

South Bay Cities Council of Governments

SBCCOG Legislative Committee Meeting Wednesday, August 10, 2022 @ 5:00 p.m. Conducted via Zoom

This virtual meeting is held pursuant to AB 361 (Chapter 165, Statutes of 2021) issued by Governor Gavin Newsom on September 16, 2021. Committee members may participate by teleconference/virtual meeting due to state and local officials recommending measures to promote social distancing. Members of the public may participate by teleconference/virtual meeting in order to restrict the imminent risk to the health and safety of attendees.

PUBLIC COMMENTS:

To address the SBCCOG Legislative Committee on any item or a matter within the Legislative Committee's purview, please provide written comments by 2 p.m. on the meeting date via email to davidl@southbaycities.org. Members of the public may also participate by phone. All written comments submitted will become part of the official record. Unless otherwise noted in the Agenda, the Public can only provide written comment on SBCCOG related business that is within the jurisdiction of the SBCCOG and/or items listed on the Agenda which will be addressed during the Public Comment portion of the meeting.

ACCESSING THE MEETING:

Receive Zoom meeting credentials in advance of the meeting by using the below link:

<https://scag.zoom.us/meeting/register/tJ0ucOChpjH9Vrx3NT4r1YsJ1SBWfbTPaB>

OR to access the Zoom meeting, visit <https://zoom.us/join> or call (669) 900-6833 and use Meeting ID: 993 7998 9951; Passcode: 722264

AGENDA

- 5:00 p.m. Welcome / Self-Introductions**
 - 5:01 p.m. Confirm Posting of Agenda**
 - 5:03 p.m. Public Comment**
 - 5:08 p.m. July 13, 2022 Meeting Minutes (Attachment A) – Approve**
 - 5:10 p.m. Update on SBCCOG proposals for legislation**
 - a. South Bay Regional Housing Trust – SB 1444**
 - b. NEV Legislation – AB 2432**
 - 5:30 p.m. Advocacy**
 - a. Legislative Matrix – Receive and File (Attachment B)**
 - 1. SB 679 – Los Angeles County Affordable Housing Solutions Agency – consider whether to recommend a position to Board of Directors (Attachment C)**
 - b. SBCCOG Work Program state budget request**
 - 5:45 p.m. Announcements / Adjournment**
- Next Legislative Committee meeting – September 14, 5:00 p.m.*

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South Bay Cities Council of Governments

Legislative Committee

May 11, 2022

Meeting Minutes

(Held virtually via Zoom)

COMMITTEE CHAIR ARMATO CALLED THE MEETING TO ORDER AT 5:01 P.M.

I. Welcome / Self-Introductions

In attendance were the following voting SBCCOG Board Members:

Stacey Armato, Chair (Hermosa Beach)	Olivia Valentine (Hawthorne)
Cedric Hicks (Carson)	Bernadette Suarez (Lawndale)
Rodney Tanaka (Gardena)	

Also in attendance:

Jeff Kiernan (CalCities)	David Leger (SBCCOG)
Charles Gale (MWD)	Ronson Chu (SBCCOG)
Jacki Bacharach (SBCCOG)	

II. Confirm Posting of the Agenda – the agenda was posted by the Torrance City Clerk.

III. Public Comment – no public comments received.

IV. Consent Calendar – APPROVED

- A. May 11, 2022 Meeting Minutes**
- B. June 8, 2022 Meeting Notes**

MOTION by Committee Member Valentine, seconded by Committee Member Tanaka, to **APPROVE** the Consent Calendar. No objection. So ordered.

V. Update on SBCCOG Proposals for Legislation

A. South Bay Regional Housing Trust – SB 1444

Mr. Leger reported that the formation legislation, SB 1444, was on the Assembly floor and would be up for a vote likely in August. Ms. Bacharach shared that she recently presented to the South Bay Association of Realtors who had opposed the bill unless amended. She encouraged the organization to engage with the SBCCOG on the effort.

Ms. Bacharach also announced that she had reached out to Tony Rice, a lobbyist who had previously done work for the SBCCOG. She explained to him the mixed messages staff was receiving about the SBCCOG’s \$50M budget request for housing trust seed funding, and \$5M request for the South Bay Center for Sustainable and Resilient Neighborhoods. Mr. Rice did some research and estimated there was a 50% chance of getting the funding, and that he would have to work over the next couple months for an estimated cost of \$15,000. Ms. Bacharach shared this proposal with the Board officers and they agreed it was too steep of an expense. The cities of Rancho Palos Verdes and Gardena both offered the assistance of their lobbyists. Gardena’s lobbyist explained that there was frustration amongst some legislators who felt their budget requests were not responded to or ignored. There is a chance for a “junior budget request”, likely less than \$3M.

B. NEV Legislation – AB 2432

Mr. Leger reported that the bill was amended to allow any city within LA County to adopt an NEV plan. The bill passed the Senate was returned to the Assembly for concurrence on the amendment.

VI. Advocacy

A. Legislative Matrix – No action taken (*Attachment C*)

- **Oppose AB 2237: Transportation Planning: regional transportation improvement plan: sustainable communities strategies: alternative planning strategy: state transportation funding**

Mr. Leger shared that the bill is not moving forward at this point, but the Committee could choose to still take a position on it. Mr. Leger explained that the bill would prohibit funding for any transportation project that induced an increase in vehicle miles travelled. Mr. Kiernan added that the bill was so restrictive that Local Streets and Road funding would not have been able to be used for a new planned community as building streets to support that new community would be considered to increase vehicle miles travelled.

The Committee felt it was not necessary to take a position on the bill at this time and a position could be taken if the bill is re-introduced.

B. SBCCOG Work Program state budget request

Ms. Bacharach addressed this item under the South Bay Regional Housing Trust item.

VII. Announcements / Adjournment

Ms. Bacharach announced that the Legislative Briefing is taking place on Thursday, July 14th and Assemblymember McKinnor and Congresswoman Waters will be in attendance.

Committee Member Suarez shared that she received a net-metering related email from Edison asking the City Council to not take a position on the issue. Ms. Bacharach explained that the issue is very complicated, but likened the issue to that of electric vehicles and the gasoline tax. Although both electric vehicles and gas vehicles use the same roads, only gas vehicle owners are contributing to road repairs because gas taxes comprise a large portion of road funding. Similarly, solar customers do not pay for the transmission infrastructure like non-solar customers, so the CPUC is looking to address that issue.

Committee Chair Armato adjourned the meeting at 5:35 p.m. to August 10, 2022, at 5:00 p. m.

South Bay Cities Council of Governments

August 8, 2022

TO: SBCCOG Legislative Committee

FROM: Jacki Bacharach, Executive Director & David Leger, Senior Project Manager

RE: Bills to Monitor – Status as of August 3, 2022

Adherence to Strategic Plan:

Goal B: Regional Advocacy. Advocate for the interests of the South Bay

NOTE: **BOLD recommendation & status** indicates bill added since last Board meeting

ADDITIONAL NOTE:

Generally speaking bills that are still in policy committees (**highlighted in yellow**) have missed the deadline and are now dead. However, if the legislative leadership wants to resurrect an idea they can via rule waivers, but that doesn't happen except in extreme / urgent cases. Therefore we will monitor these bills to see if they remain alive or officially become 2 year bills.

CANNABIS			
SB 1186 (Wiener)	<p>Medicinal Cannabis Patients' Right of Access Act. Existing law allows local jurisdictions to regulate cannabis retailers and recognized the critical need for local control, primarily as part of cities'/counties' land-use authority. This bill on and after January 1, 2024, would prohibit a local jurisdiction from adopting or enforcing any regulation that prohibits retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers by medicinal cannabis businesses, as defined, or that has the effect of prohibiting the retail sale by delivery within the local jurisdiction of medicinal cannabis to medicinal cannabis patients or their primary caregivers in a timely and readily accessible manner and in types and quantities that are sufficient to meet demand from medicinal cannabis patients within the local jurisdiction, as specified. The bill, on and after January 1, 2024, would provide that the act may be</p>	<p>OPPOSE (6/23/22)</p> <p>(Ltr sent 6/30/22)</p> <p>LCC POSITION: OPPOSE</p>	<p>8/3/22 Assembly Committee on Appropriations. Set for first hearing. Placed on suspense file.</p>

