

Emergency Plan to Address the Crisis of Low-Wage Employment and the Crisis of Affordable Housing in Santa Rosa June 2018

The Alliance for a Just Recovery (AJR) that includes: North Bay Jobs with Justice, North Bay Labor Council, North Bay Organizing Project, Graton Day Labor Center, Sonoma County Conservation Action, 350Sonoma, Democratic Socialists of America North Bay, Sonoma County Transportation and Land Use Coalition, Transition Sonoma, and Sonoma County Democratic Party* supports the following:

1) Stabilize Rents

- **The City should extend the 10 percent cap on rent increases beyond current expiration date of December 4th, 2018** in 30-day increments for up to two years;
- **The City can approve a rent control ordinance** that caps annual rent increases at the Consumer Price Index and no more than 5 percent or less than 2 percent in any given year and includes a just cause eviction and relocation assistance provisions;

2) The City immediately implement a \$15 per hour minimum wage: including most minimum wage workers and phased-in by 2020 (three years earlier than the state). According to the UC Berkeley Labor Center, approximately 37,000 workers in the City would directly or indirectly benefit by boosting the minimum wage.

3) The City can identify and approve new funding sources for homeless services, transitional housing, emergency and affordable housing including:

- **Immediately raise the transient occupancy or bed tax from 9 to 12 percent** and strengthen enforcement and collection from vacation rentals;
- **Raise the real estate transfer tax on new homes** for residential properties above \$1.5 million and commercial property above \$3 million. Such an increase requires two-thirds voter approval if dedicated to affordable housing or just 50 percent threshold if a general tax (accompanied by an advisory measure for affordable housing);
- **Implement a jobs-housing commercial linkage fee dedicated to affordable housing** similar to legislation approved by four other cities (Petaluma, Cotati, Sebastopol, and Rohnert Park) and the County between 2005-2008;
- Draft and submit to the voters **a bond measure to fund affordable housing** comparable to the ballot initiative approved by voters in Alameda County in November 2016. That \$580 million bond measure imposed a \$12.50 per \$100,000 per assessed value of a home for construction of affordable housing and down payment assistance for low and moderate-income families; for preservation of existing affordable rental housing; for supportive housing for the homeless; and for assistance to prevent displacement of low-income tenants. All construction workers employed

on the project will receive the state prevailing wage and local residents will perform 50 percent of all construction hours worked; 30 percent of construction workers employed on the project will be either graduates or currently registered apprentices in state approved apprenticeship programs for applicable occupation.

4) The City and (and the County) can approve a wage theft ordinance for construction to ensure that all workers receive a pay stub and that all wages owed by contractors are paid prior to the issuing a “Certificate of Occupancy”.

5) The City (and the County) can collaborate with community-based organizations to establish a mobile workers’ rights clinic to provide education about the rights of workers and trainings on how to prevent common labor abuses like wage theft, retaliation, and workplace discrimination. The clinic will focus on prevention of incidents by expanding workers’ knowledge of the law and the measures that can be taken to deter wage theft. The clinic will also intervene in certain cases, assisting workers in mediating disputes, and utilizing a legal network to pursue claims when that is the best option available.

*Sierra Club Sonoma Group supports this document but is not a formal member of the Alliance for A Just Recovery