modeled on San Francisco, the East Bay, the South Bay, and the greater Los Angeles Area. The League should continue to recognize that there can be unforeseen effects in regions like the North Bay when one-size-fits-all mandates are imposed.

I will support the League's principles that local self-governance is the cornerstone of democracy, that our strength lies in the unity of our diverse communities of interest, and that cities—especially small cities—are vital to the strength of the California economy.

I have served on the Sonoma City Council since 2014, including as mayor in 2017. I have served on regional committees and commissions ranging from groundwater to libraries, including my current position as Chair of the Sonoma County Mayors & Councilmembers Legislative Committee. If appointed, I welcome your comments, concerns and suggestions on how the League can better support our North Bay cities.

Very Truly Yours,

Rachel Hundley
Council Member, City of Sonoma

ITEM 5 b

**DISCUSSION ON
CASA COMPACT**

Mayors' & Councilmembers' Association of Sonoma County

*Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park,
Santa Rosa, Sebastopol, Sonoma & Windsor*

April 1, 2019

To: Sonoma County Legislative Delegation:
Senator Mike McGuire
Senator Bill Dodd
Assembly Member Cecilia Aguiar-Curry
Assembly Member Marc Levine
Assembly Member Jim Wood

RE: CASA: Committee to House the Bay Area
Notice of GENERAL OPPOSITION

The Mayors' and Councilmembers Association of Sonoma County Legislative Committee took unanimous action to Generally Oppose the CASA Compact.

The cities in Sonoma County are united in both our concern for the growing housing crisis and our commitment to diversifying our housing stock and increasing the number of affordable units within our respective city limits to meet the changing needs of Sonoma County. We know you share our concern over rising rents, longer commutes, and a real estate market that has become inaccessible to our working families. Despite these common values, we cannot support the CASA Compact.

We understand why a regional plan has been prepared, but we do not understand why the process to develop that plan failed to include outreach and meaningful feedback from the cities who will be affected. We support creative and bold action to address the Bay Area's affordable housing needs, but we cannot support a plan that will penalize our residents because of the lack of foresight of cities and counties who were more than happy to welcome large employers while ignoring the question of where the new employees would live and what would happen to people in that community—and in surrounding communities—whose wages were not as high.

Despite this procedural failure, we share our more specific concerns below in hope that the legislation proposed to move CASA forward will be fine tuned to address the underlying issues that led to this crisis without penalizing cities, like those of us in Sonoma County, who are actively working to increase our affordable and workforce housing:

One-size-fits-all approach to housing densities and land-use decision-making:

Sonoma County is a diverse county that encompasses urban, suburban and rural communities. As we have worked to improve our transportation infrastructure, including the SMART train, cities with stations developed and adopted MTC grant-funded Stationary Master Plans. Legislation that applies one-size-fits-all metrics puts these plans in jeopardy and would eliminate the character of our rural and urban communities.

The cities in Sonoma County have populations that range from 7,000 to 175,000, with eight out of nine having populations of less than 50,000. Our communities grew with our local economies but now face challenges in housing our working families in light of the growing number of higher income earners who commute to jobs outside of our county. With increasing populations comes higher costs in maintaining

our infrastructure and providing municipal services to our residents. Consequently, it is essential to plan the construction and maintenance of our infrastructure to meet our changing housing needs.

Diversion of existing revenue sources from cities:

We oppose a new regional agency that would have the power of the purse strings to choose winners and losers in allocating either regionally collected funds or state funds. We oppose any efforts to divert local dollars to a regional enterprise that would send taxpayer dollars outside of our county.

Representatives of our cities have made repeated requests to MTC to share its data on the projected economic impact on each Bay Area city. This information has never been shared, and we are starting to doubt it was ever calculated. In this vacuum, we have been forced to create our own economic assumptions and believe Sonoma County would be sending \$150 million annually to a new agency knowing that the return to source is uncertain, at best.

Like many of our longtime residents, even we, as cities, have been priced out of our own real estate market. Raising revenue for the acquisition of property and construction of affordable housing is essential, and we welcome opportunities to assist in our ongoing efforts to facilitate the construction of affordable housing units in Sonoma County.