	enforced by an action for writ of mandate brought by a medicinal cannabis patient or their primary caregiver, a medicinal cannabis business, the Attorney General, or any other party otherwise authorized by law. This bill would provide that CEQA does not apply to specified actions taken by a local jurisdiction relating to medicinal cannabis businesses, including the repeal of any local regulation prohibiting the operation of medicinal cannabis businesses.		
ENVIRONMENT			
SB 379 (Wiener)	Residential solar energy systems: permitting. Would require every city, county, or city and county to implement an online, automated permitting platform that verifies code compliance and issues permits in real time or allows the city, county, or city and county to issue permits in real time for a residential solar energy system, as defined, that is no larger than 38.4 kilowatts alternating current nameplate rating and a residential energy storage system, as defined, paired with a residential solar energy system that is no larger than 38.4 kilowatts alternating current nameplate rating. This bill would prescribe a compliance schedule for satisfying these requirements, which would exempt a city with a population of fewer than 5,000 and a county with a population of fewer than 150,000, including each city within that county. The bill would require a city with a population of 50,000 or fewer that is not otherwise exempt to satisfy these requirements by September 30, 2024, while cities and counties with populations greater than 50,000 that are not otherwise exempt would be required to satisfy the requirements by September 30, 2023. The bill would require a city, county, or city and county to report to the Energy Commission when it is in compliance with specified requirements, in addition to other information. The bill would require cities and counties to self-certify their compliance with the bill's provisions when applying for specified funds from the Energy Commission, as specified.	RECOMMEND OPPOSE (8/8 Steering Committee) LCC POSITION: WATCH	8/3/22 Assembly Committee on Appropriations. Set for first hearing. Placed on suspense file. Although we're advocates for solar, this would be a large expense for cities (no reimbursement from the state) and would rely on a computer platform to verify code compliance in real time. Depending on the size of the city, it will be required to be implemented by 2023 or 2024
SB 852 (Dodd)	Climate resilience districts: formation: funding mechanisms. This bill would permit cities, counties, or special districts, either alone or in combination, to establish climate resilience districts. The districts would be able to raise revenue through tax increment	SUPPORT (6/23/22)	6/28/22 Assembly Committee on Appropriations

	<p>funding, and voter approved supplemental property taxes, property benefit assessments, or fees. The districts would have the authority to plan and implement projects and programs to address climate change either through mitigation or adaptation.</p>	<p>(Ltr sent 6/30/22)</p> <p>LCC POSITION: NONE</p>	
<p>SB 1122 (Allen)</p>	<p>San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy: territory. Current law establishes the San Gabriel and Lower Los Angeles Rivers and Mountains Conservancy in the Natural Resources Agency and prescribes the functions and duties of the conservancy with regard to the protection, preservation, and enhancement of specified areas of the Counties of Los Angeles and Orange located along the San Gabriel River and the lower Los Angeles River and tributaries along those rivers. Current law, for purposes of those provisions, defines “territory” to mean the territory of the conservancy that consists of those portions of the Counties of Los Angeles and Orange located within the San Gabriel River and its tributaries, the lower Los Angeles River and its tributaries, and the San Gabriel Mountains, as described. This bill would additionally include the Dominguez Channel watershed, the coastal watersheds of Manhattan Beach to the Palos Verdes Peninsula, and Santa Catalina Island, as described, within that definition of territory, and would make various related changes to the boundaries of that territory.</p>	<p>SUPPORT</p> <p>(Ltr sent 3/21/22)</p>	<p>6/29/22 Assembly Committee on Appropriations suspense file</p> <p>Previously supported in last session</p>
<p>GOVERNANCE</p>			
<p>AB 2449 (B. Rubio)</p>	<p>Open meetings: local agencies: teleconferences. This bill would authorize a local agency to use teleconferencing without complying with those specified teleconferencing requirements if at least a quorum of the members of the legislative body participates in person from a singular location clearly identified on the agenda that is open to the public and situated within the local agency’s jurisdiction. The bill would impose prescribed requirements for this exception relating to notice, agendas, the means and manner of access, and procedures for disruptions. The bill would require the legislative body to implement a procedure for receiving and swiftly resolving requests for reasonable accommodation for individuals</p>	<p>MONITOR</p> <p>LCC POSITION: OPPOSE UNLESS AMENDED</p>	<p>8/2/22 Senate floor, ordered to third reading</p>

	with disabilities, consistent with federal law. A member of the body shall only participate remotely if: 1) The agenda identifies the member as participating remotely and provides a brief reason why OR the circumstances relating to the need to participate remotely arose after the agenda was posted and those circumstances are publicly disclosed at the meeting before any action is taken 2) the member shall publicly disclose at the meeting before any action is taken whether any other people 18yrs of age or older are present in the room at the remote location with the member and the general nature of the member's relationship with any such individual and 3) the member shall participate through both audio and visual technology		
AB 2647 (Levine)	Open meetings: local agencies: teleconferences. The Ralph M. Brown Act requires the meetings of the legislative body of a local agency be conducted openly and publicly, with specified exceptions. Current law makes agendas of public meetings and other writings distributed to the members of the governing board disclosable public records, with certain exceptions. Current law requires a local agency to make those writings distributed to the members of the governing board available for public inspection at a public office or location that the agency designates. This bill would instead require a local agency to make those writings distributed to the members of the governing board available for public inspection at a public office or location that the agency designates or post the writings on the local agency's internet website in a position and manner that makes it clear that the writing relates to an agenda item for an upcoming meeting.	SUPPORT (4/28/22) (Ltr sent 4/29/22) LCC POSITION: SPONSOR	8/1/22 Senate floor, ordered to third reading
SB 1100 (Cortese)	Open meetings: orderly conduct. This bill would authorize the presiding member of the legislative body conducting a meeting to remove an individual for disrupting the meeting. The bill, except as provided, would require removal to be preceded by a warning to the individual by the presiding member of the legislative body or their designee that the individual's behavior is disrupting the meeting and that the individual's failure to cease their behavior may result in their removal. The bill would authorize the presiding member or their designee to then remove the individual if the	RECOMMEND SUPPORT 8/8 Steering Committee LCC POSITION: NEUTRAL	8/1/22 Passed Assembly, in Senate for concurrence in Assembly amendments

	individual does not promptly cease their disruptive behavior. The bill would define “disrupting” for this purpose.		
HEALTH			
SB 929 (Eggman)	Community mental health services: data collection. This bill would additionally require the State Department of Health Care Services to report to the Legislature, on or before May 1 of each year, quantitative information relating to, among other things, the number of persons detained for 72-hour evaluation and treatment, clinical outcomes for individuals placed in each type of hold, services provided in each category, waiting periods prior to receiving an evaluation or care, demographic data of those receiving care, and an assessment of all contracted beds. The bill would specify that the information be from each county for some of those data. The bill would require the department to make the report publicly available on the department’s internet website. The bill would require the department, on or before July 1, 2023, to convene a stakeholder group to make recommendations on the methods to be used for efficiently providing the department with this information. The bill would specify that the stakeholder group would include, among other organizations, the County Behavioral Health Directors Association of California and the California Hospital Association. The bill would additionally require each other entity involved in implementing the provisions relating to detention, assessment, evaluation, or treatment for up to 72 hours to provide data to the department upon its request, as specified.	SUPPORT (6/23/22) (Ltr sent 6/30/22) LCC POSITION: SUPPORT	6/29/22 Assembly Committee on Appropriations
SB 1154 (Eggman)	Facilities for mental health or substance use disorder crisis: database. This bill would require, by January 1, 2024, the State Department of Public Health, in consultation with the State Department of Health Care Services and the State Department of Social Services, and by conferring with specified stakeholders, to develop a real-time, internet-based database to collect, aggregate, and display information about beds in inpatient psychiatric facilities, crisis stabilization units, residential community mental health facilities, and licensed residential alcoholism or drug abuse recovery or treatment facilities in order to facilitate the identification and designation of facilities for the temporary treatment of	SUPPORT (6/23/22) (Ltr sent 6/30/22) LCC POSITION: SUPPORT	8/3/22 Assembly Committee on Appropriations, hearing postponed by committee

	individuals in mental health or substance use disorder crisis. The bill would require the database to include a minimum of specific information, including the contact information for a facility's designated employee, and have the capacity to, among other things, enable searches to identify beds that are appropriate for the treatment of individuals in a mental health or substance use disorder crisis.		
HOMELESSNESS			
AB 2220 (Muratsuchi)	Homeless Courts Pilot Program. This bill would create the Homeless Courts Pilot Program, which would remain in effect until January 1, 2027, to be administered by the Judicial Council for the purpose of providing comprehensive community-based services to achieve stabilization for, and address the specific legal needs of, chronically homeless individuals who are involved with the criminal justice system. The bill would require programs seeking grant funds to provide a number of specified services or program components, including, but not limited to, a diversion program enabling participating defendants to have infractions, misdemeanor, or felony charges dismissed upon completion of a program, provision of supportive housing, as defined, during the duration of the program, and a dedicated county representative to assist defendants with housing needs.	MONITOR LCC POSITION: WATCH	5/19/22 Assembly Committee on Appropriations, held under submission
SB 914 (Rubio)	HELP (Homeless Equity for Left Behind Populations) Act. Would require cities, counties, and continuums of care receiving state funding to address homelessness on or after January 1, 2023, to take specific steps to ensure that the needs of victim service providers and survivors of violence, and a gendered analysis of the causes and consequences of homelessness, are incorporated into homelessness planning and responses. Would also impose other homelessness planning and data analysis requirements on these cities, counties, and continuums of care. Would prohibit victim service providers, as defined, from being required or expected to enter client-level data into specified homeless data systems and would permit any funding provided to cities, counties, and continuums of care to be used to support the	SUPPORT (4/28/22) (Ltr sent 4/29/22) LCC POSITION: WATCH	8/3/22 Assembly Committee on Appropriations, set for first hearing. Placed on suspense file

