



MEMBERS

John Vasquez
Chair
Supervisor, Solano
County, District 4

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Vice Chair
Mayor, City of Benicia

Thom Bogue
Mayor, City of Dixon

Harry Price
Mayor, City of Fairfield

Ronald Kott
Mayor, City of Rio Vista

Lori Wilson
Mayor, City of Suisun
City

Ron Rowlett
Mayor, City of Vacaville

Bob Sampayan
Mayor, City of Vallejo

Erin Hannigan
Supervisor, Solano
County, District 1

Monica Brown
Supervisor, Solano
County, District 2

Jim Sperring
Supervisor, Solano
County, District 3

Skip Thomson
Supervisor, Solano
County, District 5

SUPPORT STAFF:

Birgitta Corsello
Solano County
Administrator's Office

James Bezek
Solano County
Administrator's Office

Daryl Halls
Solano Transportation
Authority

Jeremy Craig
City of Vacaville

SOLANO
City-County Coordinating Council

AGENDA
October 10, 2019

Location - Solano County Water Agency, Berryessa Room,
810 Vaca Valley Parkway, Suite 203, Vacaville, CA.

6:30 P.M. or Immediately Following Solano County Water Agency Meeting Conclusion

PURPOSE STATEMENT – City County Coordinating Council

“To discuss, coordinate, and resolve City/County issues including but not necessarily limited to land use, planning, duplication of services/improving efficiencies, as well as other agreed to topics of regional importance, to respond effectively to the actions of other levels of government, including the State and Federal government, to sponsor or support legislation at the State and Federal level that is of regional importance, and to sponsor or support regional activities that further the purpose of the Solano City-County Coordinating Council.”

Time set forth on agenda is an estimate. Items may be heard before or after the times designated.

ITEM

AGENCY/STAFF

I. CALL TO ORDER (Approximately 7:00 p.m.)
Roll Call

II. APPROVAL OF AGENDA (Approximately 7:03 p.m.)

III. OPPORTUNITY FOR PUBLIC COMMENT (Approximately 7:05 p.m.)

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter of the jurisdiction of the agency and which is not on the agency's agenda for that meeting. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during public comment period although informational answers to questions may be given and matter may be referred to staff for placement on future agenda.

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42U.S.C.Sec12132) and the Ralph M. Brown Act (Cal.Govt.Code Sec.54954.2) Persons requesting a disability-related modification or accommodation should contact Jodene Nolan, 675 Texas Street, Suite 6500, Fairfield CA 94533 (707.784.6108) during regular business hours, at least 24 hours prior to the time of the meeting.

IV. CONSENT CALENDAR

1. Approval of Minutes for August 8, 2019 (Action Item)

Chair



V. DISCUSSION CALENDAR

1. New Housing Production and Planning Funding: State Budget Housing Trailer Bill (AB101) – Informational Item
(Approximately 7:10 p.m. – 7:15 p.m.)

Presenter: Robert Guerrero, Director of Planning, Solano Transportation Authority

2. Regional Housing Needs Allocation (RHNA) Update – Informational Item
(Approximately 7:15 p.m. – 7:20 p.m.)

Presenters: Bill Emlen, Director, Department of Resource Management, Solano County, and Matt Walsh, Principle Planner, Department of Resource Management, Solano County.

3. Discuss the Concept of Developing Strategies to address Countywide Job and Housing Imbalance – Informational Item
(Approximately 7:20 p.m. – 7:30 p.m.)

Presenter: Birgitta Corsello, County Administrator, County Administrator's Office, Solano County, and Daryl Halls, Executive Director, Solano Transportation Authority

VI. ANNOUNCEMENTS

VII. CCCC CLOSING COMMENTS

ADJOURNMENT: January 9, 2020 at 7:00 P.M.

**MEETING OF THE CITY-COUNTY COORDINATING COUNCIL
SOLANO COUNTY HOUSING SUMMIT
August 8, 2019 Action Meeting Minutes**

The August 8, 2019 meeting of the Solano City-County Coordinating Council was held in the Berryessa Room at the Solano County Water Agency located at 810 Vaca Valley Parkway, Ste. 303, Vacaville, CA 95688.