The cities in Sonoma County recognize the need for increased and diverse housing opportunities for all income levels in our community. We feel this acutely with the loss of over 5,000 homes during the 2017 wildfires and have committed to continue to address this need locally. Santa Rosa, our county seat that suffered the brunt of that devastation, has been a true leader in taking action to build more housing. As proposed, CASA would limit our ability to raise local funds, negotiate development agreements with developers to facilitate mutually beneficial housing projects, and to truly meet the needs of our communities.

For these reasons, the Mayors' and Councilmembers Association of Sonoma County Legislative Committee shares with you our General Opposition to CASA. It is anticipated that full deliberation of the CASA Compact will occur at the Mayors and Council Members' Association of Sonoma County membership meeting to take place on April 11th. It is our recommendation that they oppose CASA.

Sincerely,



Rachel Hundley
Council Member, City of Sonoma
Chair, Mayor's and Councilmembers' Association of Sonoma County Legislative Committee

cc:
Chair ABAG, Sonoma County Supervisor David Rabbitt
Chair MTC, Alameda County Supervisor Scott Haggerty
Senate Housing Committee Chair, Senator Scott Wiener
Chair of the Housing and Community Development Committee, Assembly Member David Chiu
Mayors' and Councilmembers' Association of Sonoma County

LEAGUE OF CALIFORNIA CITIES

Regional Housing Plan Has Statewide Impacts

<http://www.cacities.org/Top/News/News-Articles/2019/March/Regional-Housing-Plan-Has-Statewide-Impacts>

Bay Area legislators introduce bills aimed at implementing elements of the CASA Compact

March 18, 2019

Among the 2,700 bills introduced in the Legislature this year, San Francisco Bay Area legislators have introduced nearly 20 bills seeking to implement elements of a Bay Area regional housing plan referred to as the CASA Compact.

While these bills are intended to implement the CASA Compact, almost all of them would have significant statewide impacts.

The CASA Compact was created by CASA, the Committee to House the Bay Area. CASA was convened in 2017 by the Metropolitan Transportation Commission and the Association of Bay Area Governments to find solutions and provide recommendations to address the region's housing crisis.

CASA is led by an [18-member steering committee](#) comprising leaders from the public, private and nonprofit sectors with a stake in the housing crisis and is advised by a 32-member technical committee of experts. In January 2019, the CASA Steering Committee approved [the CASA Compact](#), a policy package which includes ten recommendations and five calls to action intended to address the region's housing crisis. While some praise the plan as a successful compromise between competing interest groups, many city officials in the region have felt excluded and believe that some of the solutions offered in the CASA Compact are unworkable.

Please review the below list of bills that implement elements of the CASA Compact. This is not a final list of bills and will likely change as the year progresses. All cities should carefully consider each proposal, as these bills are not limited to the Bay Area. The League will continue to review these measures and take appropriate action in the coming days.

CASA Compact Element #	Related Bills
1. Just Cause Eviction	AB 1481 — Rob Bonta (D-Oakland) Tenancy.
2. Rent Cap	AB 36 — Richard Bloom (D-Santa Monica) Affordable housing: rental prices.
3. Legal Counsel [for tenants]	SB 18 — Nancy Skinner (D-Berkeley) Keep Californians Housed Act.
4. ADUs	AB 68 — Philip Ting (D-San Francisco) Land use: accessory dwelling units. SB 13 — Bob Wieckowski (D-Fremont) Accessory dwelling units.
5. Minimum Zoning	SB 50 — Scott Wiener (D-San Francisco) Planning and zoning: housing development: equitable communities incentive. SB 4 — Mike McGuire (D-Healdsburg) Housing.