	development of these data systems and the maintenance of comparable databases, as specified.		
HOUSING			
AB 916 (Salas, Quirk-Silva)	Zoning: accessory dwelling units: bedroom addition. This bill would prohibit a city or county legislative body from adopting or enforcing an ordinance requiring a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing house, condominium, apartment, or dwelling. The bill would include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair, and that the provision applies to all cities, including charter cities. This bill would instead authorize a local agency to establish a height limitation of 18 feet for those accessory dwelling units located on a lot that has an existing multifamily and multistory dwelling. The bill would specify that a local agency shall ministerially approve an application for a building permit within a residential or mixed-use zone to create not more than 2 accessory dwelling units that are located on a lot that has an existing or proposed multifamily dwelling, but are detached from that multifamily dwelling and are subject to a height limitation of 18 feet.	OPPOSE (5/26/22) (Ltr sent 6/2/22) LCC POSITION: WATCH	8/2/22 Senate floor, ordered to third reading
AB 1771 (Mullin)	The California Housing Speculation Act: income taxes: capital gains: sale or exchange of qualified asset: housing. This bill would, for taxable years beginning on or after January 1, 2023, impose a 25% surtax on the net capital gain resulting from the disposition of a real property, as defined, within three years of purchase, reducing the tax each year thereafter by five percentage points until the tax would be phased out after more than 7 years since the purchase. The bill specifically excludes property eligible for the existing homeowner's exemption, among other exceptions to the definition of real property. The bill would create the Speculation Recapture Community Reinvestment Fund and would deposit the revenues received as a result of this increase in tax in the fund.	SUPPORT (5/26/22) (Ltr sent 6/2/22) LCC POSITION: WATCH	4/26/22 Assembly Committee on Revenue and Taxation
AB 2011 (Wicks)	Affordable Housing and High Road Jobs Act of 2022. This bill would require a city to submit extensive annual reporting on the	OPPOSE (5/26/22)	8/2/22

	<p>status of its general plan and progress in its implementation to State HCD and OPR. This bill would also require draft revisions of housing elements to be submitted to HCD for review prior to adoption. This bill would allow by-right in-fill housing on underutilized commercial sites. 100% affordable housing would be allowed on underutilized commercial sites and anywhere in areas not adjacent to industrial land or on environmentally sensitive land. Mixed-income housing would be focused along commercial corridors wide enough to accommodate density and new transit. At least 15% of units would be required to be affordable to lower income households. For-sale projects could provide 30% of their units for moderate-income households. <i>Although this bill could support efforts such as the SBCCOG's Commercial Redevelopment REAP project, the SBCCOG would oppose the legislation as long as the by-right elements are included.</i></p>	<p>(Ltr sent 6/2/22)</p> <p>LCC POSITION: OPPOSE</p>	<p>Senate Committee on Appropriations suspense file</p>
<p>AB 2097 (Friedman)</p>	<p>Residential, commercial, and other development types: parking requirements. This bill would prohibit a public agency from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the development is located on a parcel that is within one-half mile of public transit, as defined for residential or mixed-use developments with 40 or fewer housing units; for residential or mixed-use developments of any size with specified affordability requirements; or commercial or other development. When a project provides parking voluntarily, the bill would authorize a public agency to impose specified requirements on the voluntary parking. The bill would prohibit these provisions from reducing, eliminating, or precluding the enforcement of any requirement imposed on a new multifamily or nonresidential development to provide electric vehicle supply equipment installed parking spaces or parking spaces that are accessible to persons with disabilities. The bill would require the development project to provide parking, as required by local ordinance, for employees and other workers of hotels, motels, bed and breakfast inns, transient lodgings, and event centers.</p>	<p>OPPOSE (4/28/22)</p> <p>(Ltr sent 4/29/22)</p> <p>LCC POSITION: OPPOSE</p>	<p>6/23/22 Senate Committee on Appropriations</p>
<p>AB 2218 (Quirk-Silva)</p>	<p>California Environmental Quality Act: standing: proposed infill housing projects. CEQA establishes procedures applicable to an</p>	<p>MONITOR</p>	<p>3/17/22</p>

	<p>action or proceeding brought to challenge a public agency's action on the grounds of noncompliance with CEQA.</p> <p>This bill would provide that a person does not have standing to bring an action or proceeding to attack, review, set aside, void, or annul acts or decisions of a public agency undertaken to implement a project involving the development of housing at an infill site, unless the person resides within 20 miles of the project.</p>	<p>LCC POSITION: WATCH</p>	<p>Referred to Assembly Committee on Rules</p>
<p>AB 2221 (Quirk-Silva)</p>	<p>Accessory dwelling units. Existing law requires a local ordinance to require an accessory dwelling unit to be either attached to, or located within, the proposed or existing primary dwelling, as specified, or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling. This bill would specify that an accessory dwelling unit that is detached from the proposed or existing primary dwelling may include a detached garage. Existing law authorizes a local agency to establish minimum and maximum unit size requirements for attached and detached accessory dwelling units, subject to certain exceptions, including that a local agency is prohibited from establishing limits on lot coverage, floor area ratio, open space, and minimum lot size, that do not permit the construction of at least an 800 square foot accessory dwelling unit, as specified. This bill would additionally prohibit a local agency from establishing limits on front setbacks, as described above. Existing law authorizes a local agency to ministerially approve an application for a building permit within a residential or mixed-use zone to create, among other things, one detached, new construction, accessory dwelling unit that does not exceed 4-foot side and rear yard setbacks, as specified. Existing law authorizes the local agency to impose on the accessory dwelling unit a total floor area limitation of not more than 800 square feet and a height limitation of 16 feet. This bill would specify that a local agency is prohibited from imposing any objective planning standards that conflict with those described above.</p>	<p>OPPOSE (4/28/22)</p> <p>(Ltr sent 4/29/22)</p> <p>LCC POSITION: WATCH</p>	<p>8/1/22 Senate Committee on Appropriations</p>
<p>AB 2234 (Rivas)</p>	<p>Planning and zoning: housing: post entitlement phase permits. Would require a local agency to compile a list of information needed to approve or deny a post entitlement phase permit, as defined, to post an example of a complete, approved</p>	<p>RECOMMEND OPPOSE 8/8 Steering Committee</p>	<p>8/2/22 Senate Committee on Appropriations suspense file</p>

	application and an example of a complete set of post entitlement phase permits for at least 5 types of housing development projects in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024.	LCC POSITION: OPPOSE UNLESS AMENDED	
AB 2295 (Bloom)	Local educational agencies: housing development project. This bill would deem a housing development project an allowable use on any real property owned by a local educational agency, as defined, if the housing development satisfies certain conditions, including other local objective zoning standards, objective subdivision standards, and objective design review standards, as described. The bill would deem a housing development that meets these requirements consistent, compliant, and in conformity with local development standards, zoning codes or maps, and the general plan. The bill, among other things, would authorize the land used for the development of the housing development to be jointly used or jointly occupied by the local educational agency and any other party, subject to specified requirements. The bill would exempt a housing development project subject to these provisions from various requirements regarding the disposal of surplus land. The bill would repeal its provisions on January 1, 2033. This bill would effectively allow education agencies to use their property for housing by-right.	OPPOSE (5/26/22) (Ltr sent 6/2/22) LCC POSITION: WATCH	8/1/22 Senate Committee on Appropriations
SB 679 (Kamlager)	Los Angeles County: affordable housing. This bill would create the LA County Affordable Housing Solutions Agency to increase the supply of affordable housing through enhanced regional funding and technical assistance for renter protections, affordable housing preservation, and new affordable housing production. It would be governed by a board of 19 voting members from LA County cities/unincorporated communities. It would also require that Board to form a 11 member citizen oversight committee. LACAHSAs would have the authority to place revenue measures on the ballot.	RECOMMEND MONITOR LCC POSITION: WATCH	8/3/22 Senate Committee on Appropriations suspense file
SB 897 (Wieckowski)	Accessory dwelling units: junior accessory dwelling units. Would require standards imposed on ADUs be objective, and would define “objective standard” as a standard that involves no	OPPOSE (4/13/22)	8/3/22 Assembly Committee on Appropriations