I. Roll and Call to Order

Members Present

John Vasquez, Chair	Solano County Board of Supervisors (District 4)
Stephen Young, Alternate	Council Member, City of Benicia
Scott Pederson	Vice Mayor, City of Dixon
Harry Price	Mayor, City of Fairfield
Ronald Kott	Mayor, City of Rio Vista
Lori Wilson	Mayor, City of Suisun City
Ron Rowlett	Mayor, City of Vacaville
Erin Hannigan	Solano County Board of Supervisors (District 1)
Monica Brown	Solano County Board of Supervisors (District 2)
Skip Thomson	Solano County Board of Supervisors (District 5)

Members Absent

Bob Sampayan	Mayor, City of Vallejo
Elizabeth Patterson, Vice	Mayor, City of Benicia
Jim Spring	Solano County Board of Supervisors (District 3)

Staff to the City-County Coordinating Council Present:

Birgitta Corsello	County Administrator, Solano County
Nancy Huston	Assistant County Administrator, Solano County
Michelle Heppner	Legislative Officer, CAO, Solano County
Daryl Halls	Executive Director, STA
Tammi Ackerman	Office Assistant III, CAO, Solano County

Guest Speakers and Other Staff Present

Bob Burris	Executive Director, Economic Development Corp.
Bill Emlen	Director, Solano County, Dept of Resource Mgmt
Matt Walsh	Principal Planner, Solano County, Dept of Resource Mgmt
Paul Yoder	Founding Partner, Shaw/Yoder/Antwih, Inc.
Robert Guerrero	Director of Planning, STA
Jeremy Craig	City Manager, City of Vacaville
Rich Seithel	Executive Officer, Solano LAFCO
Sean Quinn	City Manager, City of Fairfield

I. Meeting Called to Order

The meeting of the City-County Coordinating Council was called to order at 7:15 p.m.

II. History of the City-County Coordinating Council

Birgitta Corsello, County Administrator, County of Solano, gave a brief history of the City-County Coordinating Council including its inception, scope, and staff support.

III. Chair Request

Chair Vasquez requested that the council consider changing all minutes to action minutes. After some discussion, it was requested that an electronic recording of the meetings be held for a period of two years in supplementation to action minutes. *A motion to approve the change was made by Mayor Wilson and seconded by Mayor Price. Request approved by 10-0 vote.*

IV. Approval of Agenda

A motion to approve the Agenda was made by Supervisor Brown and seconded by Supervisor Thomson. Agenda approved by 10-0 vote.

V. Opportunity For Public Comment

No public comments were received.

VI. Consent Calendar

A motion to approve the February 25, 2019 Minutes was made by Supervisor Thomson and seconded by Supervisor Brown. Minutes approved by 10-0 vote.

VII. Discussion Calendar

1. Solano EDC marketing update supporting Moving Solano Forward vision

Robert Burris, Executive Director of Solano Economic Development Corporation (EDC) gave an update on the economic development and marketing outreach in Solano County and introduced the Solano Economic Research Center (SERC). Jeremy Craig, City Manager, City of Vacaville spoke regarding City of Vacaville experiences and success utilizing Moving Solano Forward for funding sources and site selection. Sean Quinn, City Manager, City of Fairfield, encouraged reviewing the Tier 2 and 3 sites and the funding sources available to bring them to Tier 1 status. PowerPoint on file.

Action: No Action Required.

2. Solano Complete Count 2020 Census Outreach Update

Matt Walsh, Principal Planner, Department of Resource Management, Solano County and Robert Burris, Executive Director of Solano Economic Development Corporation (EDC) gave an update on the 2020 Census outreach effort including our hard-to-count community areas, language access, utilizing SwORD, social media and hard copy marketing materials. PowerPoint on file.

Action: No Action Required.

3. Priority Development Areas (PDA), Priority Conservations Area (PCA) and Priority Planning Area (PPA) Designations

Daryl Halls, Executive Director, Solano Transportation Authority, and Robert Guerrero, Director of Planning, Solano Transportation Authority gave a presentation regarding PDAs, PCAs and PPAs the history of PDAs and PCAs and the new direction and importance of PPAs. PowerPoint on file.

Action: No Action Required.

4. State Housing Legislation Update

Paul Yoder, Founding Partner, Shaw/Yoder/Antwih, Inc. gave an update of State housing and homeless bills.

