



Policy Framework on Emerging Housing Legislation

The Contra Costa Mayors Conference (Conference) is an organization comprising the mayors of the nineteen cities of Contra Costa County acting in the interest of their cities. The Conference works collaboratively to share information, deliberate, and recommend positions on issues of regional and local significance.

As an association of local elected officials committed to serving the public, the Contra Costa mayors, with the support of Contra Costa city and county managers, has closely reviewed and discussed the implications of recent efforts at both the regional and state level to address the housing crisis, including the CASA Compact and numerous pieces of proposed State legislation on housing that have emerged. Based on this analysis and given the rapid rate in which housing legislation is moving through the State legislative process, the Contra Costa Mayors' Conference at their May 2, 2019 meeting adopting the following housing policy framework as a basis for ongoing 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.

Given this situation, 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 that we may 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** solutions that take a balanced approach and consider the needs of housing, transportation/transit, and jobs *together* (never one at the expense of the others). Building housing without adequate transportation or other infrastructure would exacerbate - not alleviate - the affordable housing crisis.
2. **We support** policies that encourage a 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 investments in transportation infrastructure and technology to expand the Bay Area transit network to provide connections from job centers to existing as well as planned future housing.
4. **We support** efforts to ensure that housing and jobs are equitably distributed across cities and counties (no exempt areas).

Provide, Promote, and Protect Affordability

5. **We support** every city's ability to establish tenant protections, as they deem appropriate for their residents.
6. **We support** incentives that will streamline the production of new accessory dwelling units (ADUs) while allowing local agencies to count ADUs - by right - as *very low*, *low*, or *moderate* units in the RHNA attainment reporting process.

Context Sensitive Housing

7. **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 the number of entitlements approved when calculating RHNA attainment and not be penalized for private sector failure to produce housing.
8. **We oppose** top-down or one-size-fits-all approaches to land-use decision-making, including those mandating residential densities, building heights, development intensity, and parking.

Infrastructure and Services

9. **We support** removing certain 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.
10. **We support** utilizing existing local housing authorities – which are more familiar with needs of their sub region - to serve as the governance structure that administers new affordable housing funds and monitors housing production, rather than establishing yet another state or regional agency to take on that role.

Funding and Resources

11. **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.
12. **We support** Governor Newsom’s investments proposed in the State budget and other new State funding that will benefit California cities by including a substantial increase in State funding for affordable and workforce housing and that address the growing homelessness crisis in our state.
13. **We oppose** any diversion of existing revenue sources from cities.

The Contra Costa Mayors Conference is grateful for the State Legislature’s leadership on these difficult issues and looks 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 State officials to partner with cities, small and large, to find solutions that address the housing shortage effectively and timely.

Adopted by the Mayors Conference May 2, 2019