	personal or subjective judgement by a public official and is uniformly verifiable, as specified. Would increase maximum height limitations that may be imposed by a local agency on an ADU to 25 feet if within ½ mile walking distance of major transit stop; require local agencies to reduce parking requirements when ADU permits are submitted along with new multifamily dwelling units; and other changes.	(Ltr sent 4/21/22) LCC POSITION: OPPOSE	
SB 1067 (Portantino)	Housing development projects: automobile parking requirements. This bill would prohibit a city, county, or city and county from imposing any minimum automobile parking requirement on a housing development project that is located within ½ mile of public transit, as defined. The bill, notwithstanding the above-described prohibition, would authorize a city, county, or city and county to impose or enforce minimum automobile parking requirements on a housing development project if the local government demonstrates to the developer, within 30 days of the receipt of a completed application, that the development would have a negative impact, supported by a preponderance of the evidence, on the city's, county's, or city and county's ability to meet its share of specified housing needs or existing residential or commercial parking within ½ mile of the housing development. The bill would create an exception from the above-described provision if the development either dedicates a minimum of 20% of the total number of housing units to very low, low-, or moderate-income households, students, the elderly, or persons with disabilities or contains fewer than 20 housing units. Existing law authorizes the Attorney General to bring suit for a violation of housing element compliance. This bill would add a violation of the minimum automobile parking requirements of housing development projects, as described above, to the list of laws that, when violated, require the department to notify the jurisdiction and authorize the Attorney General to bring an action to enforce state law.	OPPOSE (5/26/22) (Ltr sent 6/2/22) LCC POSITION: OPPOSE	8/3/22 Assembly Committee on Appropriations suspense file
SB 1444 (Allen/ Muratsuchi)	Joint powers authorities: South Bay Regional Housing Trust. This bill would authorize the establishment of the South Bay Regional Housing Trust, a joint powers authority, by the County of Los Angeles and any or all of the cities within the jurisdiction of the	SUPPORT (5/26/22)	6/29/22 Assembly floor

	South Bay Cities Council of Governments, with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the South Bay. The bill would authorize the South Bay Regional Housing Trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds. The bill would require that the joint powers agreement establishing the South Bay Regional Housing Trust incorporate specified annual financial reporting and auditing requirements.	(Ltr sent 6/2/22) LCC POSITION: WATCH	
PUBLIC SAFETY			
AB 1737 (Holden)	Children’s camps: local registration and inspections. Requires the operator of a children's camp to annually register with the local health department of the jurisdiction where the children's camp is located at least 90 days before commencing operations. Requires each children camp to develop and maintain an operating plan that includes specified information. Requires each local health department that registers a children's camp to submit an annual report to the Department of Public Health (DPH) with specified information regarding each children's camp operating within its jurisdiction. Exempts a youth sports league or team from the definition of children's camp. Requires the Secretary of the California Health and Human Services Agency (CHHSA) or their designee to convene an advisory committee to advise and consult on how to ensure safety in children's camps. Specifies the membership of the advisory committee. Requires the advisory committee to convene no later than March 1, 2023 and to develop a plan for ensuring the safety of children's camps and to report this plan to the Governor and the Legislature on or before December 31, 2024.	OPPOSE (5/26/22) (Ltr sent 6/2/22) LCC POSITION: CONCERNS	8/2/22 Senate Committee on Appropriations suspense file
AB 2407 (O'Donnell)	Vehicle tampering: theft of catalytic converters. Current law imposes various requirements on a core recycler, as defined. Existing law requires a core recycler who accepts a catalytic converter for the purposes of recycling or who sells or ships used catalytic converters to a recycler or smelter to maintain specified information regarding the purchase and sale of the catalytic converters for not less than 2 years and to make that	RECOMMEND SUPPORT 8/8 Steering Committee	8/2/22 Senate Committee on Appropriations suspense file

	<p>information available for inspection upon the request of law enforcement. Current law provides that a person who violates these requirements is guilty of a misdemeanor. This bill would require a core recycler to report the information collected to the chief of police or the sheriff, as prescribed, and to request to receive theft alert notifications regarding the theft of catalytic converters from a specified theft alert system. The bill would also require a core recycler to obtain the thumbprint of a seller of a catalytic converter and to preserve the thumbprint for a period of 2 years, except as specified.</p>	<p>LCC POSITION: SUPPORT</p>	
<p>SB 930 (Wiener)</p>	<p>Alcoholic beverages: hours of sale. Would, beginning January 1, 2025, and before January 2, 2030, require the Department of Alcoholic Beverage Control to conduct a pilot program that would authorize the department to issue an additional hours license to an on-sale licensee located in a qualified city that would authorize, with or without conditions, the selling, giving, or purchasing of alcoholic beverages at the licensed premises between the hours of 2 a.m. and 4 a.m., upon completion of specified requirements by the qualified city in which the licensee is located. The bill would impose specified fees related to the license to be deposited in the Alcohol Beverage Control Fund. The bill would require the applicant to notify specified persons of the application for an additional hours license and would provide a procedure for protest and hearing regarding the application. The bill would require the Department of the California Highway Patrol and each qualified city that has elected to participate in the program to submit reports to the Legislature and specified committees regarding the regional impact of the additional hours licenses, as specified. The bill would provide that any person under 21 years of age who enters and remains in the licensed public premises during the additional serving hour without lawful business therein is guilty of a misdemeanor, as provided. The pilot program would apply to the Cities of Cathedral City, Coachella, Fresno, Oakland, Palm Springs, and West Hollywood, and the City and County of San Francisco.</p>	<p>RECOMMEND MONITOR 8/8 Steering Committee</p> <p>LCC POSITION: WATCH</p>	<p>8/3/22 Assembly Committee on Appropriations suspense file</p> <p>While Councilmember Dieringer requested the SBCCOG oppose this bill, it is a pilot, and the closest city to us is West Hollywood. There is no direct impact on the South Bay.</p>
<p>SB 986 (Umberg)</p>	<p>Vehicles: catalytic converters.</p>	<p>RECOMMEND MONITOR</p>	<p>8/3/22</p>

	<p>Current law requires a core recycler that accepts, ships, or sells used catalytic converters to maintain specified information regarding the purchase and sale of the catalytic converters. Current law prohibits a core recycler from providing payment for a catalytic converter unless the payment is made by check, the check is mailed or provided no earlier than 3 days after the date of sale, unless the seller is a business, and the core recycler obtains a photograph or video of the seller, a written statement regarding the origin of the catalytic converter, and certain other identifying information, as specified. Current law exempts from this requirement a core recycler that buys used catalytic converters, transmissions, or other parts removed from a vehicle if the core recycler and the seller have a written agreement for the transaction. Current law requires a core recycler to provide this information for inspection by local law enforcement upon demand. A violation of these provisions is punishable as a misdemeanor. This bill would instead of payment by check, require payment by any traceable method, other than cash.</p>	<p>8/8 Steering Committee</p> <p>LCC POSITION: WATCH</p>	<p>Assembly Committee on Appropriations suspense file</p> <p>While Councilmember Dieringer requested a support position, the bill only changes the payment method to be traceable. Not a direct SBCCOG issue.</p>
TRANSPORTATION			
<p>AB 1946 (Boerner Horvath)</p>	<p>Electric bicycles: safety and training program. The Protected Bikeways Act of 2014, provides that the state's bicycle programs have not been fully developed or funded. Current law establishes the Department of the California Highway Patrol within the Transportation Agency. This bill would require the department to develop, on or before September 1, 2023, statewide safety standards and training programs based on evidence-based practices for users of electric bicycles, as defined, including, but not limited to, general electric bicycle riding safety, emergency maneuver skills, rules of the road, and laws pertaining to electronic bicycles.</p>	<p>MONITOR</p> <p>LCC POSITION: WATCH</p>	<p>8/1/22 Senate amendments concurred in. To engrossing and enrolling</p>
<p>AB 2432 (Muratsuchi)</p>	<p>Neighborhood electric vehicles: County of Los Angeles. This bill would authorize the County of Los Angeles or any city in the county to establish a similar NEV transportation plan. The bill would require the plan to be submitted to SCAG and the Department of Transportation for review and approval.</p>	<p>SUPPORT (2/24/22)</p> <p>(Ltr sent 3/7/22)</p>	<p>6/30/22 In Assembly. Concurrence in Senate amendments pending</p>

		LCC POSITION: WATCH	This bill was amended to apply to any city with the County, not just the SBCCOG area. This is legislation requested and sponsored by the SBCCOG
AB 2438 (Friedman)	Transportation funding: alignment with state plans and greenhouse gas emissions reduction standards. Current law provides for the funding of projects on the state highway system and other transportation improvements, including under the state transportation improvement program, the state highway operation and protection program, the Solutions for Congested Corridors Program, the Trade Corridor Enhancement Program, and the program within the Road Maintenance and Rehabilitation Program commonly known as the Local Partnership Program. This bill would require the agencies that administer those programs to revise the guidelines or plans applicable to those programs to ensure that projects included in the applicable program align with the California Transportation Plan, the Climate Action Plan for Transportation Infrastructure adopted by the Transportation Agency, and specified greenhouse gas emissions reduction standards.	MONITOR LCC POSITION: OPPOSE UNLESS AMENDED	8/1/22 Senate Committee on Appropriations
SB 932 (Portantino)	General Plans: circulation element: bicycle and pedestrian plans and traffic calming plans. Current law states the Legislature's intention that a county or city general plan and the elements and parts of that general plan comprise an integrated, internally consistent and compatible statement of policies for the adopting agency. This bill would emphasize the intent of the Legislature to fight climate change with these provisions. <i>The bill would make significant, unprecedented, and overly prescriptive changes to the requirements of circulation elements of local general plans; impose costly, unfunded mandates for physical changes to local transportation infrastructure; and expose local governments to significant legal liability..</i>	OPPOSE (4/28/22) (Ltr sent 4/29/22) LCC POSITION: OPPOSE UNLESS AMENDED	8/3/22 Assembly Committee on Appropriations suspense file

