

## **A Common Agenda for a Just, Equitable, and Sustainable Recovery for the City of Santa Rosa and the County of Sonoma**

**The Alliance for a Just Recovery that includes:** North Bay Jobs with Justice, North Bay Labor Council, North Bay Organizing Project, Graton Day Labor Center, Sonoma County Conservation Action, Sonoma Valley Housing Group, 350Sonoma, Democratic Socialists of America North Bay, Sonoma County Transportation and Land Use Coalition, Transition Sonoma Valley, Greenbelt Alliance, Sonoma County Democratic Party, and Friends of Public Banking Santa Rosa, supports the following policy agenda for a just recovery\*:

### **Labor Standards for the Rebuild:**

- 1) All contractors must possess a valid license from the California State Licensing Board and display their name and number clearly on vehicles and at job sites.
- 2) All workers must be paid the state prevailing wage for construction including both hourly wage and benefits.
- 3) All construction workers must complete the CalOSHA 10-hour construction industry training (costs paid by the contractor).
- 4) Hiring preference will be given to local residents who meet the above qualifications, with a goal of 50 percent local hire.
- 5) The Board of Supervisors and Santa Rosa City Council must help provide oversight and collaborate with appropriate federal and state agencies such as the Environmental Protection Agency, Department of Industrial Relations, Cal OSHA, California Environmental Protection Agency, California State License Board, and the Sonoma County District Attorney to ensure compliance with labor, health and safety, and environmental standards.

### **Affordable Housing:**

- 1) Focus rebuilding within Urban Growth Boundaries and Priority Development Areas, not in Community Separators or Priority Conservation Areas.
- 2) Enforce design review process and only allow expedited permitting of same size, or smaller, rebuilds. Ensure proposed Use Changes receive reasonable public process and review.
- 3) Improve prioritization of focused, affordable and socially just growth by requiring all new multi-unit housing and mixed used projects to include the same proportion of

affordable units (22% Very Low, 13% Low, and 16% Moderate) defined in the Association of Bay Area Governments Regional Housing Need Allocation (RHNA 2014-2022).

4) The City and the County should extend the 10 percent cap on rent increases beyond current expiration date of December 4<sup>th</sup>, 2018 in 30-day increments for up to two years;

5) The Santa Rosa City Council should implement a rent control ordinance (or support a rent control ballot initiative in November 2018) 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.

6) The City and County must strive to immediately house all homeless people and residents displaced by the fire. Both the City and County should permit residents to live in RVs parked in driveways and on public property; both should protect and increase the number of mobile home parks; both should explore the construction of high-density emergency housing such as from shipping containers and tiny homes located on county property such as the fair grounds and the large county-owned Santa Rosa parcel on Mendocino/Chanate.

7) New funding sources for homeless services, emergency housing, transitional housing and affordable housing includes:

a) City of Santa Rosa can immediately raise the transient occupancy (TOT) or bed tax from 9 to 12 percent dedicating the new revenue to affordable housing. Measure L the voters in November 2016 raised the County TOT to 12 percent; both the City and the County can dedicate staff for more effective TOT monitoring and enforcement – particularly for vacation rentals.

b) The County can drastically cut back expenditures for advertising and tourism that mainly benefits the wine and hospitality sectors. These funds could be used instead for homeless services, emergency housing, rental assistance, and the construction of new affordable housing. The county already trimmed these expenditures by a modest \$1 million for the 2017-2018 fiscal year.

c) The City and County can raise the real estate transfer tax on the sale of homes 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).

d) The City of Santa Rosa can 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; Thirty percent of construction workers employed on the project will be either graduates or currently registered apprentices in state approved apprenticeship programs for applicable occupation.

e) The City of Santa Rosa can implement a jobs-housing commercial linkage fee comparable to four other cities (Petaluma, Cotati, Sebastopol, and Rohnert Park) and the County that approved linkage fee legislation between 2005-2008.

f) The County and City of Santa Rosa can increase inclusionary in-lieu fees to provide more incentives for developers to construct on-site affordable housing.

g) The City of Santa Rosa can enact a business license surcharge of 10 percent on companies whose CEOs earn more than 100 times the median wage of their employees and 25 percent for companies with a CEO to median wage ratio greater than 250 to 1. This new revenue can be apportioned to homeless services and emergency and affordable housing. Portland has implemented a CEO pay tax, and San Francisco will likely do so in the near future.

h) The city and the county can each approve a section 8 (federal housing choice voucher) anti-discrimination ordinance.

### **Jobs:**

1) The City of Santa Rosa can implement a \$15 an hour minimum wage covering all minimum wage workers and phased-in by 2020 (three years earlier than the state). According to the UCB Labor Center approximately 37,000 workers in the city would directly or indirectly benefit from the minimum wage. The County could implement a countywide \$15 minimum wage in the unincorporated areas too. Twenty-eight cities and counties in California have implemented city or countywide minimum wage phased in to \$15 faster than the state: San Francisco (2018), San Jose (2019), Los Angeles and L.A. county (2020).