Action: No Action Required.

5. Regional Housing Needs Allocation (RHNA) Process

Bill Emlen, Director, Department of Resource Management, Solano County and Matt Walsh, Principle Planner, Department of Resource Management, Solano County gave a presentation on the RHNA process and what can be expected in the near future. They discussed expected numbers what would happen if Solano does not form a sub region and requested that the Council support moving forward in forming a sub region, including, resolutions from each of the cities and the county by February to opt-in to forming a sub region and designate the City-County Coordinating Council as the decision-making body of the sub region, and appoint a City-County Coordinating Council member to the ABAG Housing Methodology Committee. Birgitta Corsello, CAO, County of Solano, spoke regarding how the new housing bills may affect the RHNA numbers, how in the past, staff was assigned to support the ABAG Housing Methodology Committee member, including a City Planner, a County Planner and an outside consultant (cost shared between the cities and the county), and the importance in forming a sub region. Sean Quinn, Fairfield City Manager, spoke regarding his experience with the RHNA numbers from the city perspective. The Council agreed to form a sub region, serve as the point of coordination and decision-making body for the sub region, to appoint an elected official as the Regional Representative to the ABAG Housing Methodology Committee and made a supplemental recommendation for outside consultant, City Manager, and City Planner assistance to support the representative and Council.

A motion to approve the recommendations, appoint Supervisor Brown as a representative to the Housing Methodology Committee and appoint Supervisor Vasquez as an alternate was made by Supervisor Thomson and seconded by Vice Mayor Pederson. Motion approved by 10-0 vote

VIII. Announcements

There were no announcements.

ADJOURNMENT: The meeting was adjourned at 9:10 p.m. The next meeting is scheduled for October 10, 2019, at 7:00 p.m. in the Berryessa Room at the Solano County Water Agency located at 810 Vaca Valley Parkway, Ste. 303, Vacaville, CA 95688.



SOLANO

City-County Coordinating Council Staff Report

Meeting of: October 10, 2019

Staff / Agency: Robert Guerrero,
Director of Planning, Solano
Transportation Authority

Agenda Item No. V.1

TITLE / SUBJECT

New Housing Production and Planning Funding: State Budget Housing Trailer Bill (AB 101)

BACKGROUND

Housing is a priority for the State of California. On June 27, 2019, Governor Gavin Newsom signed the FY 2019-20 State Budget which included an investment of \$1.75 billion in the production and planning of new housing. The budget's housing trailer bill, AB 101, includes a substantial one time funding for Local Government Planning Support Grants Program of \$250 million to accelerate housing production. Solano County is estimated to receive \$1.795 million from the \$250 million made possible from AB 101. In addition, Solano County may be eligible for additional housing production funds through the Association of Bay Area Governments (ABAG), which is anticipated to receive \$25 million as the Council of Governments (COG) for the Bay Area.

DISCUSSION

The Bay Area region is estimated to receive \$50 million from the State Budget Housing Trailer Bill (AB 101). Half of the \$50 million will go to ABAG for their housing production and technical assistance administration and the other half will go to the local agencies. Solano County is estimated to receive \$1.795 million as part of the \$25 million made available to local agencies. The funding allocations are based on population. Here are the estimated AB 101 planning grant funds for each agency in Solano County:

<u>County/City/Town</u>	<u>Population</u>	<u>Funding Tier Per Population</u>
County of Solano	19,580	\$65,000
City of Benicia	27,570	\$150,000
City of Dixon	19,794	\$65,000
City of Fairfield	117,149	\$500,000
City of Rio Vista	9,419	\$65,000
City of Suisun City	29,447	\$150,000
City of Vacaville	98,807	\$300,000
City of Vallejo	119,544	\$500,000
Total, Solano County	441,301	\$1,795,000



Further details on AB 101 is included as Attachment A.0.

AB 101 funding is in addition to Senate Bill 2 housing production funds also administered by the State Housing and Community Development (HCD). Solano County is estimated to receive \$1.730 million as part of SB2 for a combined total of \$3.526 million in housing production planning grants. The STA has formed the Solano Housing Investment Partnership (SolHIP) with the seven cities and County of Solano by dedicating a small portion of their SB 2 allocation. The SolHIP's objective is to develop local and countywide planning resources to plan for, pursue funding for, and to expedite the production of housing- particularly affordable housing located adjacent to regional transit.

