

**CITY/COUNTY ASSOCIATION OF GOVERNMENTS  
LEGISLATIVE COMMITTEE**

**MEETING MINUTES  
May 9, 2019**

At 5:32 P.M. Chair O'Connell called the Legislative Committee meeting to order in the 2nd Auditorium at the San Mateo Transit District Office.

**Attendance sheet is attached.**

**Guests or Staff Attending:**

Matt Robinson - Shaw/ Yoder/ Antwih Inc.  
Sandy Wong, Jean Higaki, Matt Fabry - C/CAG Staff

**1. Public comment on related items not on the agenda.**

No public comments

**2. Approval of Minutes from April 11, 2019.**

Member Masur moved and member Lewis seconded approval of the April 11, 2019 minutes. Motion passed 7-0.

**3. Update from Shaw/ Yoder/ Antwih (SYA).**

Matt Robinson, with Shaw/ Yoder/ Antwih Inc., provided a description and status update of bills that have enough details to consider for action:

The Policy Committee deadline passed on May 3, 2019. May 17, 2019 is the Fiscal Committee deadline. Many of the bills that the Board has taken a position on may not move forward after May. Some may become two-year bills.

AB 738 (Mullin) allowing cities to pool resources and share credit on their housing production reports based on their proportionate share of funds contributed to fund the proposed affordable project is finished for the year.

The Governor released the May revise of the Budget on May 9, 2019. The Governor is continuing to look for ways to tie transportation funding to housing production. There is incentive funding for housing development including \$250 million for technical assistance and \$500 million for general purposes such as infrastructure improvements to facilitate housing development.

Member Masur asked for clarification that cities who approved entitlements vs. development would be eligible for the \$500 million incentive program since entitlements are within local

control and development is not. Entitlement is the current understanding with details to follow in a trailer bill.

Very little is listed in the budget for transportation except for clean transportation (fleet electrification) from Cap and Trade.

Matt provided a brief recap of the April 23, 2019 Lobby Day. Chair O'Connell stated that it was very valuable to speak with housing staff and policy makers in Sacramento who they do not get to interact with on a regular basis.

Chair O'Connell asked about AB 847 (Grayson) -Housing: transportation-related impact fees grant program. This bill is finished for the year.

Member Lewis asked if SB 5(Beall) would potentially lower the total ERAF funds by redirecting funds for affordable housing. No, those funds would be backfilled by the state. This is a version of redevelopment 2.0.

Member Masur asked how many bills we took position on are still moving forward this year. AB 738 (Mullin) and AB 847 (Grayson) are the only bills not moving forward currently. The fate of other bills will be known by May 17, 2019.

Member Carlton asked about individual cities giving testimonies in Sacramento. Periodically city council members or supervisors will provide testimony. Usually cities delegate it to the league or their lobbyist, but it is not uncommon for elected officials to provide testimony.

Matt Robinson provided an SB 50 (Wiener) graphic. SB 50 and SB 4 (McGuire) are now combined. There is also a 600,000-population threshold, a modified headway threshold for transit, and an across the board by-right for fourplexes for non-transit rich areas.

With regards to SB 50, Chair O'Connell stated that potential options include: let the cities take their own positions, direct staff to draft a comment letter for review and recommendation to the C/CAG Board, table the item, or send comments to Cliff Lentz to take back to the MTC Housing Leadership Working Group (HLWG).

Member Carlton asked if we want C/CAG to send a letter instead of individual cities sending comments. Individual cities were encouraged to send their own letters.

Member Masur stated that the League of Cities had originally adopted an oppose position but has changed their stance to state if cities have a plan, by a certain date, that addresses the principles of SB 50, let those plans stand. If that date is not met, then let SB 50 take effect. She met with McGuire's chief of staff who said that they were interested in that concept. Her understanding is that fourplexes can only be built on vacant land or can only increase the size of an existing building by 15%. Member Lewis asked for clarification between the community fourplex proposal and the areas near transit. Matt Robinson clarified that the areas near transit in Atherton would be subject to the transit area proposal.

Member Garbarino stated that South San Francisco did not take a position but instead wrote a letter describing the work they had accomplished in meeting the intent of SB 50. He added that concern affecting many jurisdictions in our county is the parking ratio.

Member Carlton stated that she shared the parking ratio concern. She added that the Facebook facility was designed and built with the assumption millennials would have less car ownership and Facebook and the City are dealing with consequences of those false premises where cars are parking in nearby neighborhoods.

Carlton's other concern is that high density housing impacts schools for example and cities charge impact fees for floor area ratios (FARs) to help offset those impacts. If the state takes that away that ability to negotiate the FAR impact fees it would have a negative impact on schools or other services.

Chair O'Connell stated some of the potential options again: do nothing, have staff distill the issues discussed and draft a letter for review and recommendation. Chair O'Connell preferred to send a letter with concerns and suggested on how to make SB 50 work for cities. Member Lewis said that not all cities had a chance to weigh in and was concerned that a letter might not be representative of all jurisdictions. Member Masur asked if a letter would have to be in the packet before Legislative Committee could comment on a draft letter. She also wanted to know if we should wait to see if changes were made in the upcoming appropriations committee.

The Committee directed staff to draft a letter with comments and concerns which would be distributed in two weeks for member comment. Committee members were requested to submit comments on the letter back to staff which would be incorporated in a version for the June meeting packet. (This draft letter was emailed to the committee members on May 16, 2019 with a request for comments by May 31, 2019). If, at the June meeting, a position is taken the letter can be revised and sent.

#### **4. Receive an update regarding the MTC Housing Legislative Working Group (HLWG)**

The CASA legislative task force has ended however subgroups are forging ahead with promoting legislation in Sacramento. The MTC formed the HLWG as a forum for local jurisdictions to provide input to the legislation that is coming out of Sacramento. The MTC is supposed to collect comments from the counties and use it to develop recommendations. Some members of the Legislative Committee (Irene, Shelly, Gina, Maryann) met with San Mateo representatives of the HLWG (Horsley, Donna Colson, Cliff Lentz) and County housing department staff to discuss a white paper developed by Cliff. Legislative Committee members provided edits to his white paper.

#### **5. Adjournment**

The meeting adjourned at approximately 6:27 P.M.

**Legislative Committee 2019 Attendance Record**

Agency	Name	Jan 10	Feb 14	March 14	April 11	May 9	June 13	July 11	August	Sept 12	Oct	Nov	Dec 12
Elizabeth Lewis	Atherton	N/A	N/A	x	x	x							
Foster City	Catherine Mahanpour	x		x	x								
Hillsborough	Marie Chuang (C/CAG Vice Chair)	x	x	x	x								
Menlo Park	Catherine Carlton		x		x	x							
Millbrae	Gina Papan	x	x		x								
Pacifica	Sue Vaterlaus	x	x	x	x	x							
Portola Valley	Maryann Moise Derwin (C/CAG Chair)	x	x	x	x	x							
Redwood City	Shelly Masur	x		x	x	x							
San Bruno	Irene O'Connell (Leg Vice Chair)	x	x	x	x	x							
Sounth San Francisco	Richard Garbarino	x	x	x	x	x							

 no meeting