

Local Government Forum Report

By Anna Albiar

Thursday, October 1, 2020

Ballot Box Planning, Measure N, Santee – Position is to VOTE NO because if the measure passes it could dry up new development.

Business License Tax, Measure U, Richmond- if approved by the voters, would change the Business License Tax calculation methodology to be based on gross receipts in the City of Richmond instead of the number of employees. Contra Costa GAD Heather Shiffman protected the REALTORS by assisting in the wording which was crucial in protecting the REALTORS (Employee definition)

Desalination, Castroville- Scott Dick, GAD Monterey County says that if you do not have the water resources you cannot build.

- Support Water Flow

Eviction Moratorium- Victor Gomez , GAD and Kathy Oliver , Santa Cruz.

- City of Watsonville wanted to propose a rent freeze
- Realtors and GAD put together a task force to keep the city ordinance in place because they found that only about 3% of rental properties were affected by COVID19 in their municipality.
- Realtors were able to push for the moratorium to expire on May 31st.
- Since then the city government is looking to the REALTORS for their voice on other governmental matters.

Housing Symposium- Steve Delmartini, San Luis Obispo.

- Holding successful housing summits for several years in San Luis Obispo.
- Bring relevant speakers to the symposium
- Involve the local elected officials to join in the effort
- Invite builders, REALTORS, (Jeanne Radsick was speaker a couple of years ago for C.A.R. and closed at this year's summit) C.A.R. is a huge supporter.
- Engage the under 40 groups, YPN'ers, local chambers, etc.
- Invite residents first before reaching out to the investors
- You need to have the political will to have a housing summit in your community
 1. Establish good housing policies
 2. Have clear policy
 3. Always apply for housing grants. Grants are out there in the billions of dollars

Permanent Room Housing, Santa Cruz

- Solution to low housing availability
 - Converting existing older hotels, buildings, etc. into small studio or apartment style affordable housing.

Rent Control, Measure C- Erin Teague, GAD Sacramento

- Proposes to regulate rental increases Min 2%-Max 5%
- Creates a Rental Board
- Does nothing to promote new housing
- Worked out compromise with city council to pass rental/ tenant protection act
- Charter Revision not Charter Amendment determines if the measure needs to be put on the ballot.

Smart Coast California Update:

- 29 Association in the coastal areas are represented
- Represents 90,000 Realtors
- New branding and
- Mission Statement: **SCCa MISSION** :Promoting and advocating for private property rights and smart land use policies in coastal regions
- Website: <https://www.smartcoastca.org/>
- Facebook page: @smartcoastcalifornia
- Email: info@smartcoastca.org

Transfer Tax

1. Measure CC, Albany and Measure TT, Piedmont-Kiran Shenoy, GAD Bridge
 - Piedmont, Albany- Looking to raise transfer tax by 35%
 - Poor revenue source
 - Bad for local government to rely on
 - Secure local mobilization grants from IMPAC, N.A.R.
 - Vote against these measures
 - In 2008 similar measures were defeated
2. Proposition I, San Francisco- Jay Cheng, GAD San Francisco
 - Doubles the transfer tax
 - This tax will stop all new housing in San Francisco
 - NAR and CAR gave grants to fight this Proposition
 - This will take away jobs and negatively impact the small business owner.
3. Measure VV, San Leandro-Dave Stark, GAD Bay East
 - Transfer Tax increase – it is polling that it will be defeated

Lessons learned that transfer tax measures can be won and can be defeated!

