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**MEMORANDUM**

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**To:** Mayor Pauline Russo Cutter and Members of the San Leandro City Council

**CC:** Jeff Kay, City Manager  
Eric Engelbart, Deputy City Manager

**From:** Christopher Townsend, President, Townsend Public Affairs, Inc.  
Niccolo De Luca, Senior Director, Townsend Public Affairs, Inc.  
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**Date:** December 16, 2019

**Subject:** Summary of 2019 State Legislative Activities

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Townsend Public Affairs, Inc. (TPA) has prepared this report for the City of San Leandro following the end of the 2019 State legislative session. This report lists our efforts to date including a summary of our legislative advocacy actions on behalf of the City.

**Summary of 2019 State Legislative Highlights**

TPA worked with the elected City leadership and Administration to develop, advocate, and secure several major City initiatives through various means, including legislation, the drafting of administrative guidelines, and working directly with our elected leaders in Sacramento.

Governor Newsom considered 1,042 regular session bills this year and vetoed 172, which indicates a veto rate of (16.5 percent), nearly identical to Governor Brown's rate during his last year in office. Additionally, Governor Newsom actively signed 870 bills into law during his first full year.

The Legislature is currently in interim recess and will reconvene on January 6, to resume legislative activities. Legislators may begin introducing new pieces of legislation, as well as continuing their efforts on bills which were stalled in 2019, the first year of the two-year legislative cycle. Legislation that was held as a "2-year bill," must be passed in the house of origin by January 31st.

**Homelessness**

San Leandro, like many communities in California, has seen a significant increase in unsheltered homelessness. Getting immediate support to address encampments and provide other support services was one of the top priorities of the Mayor and City Council. TPA worked closely with various coalitions and Assembly Budget Chair Phil Ting to help provide cities with a direct earmark and additional resources relating to homelessness.

We were very active on the homeless issue throughout the year. TPA had ongoing discussions with the Assembly Budget Committee chair and his staff, Senate Budget Committee staff, our entire East Bay delegation and their respective staff members, and others on how to advance the legislative

proposal. Our efforts to help direct resources to address issues related to homelessness resulted in another allocation to the Homeless Emergency Aid Program (HEAP), including \$650 million in funding in the State Budget. Of this amount, the City of San Leandro should receive funding from the regional California Homeless Continuum of Care (CoC).

Alameda County separately will receive funding as well, of which San Leandro could receive a portion. This was an intensive six-month advocacy effort. Additional funding includes \$500 million in one-time funds for housing related infrastructure to help boost needed construction; \$500 million in one-time funds for a mixed income loan program through the California Housing Finance Agency (CalHFA), primarily for affordable housing developers; \$500 million in one-time funds to expand the Low-Income Housing Tax Credit; \$250 million for planning grants to help local jurisdictions work through the Regional Housing Needs Assessment; and \$20 million in Rental Assistance funding. TPA will closely monitor this issue and actively advocate to support San Leandro receiving its appropriate apportionment of funds.

### Affordable Housing legislation

Another one of TPA's priorities for the City of San Leandro was to identify, support and advance legislative proposals supporting and encouraging affordable and workforce housing. As the cost of housing in the Bay Area and throughout the state continued to rise, San Leandro prioritized legislative efforts creating support for low-income residents and working families. There were multiple pieces of legislation this session that sought to encourage more affordable housing production, build more housing for the homeless population, protect tenants, remove barriers to larger development, encourage ADUs, increase land availability, and finance production.

TPA was an active member of various efforts and coalitions to help advance legislation approved this year, which included briefing the City and others on the status to help move these bills forward. Examples of such bills include:

### Assembly Bill 1482 (Chiu) Tenant Protection Act of 2019: tenancy: rent caps

This bill places an upper limit on rent increases in California at 5% plus inflation on multi-family housing development that exceeds 15 years of age. It also requires landlords to have just cause before evicting a tenant.

Summary: Our efforts, in conjunction with previously mentioned parties, culminated in bringing the legislation to Governor Newsom's desk, where it was signed into law.

### Assembly Bill 1486 (Ting) Surplus Land

This bill requires local governments to include specified information relating to surplus lands in their housing elements and annual progress reports (APRs).

Summary: These efforts culminated in the bill making it safely to the Governor's desk, where it was signed and chaptered into law.

### Assembly Bill 1763 (Chiu) Planning and zoning: density bonuses: affordable housing

This bill revises Density Bonus Law (DBL) for projects where 100% of the units in a development are restricted to lower income households. Specifically, a developer is to be awarded additional density, concessions and incentives, as well as height increase allowances.

Summary: Efforts to secure beneficial language and provisions were successful, culminating in the Governor's signature on the bill.

### Senate Bill 330 (Skinner) Housing Crisis Act of 2019

This bill places restrictions on certain types of development standards, amends the Housing Accountability Act (HAA), and makes changes to local approval processes and the Permit Streamlining Act.

Summary: This bill was signed by the Governor.

### *Support with grant writing and advocacy*

In 2018, California voters approved Prop. 68, the \$4 billion Parks and Water Bond Act. Statewide Park Program (SPP) competitive grants will create new parks and new recreation opportunities in critically underserved communities, including cities, counties, districts, joint powers authorities, and non-profits across California. Proposition 68 funding includes \$650,275,000, which will be distributed throughout multiple rounds of grants. On August 5, 2019, the City of San Leandro applied for funding to comprehensively renovate Memorial Park and make it into an all-inclusive park for all abilities. It is currently anticipated that Department of Parks and Recreation (DPR) will announce the funding awards for this program in Spring 2020. Based on our informal conversations with DPR, over 431 applications for funding were submitted for this round of the Statewide Parks Program.

TPA, in partnership with the City Manager's Office and Recreation and Human Services department, took the lead drafting, assembling, and submitting the application while working in close partnership with the City.

As soon as the grant was submitted, TPA created an advocacy plan for the application that laid out next steps, timelines, strategy, and key objectives. State Department of Parks and Recreation informed the City that the application would receive a site visit. TPA took the lead on preparing the City for the site visit which included what to expect, background on the project officer, what goes on at site visits, helped draft a script for the day, and participated in additional strategy meetings, and attended the site visit. TPA also worked with the East Bay delegation to submit support letters and will be executing additional advocacy efforts on behalf of the application.

### Cannabis Regulations and Legislation

2019 was another very active legislative year relating to cannabis, especially with a new Governor, new Administration, and new policy staff. TPA made sure the City was up to date with the latest information on legislation, news from the Capitol, and aware of every proposal. More importantly, TPA made sure that, whether it was a legislative proposal or draft regulation, that the City's existing cannabis program would be unharmed and remain intact.

### Department of Finance/Redevelopment Dissolution item

The City informed TPA of an outstanding item with the Department of Finance relating to the dissolution of the City's redevelopment agency. TPA worked with the Deputy Director of the State Department of Finance on the City's behalf to further discuss the outstanding items, identify potential options and next steps, and present to the City possible next steps.

### Weekly Updates

In addition to the work mentioned above, TPA provided the City with ongoing, weekly legislative updates on bills, relevant statewide policy topics, and other matters of interest to ensure the City has up to date information and is directly involved in the decision-making process. These updates included specific bills we were working on for the City, along with bills we suggested the City consider monitoring, supporting or opposing.

TPA looks forward to continuing its efforts to ensure that the City is kept up to date on state legislation, matters relating to the State's Administration, and funding opportunities in future updates that include our efforts on the City's behalf, status of priority legislation, and other time-sensitive matters.