RECOMMENDATION

Information.

Attachment A.0: MTC Summary of the FY 2019-20 State Housing Trailer Bill (AB 101)

**Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC Legislation Committee and ABAG Legislation Committee**

July 12, 2019

Summary of the FY 2019-20 State Budget Housing Trailer Bill (AB 101)

Subject: Governor Newsom signed the FY 2019-20 State Budget on June 27, the largest in state history at \$214.8 billion. The budget invests \$1.75 billion in the production and planning of new housing. Assembly Bill 101, the budget's housing trailer bill, details many of the Governor's plans for moving forward on housing in the state.

Summary: The FY 2019-20 State Budget prioritizes affordable housing in many respects. An additional \$500 million may be allocated to low-income housing under the low-income housing tax credit program, and the bill also makes certain tax adjustments to this program. Importantly from a local and regional standpoint, the bill provides substantial one-time funding for a new Local Government Planning Support Grants Program, which requires the Department of Housing and Community Development (HCD) to allocate \$250 million to councils of governments and local jurisdictions to accelerate housing production. Of the total, \$125 million will go directly to cities and counties, and \$125 million will go to councils of government. Staff estimates that the region will receive approximately \$50 million in combined funds from this program, split 50/50 between ABAG and local jurisdictions, with the ABAG portion also available to be used as grants for local agencies. See Attachment A for full details on this program, including eligible uses of these funds, and Attachment B for the specific amount that each Bay Area jurisdiction is estimated to receive.

AB 101 also allocates \$500 million, through the Infill Infrastructure Grant Program, to capital improvement projects that facilitate development of infill projects or infill areas.

A Stick and Carrot Approach

The bill establishes a new penalty and reward structure for the state to impose financial penalties on local governments that violate state housing law as well as a reward system for jurisdictions that meet specified benchmarks by giving them priority for certain funds. Jurisdictions can also be brought to court by the Attorney General if they do not comply with their HCD-approved housing element, where they will be subject to fines, court follow-ups, and ineligibility for programs until they are compliant. HCD must also post on its website a list of jurisdictions that have failed to adopt a compliant housing element. See Attachment C for more details on penalties and rewards for housing-compliant jurisdictions.

Major Investment in Homelessness

To address homelessness, the bill distributes \$650 million to cities, counties and regional homelessness prevention agencies. Funding from this category is eligible for a variety of purposes, including development of permanent housing, subsidies for new and existing housing units, emergency shelters and navigation centers, and rental assistance. Funds will be distributed based on 2019 Point-in-Time (PIT) counts, which are snapshot counts of people experiencing homelessness on a single night, conducted by local Continuums of Care (CoCs) nationwide. Of the total, \$190 million will go to CoCs; \$275 million will go to cities over 300,000 people (Oakland, San Francisco and San Jose in the Bay Area); and \$175 million will go to counties. Based on 2017's PIT numbers (subject to change for 2019), the Bay Area could

expect to receive approximately \$118 million (\$21 million to CoCs, \$62 million to the three cities above, and \$35 million to counties).

The bill also requires that supportive housing for people transitioning from homelessness be allowed “by right” in areas already zoned to allow multifamily and mixed-use. Local agencies therefore may not impose certain requirements, such as conditional use permits or other discretionary review or approval, on transitional homeless navigation centers until 2027. Additionally, the California Environmental Quality Act (CEQA) will not apply to actions taken by agencies to build these centers through 2027.

Homeownership Programs

With respect to homeownership, this bill also increases the amount of money applicants can receive, and expands the uses of the money, through various established housing loan funds, including the Local Housing Trust Fund Matching Grant Program and the Housing Rehabilitation Loan Fund. Most notably, the bill appropriates \$500 million from the General Fund to the Self-Help Housing Fund, a program that makes loans to low- and moderate-income families to build their homes with their own labor. The bill also authorizes HCD to make grants to local agencies or nonprofits to build or repair accessory dwelling units (ADUs) for low-income homeowners under the CalHome Program, and for disaster relief for low-income homeowners.