BALLOT MEASURES

<p>19-0029A1</p> <p>Authorizes New Types of Gambling. Initiative Constitutional and Statutory Amendment</p>	<p>“California Sports Wagering Regulation and Unlawful Gambling Enforcement Act”. Allows federally recognized Native American tribes to operate roulette, dice games, and sports wagering on tribal lands, subject to compacts negotiated by the Governor and ratified by the Legislature. Beginning in 2022, allows on-site sports wagering at only privately operated horse-racing tracks in four specified counties for persons 21 years or older. Imposes 10% tax on sports-wagering profits at horse-racing tracks; directs portion of revenues to enforcement and problem-gambling programs. Prohibits marketing of sports wagering to persons under 21. Authorizes private lawsuits to enforce other gambling laws. Summary of estimate by Legislative Analyst and Director of Finance of fiscal impact on state and local governments: Increased state revenues, potentially reaching the tens of millions of dollars annually, from payments made by facilities offering sports wagering and new civil penalties authorized by this measure. Some portion of these revenues would reflect a shift from other existing state and local revenues.</p>	<p>OPPOSE (2/24/22)</p>	<p>Eligible for November 2022 Statewide ballot</p>
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FEDERAL BILLS

<p>S 3788 (Padilla)</p> <p>House version HR 6989 (Lieu)</p>	<p>Housing for All Act of 2022. Would invest over \$500B over ten years to address homelessness and affordable housing crises by addressing the affordable housing shortage; investing in voucher and other homeless housing programs; and support innovative locally developed approaches.</p>	<p>SUPPORT (4/28/22)</p> <p>(Ltr sent 4/29/22)</p>	<p>3/8/22 Senate Committee on Banking, Housing, and Urban Affairs</p> <p>3/8/22 House Committees on Financial Services; Judiciary; Energy and Commerce; and Transportation and Infrastructure</p>
<p>HR 6662 (Barragan)</p>	<p>EVs for All Act. Would require Dept. of Energy and Housing & Urban Development develop a program which would provide grants of up to \$1M to public housing agencies, local governments, or non-profits to facilitate EV car sharing services operated at public housing projects.</p>	<p>SUPPORT (2/24/22)</p>	<p>2/10/22 House Subcommittee on Highways and Transit</p>

HR 2307 (Deutsch)	Energy Innovation & Carbon Dividend Act. Imposes a fee on the carbon content of fuels, including crude oil, natural gas, coal, or any other product derived from those fuels that will be used so as to emit greenhouse gases into the atmosphere. The fee is imposed on the producers or importers of the fuels and is equal to the greenhouse gas content of the fuel multiplied by the carbon fee rate. The rate begins at \$15 in 2021, increases by \$10 each year, and is subject to further adjustments based on the progress in meeting specified emissions reduction targets.	REQUEST TO CONGRESSMAN LIEU TO SUPPORT RE-INTRODUCING (12/8/20) (Ltr sent 12/22/20)	4/1/21 Introduced in House Previously supported in last session
HR 1019 (Panetta)	Electric Bicycle Incentive Kickstart for the Environment (E-BIKE) Act. Creates a consumer tax credit that covers 30% of the cost of an electric bicycle (up to \$1,500 credit); applies to new electric bicycles that cost less than \$8,000; is fully refundable, allowing lower-income workers to claim the credit.	SUPPORT (3/8/21)	2/11/21 House Committee on Ways and Means

New Laws

Environment – SB 54 (Allen) – Solid waste: disposable packaging and food ware. - support

Dead Bills that we were monitoring or had taken a position on:

Environment – SB 1217 (Allen) - **State-Regional Collaborative for Climate, Equity, and Resilience** - monitor

Health – SB 1416 (Eggman) - **Mental Health Services: gravely disabled persons** - support

Housing – SB 15 (Portantino) - **Housing development: incentives: rezoning of idle retail sites** – oppose unless amended

Transportation – AB 2237 (Friedman) - **Transportation Planning: regional transportation improvement plan: sustainable communities strategies: alternative planning strategy: state transportation funding** – oppose was going to be recommended

2022 State Legislative Calendar

- August 12: Last day for fiscal committees to meet and report bills to the Floor
- August 25: Last day to amend bills on the Floor
- August 31: Last day for each house to pass bills
- September 30: Last day for Governor to sign or veto bills passed by the Legislature before September 1 and in the Governor's possession on or after September 1

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Date of Hearing: August 3, 2022

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Chris Holden, Chair

SB 679 (Kamlager) – As Amended June 20, 2022

Policy Committee: Housing and Community Development Vote: 5 - 2

Urgency: No State Mandated Local Program: Yes Reimbursable: Yes

SUMMARY:

This bill establishes the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs) to increase the supply of affordable housing through enhanced regional funding and technical assistance for renter protections, affordable housing preservation, and new affordable housing production.

Specifically, this bill:

- 1) Establishes LACAHSAs for the purpose of increasing the supply of affordable housing in Los Angeles County by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new production of 100% affordable housing for households earning 80% of the appropriate area median income or below, with financing priority on the lowest levels of affordability.
- 2) Requires LACAHSAs to be governed by a board with 19 voting members from Los Angeles County, representative of the diverse cities and unincorporated communities across the county. Authorizes board members to receive per diem of up to \$100 per meeting for up to two meetings per month, and to enact resolutions necessary to govern the authority, the conduct of meetings, and the transaction of business. Requires the board to form a citizens' oversight committee of 11 members with knowledge and experience in affordable housing finance and development, tenant protection, and housing preservation to provide consultation and make recommendations to the LACAHSAs board.
- 3) Authorizes LACAHSAs to place a revenue measure on the ballot, including a parcel tax, a gross receipts business license tax, and a document transfer tax, and to issue bonds, including but not limited to, general obligation bonds, revenue bonds, mortgage revenue bonds, and private activity bonds. Specifies allowable uses of and requirements for expenditures of revenues generated, in line with the goals of LACAHSAs.

For a detailed discussion of the powers, duties and responsibilities of LACAHSAs, see the analysis provided by the Assembly Housing and Community Development Committee.

- 4) Exempts certain actions of LACAHSAs from the California Environmental Quality Act (CEQA), including actions taken to finance, fund, or issue grants, loans or bonds, and actions taken to purchase or lease real property for the preservation of existing housing and development of residential housing for persons of low or moderate income.

- 5) Provides any construction or rehabilitation project receiving funding or financing from either LACAHSAs, a measure proposed by LACAHSAs, or a joint powers authority of which LACAHSAs is a member constitutes a public work and must pay prevailing wages, is subject to the City of Los Angeles Department of Public Works Project Labor Agreement as applicable, or must comply with the specific countywide project labor agreement, as specified.
- 6) Requires the Los Angeles County Board of Supervisors to hold a special election, as specified, if LACAHSAs or a qualified voter initiative proposes a measure consistent with this bill that will generate revenues.

FISCAL EFFECT:

- 1) Estimated initial costs of over \$1 million annually, at a minimum, to provide staffing and resources to establish and support LACAHSAs until it places a revenue generating proposal on the ballot that is passed by the voters and the agency becomes self-sufficient. These costs would increase as the agency hires more staff to support its functions. Since the bill does not specify a revenue source or mechanism for startup costs, initial administrative costs would be borne by the General Fund. LACAHSAs is modeled after the Bay Area Housing Finance Authority (BAHFA), but the statute establishing BAHFA required the authority to be governed by the Metropolitan Transportation Commission (MTC) governing board and staffed by MTC's existing staff.
- 2) Local costs related to elections procedures on behalf of the LACAHSAs are potentially reimbursable by the state, subject to a determination by the Commission on State Mandates.

COMMENTS:

- 1) **Purpose.** This bill seeks to provide a comprehensive regional approach to increase the supply of affordable housing in Los Angeles County. According to the author:

Housing for low-income people across L.A. County is severely overcrowded, racially segregated, and often not linked to high quality resources like transit, jobs, schools or parks. The COVID-19 pandemic has made even clearer what we already knew to be true: our Black, Latino, and low-income communities are being forced to make untenable choices in where and how they live. This bill offers a comprehensive way forward for creating housing affordability across the county, focusing on households that make an average salary or below, in particular extremely and deeply low-income people.