6. Good Government	<p>AB 1483 — Tim Grayson (D-Concord) Housing development project applications: reporting.</p> <p>AB 1484 — Tim Grayson (D-Concord) Mitigation Fee Act: housing developments.</p> <p>SB 330 — Nancy Skinner (D-Berkeley) Housing Crisis Act of 2019.</p>
7. Streamlining	<p>AB 1485 — Buffy Wicks (D-Oakland) Housing development: streamlining.</p> <p>SB 6 Jim Beall (D-San Jose)/Mike McGuire (D-Healdsburg) Residential development: available land.</p>
8. Public Lands	<p>AB 1486 — Philip Ting (D-San Francisco) Local agencies: surplus land.</p>
9. Funding the Regional Housing Enterprise	<p>AB 1487 — David Chiu (D-San Francisco) Land use: housing element.</p> <p>SB 5 — Jim Beall (D-San Jose)/Mike McGuire (D-Healdsburg) Local-State Sustainable Investment Incentive Program.</p> <p>AB 11 — David Chiu (D-San Francisco) Community Redevelopment Law of 2019.</p> <p>ACA 1 — Cecilia Aguiar-Curry (D-Winters) Local government financing: affordable housing and public infrastructure: voter approval.</p>
10. Regional Housing Enterprise	<p>AB 1487 — David Chiu (D-San Francisco) Land use: housing element.</p>

Below are the ten recommendations and five calls to actions that have come out of the CASA Compact.

10 Key Elements of the CASA Compact

1. Just-Cause Eviction Policy
 - Adopt a region-wide policy requiring landlords to cite specific “just causes” (both fault and no-fault) for termination of tenancy.
2. Rent Cap
 - Establish a Bay Area-wide rent cap that limits annual increases in rent to a reasonable amount.
3. Rent Assistance and Access to Legal Counsel
 - For low-income tenants facing eviction, provide access to free legal counsel and emergency rent assistance. The funding would be generated through Compact Element #9 to fund regional access to legal counsel and emergency rent assistance.
4. Remove Regulatory Barriers to Accessory Dwelling Units
 - Extend current Bay Area best practices regarding Accessory Dwelling Units (ADUs) to every jurisdiction in the region. Amend existing state ADU law to remove regulatory barriers including ministerial approval for ADUs and Junior ADUs in residential zones, allowance for multiple ADUs in multi-family homes, and creation of a small homes building code. Require impact fees for ADUs and tiny homes to be charged (1) on a per-square-foot basis and (2) only on net new living area over 500 square feet per accessory unit.

5. Minimum Zoning Near Transit
 - In neighborhoods served by high quality bus service, establish minimum zoning on all residential, commercial, and institutional zones to allow missing middle housing types up to 36 feet tall.
 - In neighborhoods surrounding the region's major transit stops (rail stations and ferry terminals), establish minimum zoning to allow midrise residential housing up to 55 feet tall (75 feet tall with a density bonus).
 - Allow sensitive communities to defer rezoning above 36 feet while they develop context-sensitive plans. On large commercial-zoned parcels located near job centers, make housing an allowable use.
 - For projects with 20 units or more, require inclusion of affordable units.
6. Reforms to Housing-Approval Processes
 - Establish 'good government' standards for the entitlement and permitting of zoning-compliant residential projects. Require transparency and consistency in how residential impact fees are set and enforced.
7. Expedited Approvals and Financial Incentives for Select Housing Types
 - Ensure timely approval of zoning-compliant housing projects and create financial incentives for enabling on-site affordability and prevailing wages.
8. Unlock Public Land for Affordable Housing
 - Promote increased utilization of public land (surplus and underutilized) for affordable housing through a variety of legislative and regulatory changes, as well as the creation of new regional coordination and planning functions.
9. Raise \$1.5 Billion Annually from a Range of Sources to Fund Implementation of the Compact
 - Raise \$1.5 billion in new revenue annually from a broad range of sources, including property owners, developers, employers, local governments and the taxpayers, to fund implementation of the CASA Compact.
 - The Compact identified several options:
 - Vacant Homes Tax levied on property owners;
 - Parcel Tax levied on property owners (residential and commercial);
 - Commercial Linkage Fee charged to developers;
 - Gross Receipts Tax levied on employers;
 - Head Tax levied on employers;
 - Revenue Set Asides for Redevelopment Agencies (local governments);
 - Revenue Sharing Contribution into a region-wide housing program for local governments;
 - Quarter-cent Sales Tax; and
 - General Obligation Bonds, reissued every five years.
10. Establish a Regional Housing Enterprise
 - Establish a regional leadership entity to implement the CASA Compact, track and report progress, and provide incentives and technical assistance.