Rental Assistance

To assist renters, the budget also includes \$20 million to provide legal aid for renters and assist with landlord-tenant disputes, including legal assistance for counseling, renter education programs, and preventing evictions, consistent with Governor Newsom’s proposal in the May Revise.

Recommendation: No recommendation

Bill Positions: None on file

Attachments: **Attachment A:** Local Government Planning Support Grants Program Details
Attachment B: Bay Area Jurisdiction Funds under Local Government Planning Support Grants Program
Attachment C: Penalties and Incentives for Housing Production



Therese W. McMillan

**FY 2019-20 State Budget Housing Trailer Bill (AB 101)
Local Government Planning Support Grants Program Details**

AB 101 provides substantial one-time funding for the Local Government Planning Support Grants Program, a new grant program to be administered by the Department of Housing and Community Development (HCD), to help implement the Sixth Cycle of the Regional Housing Needs Assessment (RHNA), covering the planning period of January 1, 2019 to August 31, 2027. The breakdown of the funds is as follows:

- \$250 million towards housing planning, including technical assistance/documents/process improvements, to accelerate housing production
- \$125 million directly to jurisdictions based on a 6-tier system
- \$125 million to councils of government (COGs), in matching amounts as provided to the total individual jurisdictions in the COG
- For the Bay Area, this amounts to \$25.5 million to ABAG and \$25.5 million to local jurisdictions directly. See Attachment B for the amount each Bay Area jurisdiction will receive.

Fund Distribution to Jurisdictions: 6 Tiers

- \$1,500,000 to localities with populations over 750,000
- \$750,000 to localities with populations between 300,000 and 749,999
- \$500,000 to localities with populations between 100,000 and 299,999
- \$300,000 to localities with populations between 60,000 and 99,999
- \$150,000 to localities with populations between 20,000 and 59,999
- \$65,000 to localities with populations under 20,000

Regional Funding

Funds to councils of government may be spent on the following uses:

- Establishing regional or countywide housing trust funds for affordable housing
- A planning grant program to accelerate housing production in alignment with state goals
- Technical, staffing, or planning assistance to local agencies
- Updating housing elements to comply with state law
- Improving methodology for the distribution of the Sixth Cycle RHNA
- Developing local or regional policies to link transportation funds to housing outcomes
- Infrastructure planning, including for sewers, water systems, transit, roads, or other public facilities necessary to support new housing and new residents
- Feasibility studies
- Staffing needs to implement the program

Until January 31, 2021, a region may request funds. HCD will then have 30 days to review the application. The region must develop an education and outreach strategy to inform local agencies and meet other tracking and reporting requirements as outlined in the bill. The region must submit a final report on the uses of the funds by December 31, 2024.

Jurisdictional Funding

Funds to jurisdictions may be used for all of the above *regional uses* on the local level, plus:

- Rezoning and updating plans to encourage development
- Completing environmental clearance to eliminate project-specific review
- Establishing Workforce Housing Opportunity Zones
- Revamping local planning processes to speed up production of housing
- Creating/improving accessory dwelling unit (ADU) ordinances

A jurisdiction may request funds until July 1, 2020, must meet certain reporting requirements as outlined in the bill, and submit a final report on the uses of the funds by December 31, 2024.

FY 2019-20 State Budget Housing Trailer Bill (AB 101)
 Local Government Planning Support Grants Program
 Bay Area Jurisdictional Funds

Funding Tiers

- \$1,500,000 to populations over 750,000
- \$750,000 to populations between 300,000 and 749,999
- \$500,000 to populations between 100,000 and 299,999
- \$300,000 to populations between 60,000 and 99,999
- \$150,000 to populations between 20,000 and 59,999
- \$65,000 to populations under 20,000