2) Santa Rosa can negotiate a comprehensive Community Benefits Agreement (CBA) for the development of Chanate/Community Hospital property in Santa Rosa to include affordable housing (minimally no less than 30 percent affordable to very-low and low-income residents), a living wage and right to organize protections for grocery and retail workers, and a project labor agreement (PLA) for both residential and commercial construction mandating local hire, prevailing wage, and at least 30 percent apprentices on the job; such a CBA can include a local hire provision for

both construction and operations which mandates that at least half the workforce is comprised of local residents.

3) Negotiate a Project Labor Agreement (PLA) for large City of Santa Rosa public works projects that includes a minimum of 20 percent apprentices on any city funded project and that mandates 50 percent local hire and targeted hiring from low-income communities in Santa Rosa.

4) Expand the pre-apprenticeship program developed by the Marin-Sonoma-Mendocino-Lake Building and Construction Trades Council and partner with community-based organizations to recruit low-income, women, Native American, and Latino/African-America applicants.

**Environment:**

1) To minimize missed opportunities, maximize lifecycle operating, health, and environmental benefits, and help constituents avoid making stranded investments in inherently dangerous and soon-to-be obsolete fossil-fuel appliances and infrastructure, the City and the County should mandate:

a) Early implementation (no later than 1/1/2019) of cost effective, high performance Zero Net Energy New Homes (as defined in the draft 2019 State of California Building Energy Efficiency Standards and Measure 1.1 of Santa Rosa's 2012 Climate Action Plan)

b) "All-electric Ready" new homes, i.e., low cost pre-wiring for future code-compliant electrification of any end use initially designed for a fossil fuel (including space heating, water heating, cooking, etc., as described in Measure 1.7 of Santa Rosa's 2012 Climate Action Plan)

2) To promote water and energy conservation, and to protect watersheds, working lands, and neighborhoods from drought and wildfires, the City and County should:

a) Enforce local implementation of the State of California Model Water Efficient Landscape Ordinance (MWELO)

b) Offer financial incentives, expedited permitting, and design assistance to promote:

c) Improved energy efficiency and demand management, including solar photovoltaics, battery storage, microgrids, and other emerging technologies

d) Water best management practices on both private and public lands, including lawn removal, low water-use landscaping, rainwater catchment and greywater systems, permeable surfaces, and regenerative horticultural practices, such as replanting with natives and applying bioactive composts and inoculants that support soil health, retention of water, and increased carbon sequestration.

e) Expand funding for the benchmarking, weatherization, and retrofit of existing low-income and moderate residential housing; require 50 percent local hire and prevailing wage.

3) Mandate more rigorous fire safety standards for new and rebuilt housing in the highest fire-risk areas (as designated by Cal Fire's Fire Hazard Severity Zone or "FSHZ" mapping). Higher safety standards for construction and materials includes: automatic fire sprinklers throughout a structure; underground power lines; Class A roofs with the most fire resistant materials (i.e. slate, clay, concrete tile, and steel); and prohibition of residential and commercial natural gas and propane appliances.\*\*

4) In general, the City and County must mandate increased density and multi-family affordable housing in neighborhoods along the 101/SMART train corridor, in Priority Development Areas, within Urban Growth Boundaries and Urban Service Areas with existing carrying capacity for sewer and water. See map areas prioritize for housing as well as the county community separators that are not.\*\*\*

5) Both the City and County can prohibit new development in the highest fire-prone areas as the County of Napa and cities/counties in Washington and Colorado have done\*\*

### **Public Bank:**

The AJR supports a public bank for Santa Rosa. A public bank is a financial institution operated by and accountable to the state or municipal government. The Bank of North Dakota, established in 1919, is currently the only public bank in the United States. Primarily taxes and fees fund public banks, and unlike private banks their mandate is to serve the public good. The Public Bank would eliminate banking fees paid by the City to Wall Street. A Public Bank of Santa Rosa could partner with local banks and credit unions to provide affordable credit to fund small businesses, student loans, affordable housing construction, public infrastructure and clean energy programs.

In addition, a Public Bank of Santa Rosa could significantly cut post-fire rebuilding costs, following the example of the Bank of North Dakota, which used low-interest loans to finance the rebuilding of Grand Forks after the 1997 catastrophic floods and fire. Finally, a public bank can facilitate the transition to a clean energy economy by enabling the City and other institutions to divest from banks that invest heavily in fossil fuels.

The Santa Rosa City Council should consider whether partnering with community stakeholders and/or other jurisdictions such as via a Joint Powers Authority could enhance the feasibility of a public bank of Santa Rosa.

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

Please note that the labor standards and jobs sections were developed with input and feedback from the North Bay Labor Council and affiliates of the Marin-Sonoma Mendocino Lake Building and Construction Trade Council; the housing and environmental sections were developed with input and review from 350Sonoma, Sonoma County Conservation Action, Sierra Club, Greenbelt Alliance, and Transition Sonoma Valley.

\*\* Please see the following:

Gregory Simon – Flame and Fortune in the American West: Urban Development, Environmental Change, and the Great Oakland Hills Fire (University of California 2017) Chapter 7 and the conclusion.

\*\*\*Greenbelt Alliance has drafted a map based on recently submitted official documentation to MTC for their planning and implementation of Plan Bay Area.

<https://greenbelt.app.box.com/s/1q27uds0a7gnqx6x5zr4qtqy76ixu5mp>