CASA's Five Calls to Action

1. Redevelopment 2.0
 - Pass legislation enabling the re-establishment of redevelopment in California to provide a significant source of new funding for affordable and mixed income development.
2. Lower the Voter Threshold for Housing Funding Measures
 - Pass legislation that will provide voters statewide with the opportunity to apply a 55 percent threshold for investments in affordable housing and housing production.
3. Fiscalization of Land Use
 - Pass legislation that will return e-commerce/internet sales tax revenues 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.
4. Homelessness Funding
 - CASA's funding package must include resources that help produce housing for formerly homeless people, prevent homelessness when possible and make homelessness rare, brief and non-reoccurring.
5. Grow and Stabilize the Construction Labor Force
 - Grow the workforce by increasing apprentice training, placement, and payment of prevailing wages when direct public funding, public land, fee abatement, tax abatement, CEQA exemptions, and other fiscal/economic development incentives are provided for housing.
 - Discourage the underground economy and require compliance with existing wage and workforce laws.
 - Create a CASA/State labor workgroup charged with coordinating implementation of CASA policies and needed labor force expansion consistent with CASA principles.
 - Call upon the state to use its workforce development and training programs to improve the construction employment pipeline and create improved pathways from secondary education into apprentice training programs.

ITEM 5 c

ANNOUNCEMENTS

From: [Cathy Capriola](mailto:Cathy.Capriola@sonomacity.org)
To: [Rebekah Barr](mailto:Rebekah.Barr@sonomacity.org)
Subject: FW: Homelessness Governance Discussion by Mayors and Councilmembers Association
Date: Wednesday, March 27, 2019 9:48:45 PM

-----Original Message-----

From: Belforte, Gina <gbelforte@rpcity.org>
Sent: Wednesday, March 27, 2019 8:48 PM
To: Amy Harrington <amy.harrington@sonomacity.org>
Cc: Cathy Capriola <ccapriola@sonomacity.org>; Jenkins, Darrin <dajenkins@rpcity.org>; Schwartz, Don <dschwartz@rpcity.org>
Subject: Homelessness Governance Discussion by Mayors and Councilmembers Association

Hi Amy,

I am sending this to you as Chair of the Board of Directors for the Mayors' and Councilmembers' Association. I would like to request that you place an item on the Agenda for the Board's April meeting that should take just a few minutes; my primary interest is ensuring that we have a chance to discuss this at the Board and General Membership at our June meeting. The issue is representation of medium and small cities in regional decisions on homelessness, including the distribution of funding.

Homelessness is an issue that challenges all of our communities. Over the past year there have been substantial changes to the Sonoma County Continuum of Care (CoC), the body which allocates funding for homelessness and takes a County-wide role in addressing the issue. Previously, funding decisions were made largely by the providers receiving the funds, and elected officials – particularly at the City level – were largely not part of the process.

The Continuum of Care has been revamped into a new organization known as HOME Sonoma County. This was led by elected officials from Santa Rosa and the County Board of Supervisors. HOME Sonoma County is governed by a nine-member Leadership Council. Five of the members in permanent seats on the Leadership Council are elected officials from the County (2 positions), Santa Rosa (2 positions), and Petaluma (1 position). The structure also includes a 25 member Technical Advisory Committee, which appoints 4 of its members to the Leadership Council. Councilmember Una Glass sits on the this Committee.

The smaller cities are currently represented on the Leadership Council by Rohnert Park Assistant City Manager Don Schwartz. This appointment, made by the Technical Advisory Committee and supported by the City Managers of the smaller cities, expires after 1 year. There is no assurance of a permanent direct voice for the smaller cities in Leadership Council decisions.

What I would like the Mayors and Councilmembers to consider are (1) the structure of the Leadership Council – do we want a permanent seat? More than one seat? Some other governance arrangement? And (2) once the structure of the Leadership Council is finalized, who do we want to represent us?

I would like to briefly introduce this issue at our April meeting, with the intent of deferring discussion to our June meeting when we can explore this in more detail.

Thank you for your consideration; please let me know if you have any questions.

Gina Belforte
Mayor
City of Rohnert Park
707-888-2724

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