County/City/Town	Population	Funding Tier Per Population
<i>County of Alameda -</i>		
<i>Unincorporated</i>	149,536	\$500,000
City of Alameda	79,316	\$300,000
City of Albany	19,393	\$65,000
City of Berkeley	123,328	\$500,000
City of Dublin	64,577	\$300,000
City of Emeryville	11,885	\$65,000
City of Fremont	232,532	\$500,000
City of Hayward	159,433	\$500,000
City of Livermore	91,039	\$300,000
City of Newark	48,712	\$150,000
City of Oakland	432,897	\$750,000
City of Piedmont	11,420	\$65,000
City of Pleasanton	80,492	\$300,000
City of San Leandro	89,825	\$300,000
City of Union City	74,916	\$300,000
TOTAL, Alameda County	1,669,301	\$4,895,000
<i>County of Contra Costa -</i>		
<i>Unincorporated</i>	173,406	\$500,000
City of Antioch	113,901	\$500,000
City of Brentwood	63,662	\$300,000
City of Clayton	11,653	\$65,000
City of Concord	129,889	\$500,000
Town of Danville	45,270	\$150,000
City of El Cerrito	25,459	\$150,000
City of Hercules	26,224	\$150,000
City of Lafayette	26,327	\$150,000
City of Martinez	38,490	\$150,000
Town of Moraga	16,939	\$65,000
City of Oakley	41,759	\$150,000
City of Orinda	19,475	\$65,000

County/City/Town	Population	Funding Tier Per Population
City of Pinole	19,498	\$65,000
City of Pittsburg	72,541	\$300,000
City of Pleasant Hill	35,055	\$150,000
City of Richmond	110,436	\$500,000
City of San Pablo	31,817	\$150,000
City of San Ramon	83,957	\$300,000
City of Walnut Creek	70,121	\$300,000
TOTAL, Contra Costa County	1,155,879	\$4,660,000
<i>County of Marin -</i>		
<i>Unincorporated</i>	69,343	\$300,000
City of Belvedere	2,148	\$65,000
City of Corte Madera	10,047	\$65,000
Town of Fairfax	7,721	\$65,000
City of Larkspur	12,578	\$65,000
City of Mill Valley	14,675	\$65,000
City of Novato	54,115	\$150,000
Town of Ross	2,526	\$65,000
Town of San Anselmo	12,902	\$65,000
City of San Rafael	60,046	\$300,000
City of Sausalito	7,416	\$65,000
Town of Tiburon	9,362	\$65,000
TOTAL, Marin County	262,879	\$1,335,000
<i>County of Napa - Unincorporated</i>		
City of American Canyon	26,158	\$150,000
City of Calistoga	20,629	\$150,000
City of Napa	5,453	\$65,000
City of St. Helena	79,490	\$300,000
Town of Yountville	6,133	\$65,000
2,916	\$65,000	
TOTAL, Napa County	140,779	\$795,000
<i>City and County of San Francisco</i>		
	883,869	\$1,500,000
TOTAL, SF City & County	883,869	\$1,500,000
<i>County of San Mateo -</i>		
<i>Unincorporated</i>	66,027	\$300,000
Town of Atherton	7,070	\$65,000
City of Belmont	27,174	\$150,000
City of Brisbane	4,691	\$65,000
City of Burlingame	30,317	\$150,000
Town of Colma	1,512	\$65,000
City of Daly City	109,122	\$500,000
City of East Palo Alto	30,499	\$150,000

County/City/Town	Population	Funding Tier Per Population
City of Foster City	33,693	\$150,000
City of Half Moon Bay	12,631	\$65,000
Town of Hillsborough	11,769	\$65,000
City of Menlo Park	35,790	\$150,000
City of Millbrae	23,154	\$150,000
City of Pacifica	38,674	\$150,000
Town of Portola Valley	4,659	\$65,000
City of Redwood City	85,319	\$300,000
City of San Bruno	45,257	\$150,000
City of San Carlos	29,864	\$150,000
City of San Mateo	104,570	\$500,000
City of South San Francisco	67,078	\$300,000
Town of Woodside	5,615	\$65,000
TOTAL, San Mateo County	774,485	\$3,705,000
<i>County of Santa Clara -</i>		
<i>Unincorporated</i>	88,368	\$300,000
City of Campbell	43,250	\$150,000
City of Cupertino	59,879	\$150,000
City of Gilroy	55,928	\$150,000
City of Los Altos	31,190	\$150,000
Town of Los Altos Hills	8,785	\$65,000
Town of Los Gatos	30,988	\$150,000
City of Milpitas	76,231	\$300,000
City of Monte Sereno	3,787	\$65,000
City of Morgan Hill	45,742	\$150,000
City of Mountain View	81,992	\$300,000
City of Palo Alto	69,397	\$300,000
City of San Jose	1,043,058	\$1,500,000
City of Santa Clara	128,717	\$500,000
City of Saratoga	31,407	\$150,000
City of Sunnyvale	155,567	\$500,000
TOTAL, Santa Clara County	1,954,286	\$4,880,000
<i>County of Solano -</i>		
<i>Unincorporated</i>	19,580	\$65,000
City of Benicia	27,570	\$150,000
City of Dixon	19,794	\$65,000
City of Fairfield	117,149	\$500,000
City of Rio Vista	9,416	\$65,000
City of Suisun City	29,447	\$150,000
City of Vacaville	98,807	\$300,000
City of Vallejo	119,544	\$500,000
TOTAL, Solano County	441,307	\$1,795,000