- 2) **Background.** In Los Angeles County only 25% of households can afford to purchase the median priced single-family home – more than 50% less than the national average. Over half of renters – more than one million households – are rent-burdened, meaning they pay over 30% of their income towards rent. At last count, there were over 66,000 homeless persons in the county.

A contributing cause of the housing crisis is the mismatch between the supply and demand of affordable housing. Through the Regional Housing Needs Assessment process (RHNA), the

Southern California Association of Governments (SCAG) has determined the governments within Los Angeles County need to plan for 341,000 homes by 2029 that are affordable to lower income households. However, at the current production rate, Los Angeles County would create just 25,000 of these units in the next eight years.

- 3) **Regional Housing Model.** In 2019, AB 1487 (Chiu), Chapter 598, Statutes of 2019, created the Bay Area Housing Finance Authority (BAHFA), in the nine-county San Francisco Bay Area, to raise, administer and allocate funding and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. The Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) govern BAHFA and provide region-wide housing planning. AB 1487 created the governing structure and powers of BAHFA, its allowable financing activities, and allowable uses of the revenues generated. BAHFA became operative in 2020, and in 2021 received an allocation of \$20 million in the state budget to enable it to begin implementing its mission while preparing to raise revenues through a regional ballot measure. BAHFA has not yet placed a funding initiative before the voters.

This bill creates a similar entity, LACAHSAs, which encompasses all of Los Angeles County, including 88 incorporated cities and the unincorporated area, and includes approximately 10 million people.

- 4) **Necessary?** In the San Francisco Bay Area, BAHFA creates a fundraising and revenue sharing mechanism that did not previously exist for the nine-county region. In Los Angeles, such powers and capacities already exist within the county government. To avoid duplication or competition by LACAHSAs with existing programs, this bill prohibits LACAHSAs from taking over any local responsibilities; allows it to only supplement existing local programs, and prohibits it from undertaking any functions related to supports and services provided to people experiencing homelessness, unless specifically authorized by the bill. Since Los Angeles County governs all 88 cities, unlike the Bay Area, which is made up of nine counties, it is unclear whether a new bureaucracy is needed to undertake actions that can already be carried out by Los Angeles County in conjunction with its cities. In addition, Los Angeles County and any number of the 88 cities in the county could form a joint powers authority (JPA) to exercise powers these local governments share.
- 5) **Arguments in Support.** Supporters of this bill include a wide range of civic-minded and social-justice-oriented community groups located within Los Angeles County, as well as some municipalities and elected officials. They argue this bill is necessary to address the housing crisis in Los Angeles because existing resources are insufficient. Other supporters include labor groups who support the labor standards recently added to the bill.
- 6) **Arguments in Opposition.** Opponents of this bill include business and property ownership organizations opposed to increases in taxes. Other opponents of the bill include contractors that oppose the labor standards in this bill.
- 7) **Related Legislation.** SB 1105 (Hueso) is similar to this bill, except focused on San Diego County. It would establish the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency (Agency) in San Diego County to facilitate increased funding for new production, preservation, and renter protections. It sets forth the governing structure

and powers of the Agency, allowable financing activities, allowable expenditures of the revenues generated, and labor standards. SB 1105 is pending hearing in this committee.

Analysis Prepared by: Jennifer Swenson / APPR. / (916) 319-2081

Date of Hearing: June 29, 2022

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Buffy Wicks, Chair

SB 679 (Kamlager) – As Amended June 20, 2022

SENATE VOTE: 29-7

SUBJECT: Los Angeles County: affordable housing

SUMMARY: Establishes the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs), and authorizes LACAHSAs to utilize specified local financing tools to fund renter protections and the preservation and production of housing units affordable to households earning up to 80 percent of the area median income (AMI). Specifically, **this bill:**

- 1) Establishes LACAHSAs as a public agency, as follows:
 - a) The jurisdiction of the agency includes all of the County of Los Angeles, except that:
 - i) LACAHSAs will only have jurisdiction to act in a supplemental capacity when a municipality has, as of January 1, 2022, an existing program that provides similar supports and services;
 - ii) No functions of existing programs may be transferred to or undertaken by LACAHSAs; and
 - iii) LACAHSAs may not perform or undertake any functions related to supports and services provided to people experiencing homelessness, unless such supports and services are explicitly authorized by this bill or are directly related to the provision of other supports and services authorized explicitly by this bill.
 - b) Its purpose is to increase the supply of affordable housing in Los Angeles County by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production of 100 percent affordable housing for households earning 80 percent of the appropriate area median income or below, with financing priority on the lowest levels of affordability;
 - c) It must complement and supplement existing efforts by cities, counties, districts, and other local, regional, and state entities, related to addressing the goals described in this title; and
 - d) It cannot have powers, duties, or responsibilities until April 1, 2023.
- 2) Establishes the governance and administrative structure for LACAHSAs, as follows:
 - a) A governing board consisting of 21 voting members and one non-voting member comprised of the following:
 - i) Five members from the Los Angeles County Board of Supervisors;

- ii) The Mayor of the City of Los Angeles;
 - iii) Three members appointed by the Mayor of the City of Los Angeles, each of whom must be either a member of the Los Angeles City Council or a housing expert or advocate, as specified;
 - iv) One member who is a city council member or a housing expert or advocate appointed by the President of the Los Angeles City Council;
 - v) The Mayor of the City of Long Beach or the Vice Mayor of the City of Long Beach, as determined by the Mayor of the City of Long Beach;
 - vi) Five members, each of whom must be a mayor or city council member, appointed by Los Angeles County City Selection Committee, as specified;
 - vii) One member from an eligible small city, as specified;
 - viii) The chair of the agency's citizens' oversight committee described in 4), with the interim chair holding that position until the chair is elected, as specified;
 - ix) Three experts in affordable housing, including an expert in affordable housing production, and expert in affordable housing preservation, and an expert in renter protections and supports, as specified; and
 - x) The Executive Director of the Southern California Association of Governments, as a nonvoting member.
- b) Board members may serve up to two four-year terms, as specified, or longer if their seat is based on their elected position; and
 - c) The board must appoint specified staff, including a full-time chief executive officer, general counsel, Inspector General, and board secretary.
- 3) Established a citizens' oversight committee for LACAHSAs as follows:
- a) The oversight committee consists of eleven voting members and one non-voting member representing a range of backgrounds and experience, as specified;
 - b) The oversight committee responsibilities include:
 - i) To review and approve the regional expenditure plan and projects before review, approval, and allocation by the board; and
 - ii) To review the results of the audits prepared pursuant to (4)(c) and prepare an annual report on the audits.
 - c) The oversight committee is selected by the Inspector General, as specified.
- 4) Establishes the duties and responsibilities of LACAHSAs, including the following:

- a) Develop an annual expenditure plan that sets forth the share of revenue and funding to be spent on each of the categories specified in (6)(c), indicate the household income levels served within each category, and an estimate of the number of affordable housing units to be built or preserved and the number of tenants to be protected. The expenditure plan must also include a description of any specific project or program proposed to receive funding, including the location, amount of funding, and anticipated outcomes project-specific data;
 - b) Engage in specified public participation processes;
 - c) Contract for annual audits of LACAHSAs accounts and records, maintain accounting records, and report accounting transactions, as specified;
 - d) Review implementation of the initial voter-approved ballot measure five years after its approval, as specified;
 - e) Conduct a comprehensive review of all projects and programs implemented under the expenditure plan every five years, as led by the Office of the Inspector General;
 - f) Monitor expenditures in coordination with local jurisdictions, and at least every five years, conduct a review of revenues and adopt any necessary guidelines to ensure they are spent in a timely manner and consistent with the measure's requirements; and
 - g) Submit an annual report to the Legislature to ensure oversight and accountability of the agency.
- 5) Establishes LACAHSAs powers, including:
- a) Authorization to place funding measures on the ballot for purposes of preserving and enhancing existing housing, funding renter protection programs and financing new construction of housing developments. Specifies the parameters regarding the placement of the funding measure on the ballot, include the timing of the election, reimbursement to the county for the costs of the election, and the publicly available materials;
 - b) Authorization to raise and allocate new revenue through all the following funding mechanisms:
 - i) A parcel tax, as specified;
 - ii) A gross receipts business license tax, as specified;
 - iii) A document transfer tax, as specified; and
 - iv) The issuance of bonds, including but not limited to, general obligation bonds, revenue bonds, mortgage revenue bonds, and private activity bonds, as specified.
 - c) Authorization to carry out specified financial, legal, and administrative powers necessary to carry out the intent and purpose of the measure, including:
 - i) Applying for and receiving grants from federal and state agencies.

- ii) Incurring and issuing indebtedness and assess fees on the purchaser of any debt issuance and agency loan products for reinvestment of those fees and loan repayments in affordable housing production and preservation in accordance with applicable constitutional requirements;
- iii) Incurring debt and issuing bonds and otherwise incur liabilities or obligations;
- iv) Soliciting and accepting gifts, fees, grants, and other allocations from public and private entities;
- v) Depositing or investing moneys of the agency in banks or financial institutions in the state;
- vi) Suing and being sued, except as otherwise provided by law, in all actions and proceedings, in all courts and tribunals of competent jurisdiction;
- vii) Engaging counsel and other professional services;
- viii) Entering into and performing all necessary contracts;
- ix) Entering into joint powers agreements pursuant to the Joint Exercise of Powers Act;
- x) Hiring staff, defining their qualifications and duties, and providing a schedule of compensation for the performance of their duties;
- xi) Land banking, assembling parcels, and leasing, purchasing, or otherwise acquiring land for housing development;
- xii) Selling or disposing of land or assets consistent with the agency's purpose and eligible activities or where a parcel under the agency's control is deemed to be inappropriate for housing development;
- xiii) Collecting data on housing production and monitoring progress on meeting regional and state housing goals;
- xiv) Providing support and technical assistance to local governments in relation to producing and preserving affordable housing;
- xv) Providing public information about the agency's housing programs and policies;
- xvi) Acting in compliance with the Marks-Roos Local Bond Pooling Act of 1985;
- xvii) Allocating and deploying capital and generated fees or income in the form of grants, loans, equity, interest rate subsidies, and other financing tools to the cities and other public agencies within the Los Angeles County area, and private affordable housing developers to finance affordable housing development, preserve and enhance existing affordable housing, and fund tenant protection programs, pursuant to this title, in accordance with applicable constitutional requirements;
- xviii) Collaborating with staff employed by the Los Angeles Metropolitan Transportation Authority with shared planning and services; and

- xix) Any other express or implied powers necessary to carry out the intent and purposes of this title.
- d) Provides that LACAHSa is prohibited from regulating or enforcing land use decisions and acquiring property by eminent domain.
- 6) Establishes parameters for expenditure of revenues generated, as follows:
 - a) Requires LACAHSa to use revenues it generates for the construction of new affordable housing, affordable housing preservation, tenant protection programs, planning and technical assistance, and other purposes, as specified;
 - b) Requires allocations to be approved by the LACAHSa board;
 - c) Requires LACAHSa to distribute regional housing revenue in the form of a grant, loan, or other financing tool over five year periods as follows:
 - i) A minimum of 40 percent of the annual programmatic budget must be spent on affordable housing creation, preservation, and ownership, as specified. Of the funding available for affordable housing production:
 - (1) 30 percent must be allocated to LACAHSa;
 - (2) 70 percent must be allocated based on very low income and low-income regional housing needs assessment goals to the four largest cities in Los Angeles County (Los Angeles, Long Beach, Santa Clarita, and Glendale), councils of government in Los Angeles County, and unincorporated Los Angeles County; and
 - (3) At least five percent of LACAHSa's allocation must utilized for technical assistance grants to cities with less than 50,000 residents;
 - ii) A minimum of 30 percent of the total annual programmatic budget must be spent on renter protection and support programs as specified. Provides that, of the funding available for renter protections:
 - (1) 30 percent must be allocated to LACAHSa;
 - (2) 70 percent must be allocated on a per low-income renter household basis to the four largest cities in Los Angeles County (Los Angeles, Long Beach, Santa Clarita, and Glendale), councils of government in Los Angeles County, and unincorporated Los Angeles County; and
 - (3) At least five percent of LACAHSa's allocation must utilized for technical assistance grants to cities with less than 50,000 residents.
 - iii) Fifteen percent of the total annual programmatic budget must be allocated as "annual priorities," and these funds may be used for any eligible activity outlined in this bill as part of the annual expenditure plan;

- iv) At least five percent of the total annual programmatic budget, excluding any bond indebtedness, must be used for technical assistance, research, and policy development, as specified;
 - v) Not more than 10 percent of the total annual programmatic budget may be used for administrative and operations expenses associated with LACAHSAs; and
 - vi) No earlier than five years after approval of any funding measures, the board, subject to consultation with the citizens' oversight committee, may change any of the minimum requirements above if both allocated funding has been unspent in a given category across multiple years and the board adopts a finding that the region's needs in a given category differ from those requirements. The board is required to approve the finding by a two-thirds vote.
- d) Provides that each city within a council of government may have its own set aside, which must be based on its pro rata lower income housing need, as specified. The council of government and its members may develop policies to allocate set-aside funds.
- 7) Specifies that both of the following are exempt from the California Environmental Quality Act (CEQA):
- a) Any action taken by the agency to finance, fund, or issue grants, loans, or bonds; and
 - b) Any action taken by the agency to purchase or lease real property for the purpose of any of the following:
 - i) The preservation of existing housing that involves negligible or no expansion of use;
 - ii) The development of residential housing for persons and families of low or moderate income; and
 - iii) The provision of technical assistance to local jurisdictions to promote affordable housing, including, but not limited to, drafting model affordable housing land use ordinances and policies.
- 8) Establishes the following labor standards:
- a) Any construction or rehabilitation project receiving funding or financing from the agency, a measure proposed by the agency, or a joint powers authority of which the agency is a member, constitutes a public work for which prevailing wages must be paid;
 - b) Any construction or rehabilitation on a project with 40 units or greater that receives funding or financing from the agency, a measure proposed by the agency, or a joint powers authority of which the agency is a member is subject to the City of Los Angeles Department of Public Works Project Labor Agreement, as specified; and
 - c) If a specific countywide project labor agreement is negotiated with mutual agreement between the Los Angeles/Orange Counties Building and Construction Trades Council and the Southern California Association of Nonprofit Housing and approved by the agency, then a contractor performing construction or rehabilitation work on a project that receives funding or financing from the agency, a measure proposed by the agency

pursuant to subdivision, or a joint powers authority of which the agency is a member will be required to comply with the specific countywide project labor agreement rather than the Department of Public Works Project Labor Agreement.

- 9) Requires the board of supervisors of Los Angeles County to hold a special election, as specified, if LACAHSAs or a qualified voter initiative proposes a measure consistent with this bill that will generate revenues.
- 10) Includes a severability clause stating that the provisions of this bill are severable, such that if any provision of this bill or its application is held invalid, that invalidity does not affect other provisions or applications that can be given effect without the invalid provision or application.
- 11) Provides that the Legislature finds and declares that providing a regional financing mechanism for affordable housing development, preservation, and renter protections in Los Angeles County is a matter of statewide concern and is not a municipal. Therefore, this bill applies to all cities within Los Angeles County, including charter cities.
- 12) Provides that no reimbursement is required by this bill for certain costs that may be incurred by a local agency or school district because, in that regard, this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, or changes the definition of a crime. However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs must be made.

EXISTING LAW:

- 1) Establishes the Bay Area Housing Finance Authority (BAHFA) to raise, administer, and allocate funding for affordable housing in the San Francisco Bay Area, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. Sets forth the governing structure and powers of the BAHFA Board, allowable financing activities, and allowable expenditures of the revenues generated (Government Code Section 64500 et seq).
- 2) Establishes the Los Angeles County Metropolitan Transportation Authority and establishes its governance, administrative structure, and powers (Public Utilities Code Sections 130050.2 – 130051.28).

FISCAL EFFECT: Unknown

COMMENTS:

Author's Statement: According to the author, "Housing for low-income people across L.A. County is severely overcrowded, racially segregated, and often not linked to high quality resources like transit, jobs, schools or parks. The COVID-19 pandemic has made even clearer what we already knew to be true: our Black, Latino, and low-income communities are being forced to make untenable choices in where and how they live. 79% of Extremely Low-Income households in L.A. County are paying more than half of their income on housing costs compared to just 3% of moderate-income households.

SB 679 creates the L.A. County Affordable Housing Solutions Agency: a single, unified approach to addressing housing instability in our county. This bill offers a comprehensive way forward for creating housing affordability across the county, focusing on households that make an average salary or below, in particular extremely and deeply low-income people. These are the people who are most impacted by the housing crisis.

With a large-scale countywide affordable housing production strategy, combined with proven renter support programs—like an emergency rent relief funding source and establishing a robust countywide right to counsel— SB 679 represents a transformative opportunity to change the trajectory of L.A. County’s future.”

Housing Crisis in Los Angeles County: Like most of California, there is an acute housing crisis in Los Angeles County. Only 25 percent of households can afford to purchase the median priced single-family home – more than 50 percent less than the national average. Over half of renters – more than 1 million households – are rent-burdened, meaning they pay over 30 percent of their income towards rent. At last count, there were over 66,000 homeless persons in the County.