County/City/Town	Population	Funding Tier Per Population
<i>County of Sonoma - Unincorporated</i>	141,781	\$500,000
City of Cloverdale	9,257	\$65,000
City of Cotati	7,919	\$65,000
City of Healdsburg	12,501	\$65,000
City of Petaluma	62,247	\$300,000
City of Rohnert Park	43,339	\$150,000
City of Santa Rosa	175,625	\$500,000
City of Sebastopol	7,885	\$65,000
City of Sonoma	11,556	\$65,000
Town of Windsor	28,565	\$150,000
TOTAL, Sonoma County	500,675	\$1,925,000
BAY AREA TOTAL	7,783,460	\$25,490,000

Source: Department of Finance, 2019 Population Estimates
<http://www.dof.ca.gov/Forecasting/Demographics/Estimates/e-1/>

**FY 2019-20 State Budget Housing Trailer Bill (AB 101)
Penalties and Incentives for Housing Production**

AB 101, which passed the Senate and was pending approval on the Assembly Floor when this memo was finalized, creates a new system of penalties and rewards for local jurisdictions relative to compliance with state housing law and pursuit of “pro-housing” policies.

Penalties

Penalty-wise, for a jurisdiction that the California Department of Housing & Community Development (HCD) determines is not in “substantial compliance” with California housing element law, HCD must first issue written findings to the jurisdiction, which then has 30 days to respond to the findings. HCD must also offer the jurisdiction the opportunity for two meetings in person or via telephone to discuss the violation.

Next, HCD notifies the Attorney General that the jurisdiction is in violation of state law. The Attorney General, upon a finding of the court that the housing element does not substantially comply, requests that the court issue an order or judgment directing the jurisdiction to bring its housing element into substantial compliance.

If the jurisdiction has not complied with the order or judgment after twelve months, the court shall conduct a status conference. Following the status conference, upon a determination that the jurisdiction failed to comply, the bill requires that the court fine the jurisdiction, which shall be deposited into the Building Homes and Jobs Trust Fund. Fines are a minimum amount of ten thousand \$10,000 per month, but shall not exceed \$100,000 per month.

If the jurisdiction has not complied with the order or judgment after three months following the imposition of these fees, after another status conference, the court may multiply the fine by a factor of three. If the jurisdiction has still not complied with the order or judgment six months following the imposition of fees, the court may multiply the fine by a factor of six.

In the event that the jurisdiction fails to pay fines imposed by the court in full and on time, the court may require the State Controller to intercept any available state and local funds and direct such funds to the Building Homes and Jobs Trust Fund to correct the jurisdiction’s failure to pay. The court may also order remedies available under the Code of Civil Procedure, providing broad latitude to the court to use all the powers necessary to bring the jurisdiction’s housing element into substantial compliance.

Incentives

The bill intends to award additional points or other preference in the scoring of competitive housing and infrastructure programs to “pro-housing” jurisdictions. For award cycles commenced after July 1, 2021, jurisdictions that have adopted a housing element that has been found by the department to be in substantial compliance with the requirements, and that have been designated “pro-housing” based upon their adopted local policies, shall be awarded *additional points or preference* in the scoring of program applications for the following programs:

- The Affordable Housing and Sustainable Communities Program (Cap & Trade program)
- The Transformative Climate Communities Program (Cap and Trade program)
- The Infill Incentive Grant Program of 2007
- Additional bonus points may be awarded to other state programs when already allowable under state law.