A major cause of the housing crisis is the mismatch between the supply and demand of affordable housing. Through the Regional Housing Needs Assessment process (RHNA), the Southern California Association of Governments (SCAG) has determined that the governments within Los Angeles County need to plan for 341,000 homes by 2029 that are affordable to lower income households. However, if current production rates continue, Los Angeles County would create just 25,000 of these units in the next eight years.

Regional Housing Agencies: In 2019, AB 1487 (Chiu) created the Bay Area Housing Finance Authority (BAHFA) made up of the Association of Bay Area Governments (ABAG) and the Metropolitan Transportation Commission (MTC) to raise funds for the production, preservation, and protection of affordable housing. BAHFA’s purpose is to raise, administer, and allocate funding and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. AB 1487 created the governing structure and powers of BAHFA, its allowable financing activities, and allowable uses of the revenues generated. BAHFA became operative in 2020, and in 2021 received an allocation of \$20 million in the State budget to enable it to begin implementing its mission while preparing to raise revenues through a regional ballot measure. BAHFA has not yet placed a funding initiative before the voters.

This bill would create a similar entity as BAFHA, called the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs). LACAHSAs’s jurisdiction is all of Los Angeles County, which encompasses 88 incorporated cities and the unincorporated area, and includes approximately 10 million people. LACAHSAs’s stated purpose would be to “increase the supply of affordable housing in Los Angeles County by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production of 100 percent affordable housing for households earning 80 percent of the appropriate area median income or below, with financing priority on the lowest levels of affordability.” LACAHSAs would have authority to place a revenue measure on the ballot, including a parcel tax, a gross receipts business license tax, a document transfer tax, and the issuance of bonds, including but not limited to, general obligation bonds, revenue bonds, mortgage revenue bonds, and private activity bonds.

LACAHSAs would be required to expend any revenues generated according to the following formula:

- A minimum of 50 percent of the annual budget must be spent on affordable housing creation, preservation, and ownership;
- Between 30 and 40 percent of the total annual programmatic budget must be spent on renter protection and support programs as specified; and
- Not more than 10 percent of the total annual programmatic budget can be used for administrative and operations expenses.

This bill specifies the governance and administrative structure for LACAHSAs, including the precise composition of its 21-member board. This bill also includes additional layers of independent oversight, through an Inspector General and a citizens' oversight committee, modeled after the Los Angeles County Metropolitan Transportation Authority.

Duplication of Powers: In the Bay Area, BAHFA creates a fundraising and revenue sharing mechanism that did not previously exist for the nine-county region. In Los Angeles, such powers and capacities already exist within the County government. To avoid duplication or competition by LACAHSAs with existing programs, this bill prohibits LACAHSAs from taking over any local responsibilities, it may only supplement existing local programs, and it cannot undertake any functions related to supports and services provided to people experiencing homelessness, unless specifically authorized by the bill. Since Los Angeles County governs all 88 cities, unlike the Bay Area which is made up of nine counties, it is unclear whether a new bureaucracy is needed to undertake actions that can already be carried out by Los Angeles County in conjunction with its cities. In addition, Los Angeles County and any number of the 88 cities in the county could form a joint powers authority (JPA) to exercise powers these local governments share. Local agencies do not need legislative authority for a JPA unless it requires powers not common to all its members, or when statutory certainty and specificity is preferable to the agreement's details.

Arguments in Support: Supporters of this bill include a wide range of civic-minded and social justice-oriented community groups located within Los Angeles County, as well as some municipalities and elected officials. They argue that this bill is necessary to address the housing crisis in Los Angeles, because existing resources are insufficient. According to the United Way of Greater Los Angeles (the sponsor of the bill), "SB 679 will provide Los Angeles County with a single countywide affordable housing solutions agency that has the ability to raise its own revenue and fund systemic solutions to the countywide affordable housing crisis."

Other supporters of the bill appreciate its labor standards. For example, the State Building and Construction Trades Council of California support that this bill will "require any housing production that occurs because of SB 679 to be done under either an existing project labor agreement (PLA) or a newly negotiated PLA."

Arguments in Opposition: Opponents of this bill include business and property ownership organizations opposed to increases in taxes. According to the Los Angeles Business Federation (BizFed), "SB 679 would add a bureaucratic layer and excessive new taxes and fees that will make housing more expensive. We fear that this bill will make it easier to enact more rent

control-tenant protection policies in other cities making our current housing scarcity even worse.”

Other opponents of the bill include contractors that oppose the labor standards in this bill. Citing a recent Los Angeles Times story that describes how affordable housing can cost over \$1 million per unit to build, the Western Electrical Contractors Association says “your bill is filled with labor standards the LATimes highlighted (including overlapping PLA mandates) that will make the work of LACAHSAs equally or more costly than the projects described by the Times.”

Related Legislation:

AB 1487 (Chiu, Chapter 598, Statutes of 2019): This bill is the precursor to SB 697. It established BAHFA throughout the San Francisco Bay Area and sets forth the governing structure and powers of the BAHFA Board, allowable financing activities, and allowable expenditures of the revenues generated.

SB 1105 (Hueso) (2022): This bill is similar to SB 679, except focused on San Diego County. It would establish the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency (Agency) in San Diego County to facilitate increased funding for new production, preservation, and renter protections. It sets forth the governing structure and powers of the Agency, allowable financing activities, allowable expenditures of the revenues generated, and labor standards. It is pending hearing in this Committee.

REGISTERED SUPPORT / OPPOSITION:

Support

United Way of Greater Los Angeles (Sponsor)
AARP
Abundant Housing LA
ACT -la
Active San Gabriel Valley
Alliance for Community Transit - Los Angeles
Alliance of Californians for Community Empowerment
Alliance of Californians for Community Empowerment (ACCE) Action
Ascencia
Bell Gardens; City of
Black Women for Wellness Action Project
California State Council of Service Employees International Union
Center for Biological Diversity
Central City Association of Los Angeles
Chrysalis Center, the
City of Bell Gardens
City of Beverly Hills
City of Culver City
City of Long Beach
City of Los Angeles
City of Lynwood

City of Maywood
City of Paramount
City of Santa Monica
City of West Hollywood
Climate Resolve
Communities for a Better Environment
Community Clinic Association of Los Angeles County (CCALAC)
Councilmember Mike Bonin, Eleventh District, City of Los Angeles
Councilwoman Nury Martinez, Sixth District, City of Los Angeles
County of Los Angeles Board of Supervisors
Dignity and Power Now
Disability Community Resource Center
Downtown Women's Center
East LA Community Corporation
Everyone in La
Fathers and Mothers Who Care
Fusion Community Empowerment
Gateway Cities Council of Governments
Ground Game LA
Housing Now! CA
I Did Something Good Today Foundation
IKAR
Imagine LA
Inclusive Action for the City
Inner City Law Center
InnerCity Struggle
Interfaith Solidarity Network
John and Marilyn Wells Family Foundation, Stories from the Frontline
Justice LA
Koreatown Immigrant Workers Alliance
LA Defensa
LA Family Housing
LA Forward
LA Voice
Long Beach Forward
Long Beach Gray Panthers
Long Beach Residents Empowered
Long Beach; City of
Los Angeles Christian Health Centers
Los Angeles Community Action Network
Los Angeles County Young Democrats
Los Angeles LGBT Center
Los Angeles Regional Open Space and Affordable Housing Collaborative
Mayor Eric Garcetti, City of Los Angeles
Mayor Jed Leano, City of Claremont
Mayor of City of Long Beach Robert Garcia
Move LA
Move La, a Project of Community Partners
Natural Resources Defense Council

NoHo Home Alliance
Pacific Urbanism
Path
Presbytery of the Pacific
Procovery Institute
Public Counsel
S.P.E.A.K. OUT LOUD FOUNDATION
Safe Place for Youth
SAJE
San Pedro United Methodist Church
SEIU California
Skid Row Housing Trust
Social Justice Learning Institute
Southwest Regional Council of Carpenters
St. Joseph Center
State Building and Construction Trades Council of CA
Strategic Actions for a Just Economy
T.R.U.S.T. South LA
Tenemos Que Reclamar Y Unidos Salvar LA Tierra - South LA
The Art of Runway
The Center in Hollywood
The LGBTQ Center Long Beach
The People Concern
The United Way of Greater Los Angeles
Union Station Homeless Services
Unite Here Local 11
Valley Beth Shalom Homelessness Task Force
Valley Beth Shalom- Homelessness Task Force
Venice Community Housing Corporation
Venice Family Clinic
Westside for Everyone

Support If Amended

State Building & Construction Trades Council of California

Opposition

Affordable Housing Management Association -pacific Southwest
Affordable Housing Management Association-northern CA Hawaii
Apartment Association of Orange County
Apartment Association, California Southern Cities
California Rental Housing Association
City of Santa Clarita
East Bay Rental Housing Association
Los Angeles County Business Federation (BIZ-FED)
Santa Clarita; City of
Western Electrical Contractors Association

Oppose Unless Amended

California Association of Realtors
San Gabriel Valley Regional Housing Trust

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