The bill defines “pro-housing local policies” as policies that facilitate the planning, approval, or construction of housing. These policies include, but are not limited to:

- financial incentives for housing;
- reduced parking requirements for sites zoned residential;
- zoning allowing for use by right for residential and mixed-use development;
- zoning more sites for residential development or zoning sites at higher densities than required;
- adoption of accessory dwelling unit ordinances;
- reduction of permit processing time;
- creation of objective development standards;
- reduction of development impact fees; and
- Establishment of a Workforce Housing Opportunity Zone or housing sustainability district.



SOLANO

City-County Coordinating Council Staff Report

Meeting of: October 10, 2019

Agenda Item No. V.2

Staff / Agency: Bill Emlen, Director
and Matt Walsh, Principal Planner –
Solano County Department of
Resource Management

TITLE / SUBJECT

Regional Housing Needs Allocation (RHNA) Process follow-up

BACKGROUND/DISCUSSION

At the August 8, 2019 City County Coordinating Council (4C) meeting, background and information was provided to the 4Cs explaining the Regional Housing Needs Allocation (RHNA) process and the County's intent to move forward as a subregion (see attached staff report). At that meeting, the 4Cs directed the County to move forward as a subregional entity and appointed Supervisor Brown as the County's elected representative on ABAG's Housing Methodology Committee (HMC). The first HMC meeting will be convened on October 18, 2019.

As described to the 4Cs in August, the Solano Subregion utilized the assistance of a consultant to help manage the subregion during the last RHNA methodology process (2014-2022). The consultant developed various draft methodologies for the subregion to consider and helped navigate the technical and statutory requirements that a subregion is held to. Having the expertise of the consultant as part of the team was a significant benefit.

The STA and Planning Directors have identified a planning firm Placeworks, and has contracted and discussed a scope of work to support the CCCC and its members in the RHNA process. Staff at Placeworks assisted the Solano Subregion during the previous RHNA cycle, and that continuity and experience is of great benefit. The Solano Transportation Authority (STA) has an existing contract with Placeworks and STA has offered to revise that contract to allow for work on RHNA. The budget for the RHNA work will be approximately \$49,950, with each of the seven cities, the County, and STA all contributing \$5,550. It has been suggested that each jurisdiction can use the new housing funding from AB101 to pay for their share of consultant agreement. This update and concept was shared with the City Managers at their meeting on September 25, 2019.

RECOMMENDATION

1. Information Item



SOLANO

City-County Coordinating Council Staff Report

Meeting of: October 10, 2019

Agenda Item No. V.3

Staff / Agency: Birgitta Corsello,
County Administrator – Solano
County, Daryl Halls, Executive Director
– Solano Transportation Authority

TITLE / SUBJECT

Discuss the Concept of Developing Strategies to address Countywide Job and Housing Imbalance

BACKGROUND/DISCUSSION

At the September 20, 2019 City-County Coordinating Council (CCCC) Joint Steering Committee meeting, it was requested that the CCCC begin a discussion as a group to develop strategies to address the increasing job/housing imbalance being experienced throughout the County.

The affordable housing crisis in the Bay Area has a geographic reach that directly impacts the cities and the County in Solano. This coupled with record job growth in the Bay Area pushes workers out of the central cores and as a result Solano County has become a major outlet for Bay Area residents seeking more affordable residential units. Even with recent increases in for-sale prices, particularly for new single family residential units, the price point in Solano County is still far more affordable than equivalent housing in the core of the Bay Area and the commute back into the Bay Area for jobs.

The pressure to increase housing densities to address the housing shortfall will drive the next round of RHNA allocations, but routinely developers are unable to secure financing for development of higher density residential projects in the core Bay Area. There is a great need to bring forward much needed transportation improvements to relieve traffic congestion and focus development in and around transit hubs. While there are changes and possibly opportunities in the future to help reduce housing construction costs and to help locate housing around transportation hubs, there is yet little outside financial assistance and legislative relief to bring the job/housing ratio into balance through greater distribution of jobs throughout the Bay Area and into Solano County.

RECOMMENDATION

1. Staff recommends that the CCCC consider an initial discussion around the need for strategies to address job and housing imbalance and consider providing comments to ABAG as they build their new models about incentives for PPA's