



METROPOLITAN  
TRANSPORTATION  
COMMISSION

Agenda Item 4a

Joseph P. Bort MetroCenter  
101 Eighth Street  
Oakland, CA 94607-4700  
TEL 510.817.5700  
TDD/TTY 510.817.5769  
FAX 510.817.5848  
E-MAIL info@mtc.ca.gov  
WEB www.mtc.ca.gov

*Memorandum*

TO: Legislation Committee

DATE: April 5, 2013

FR: Executive Director

W. I. 1131

RE: SB 391 (DeSaulnier): California Homes and Jobs Act

**Background**

SB 391 would impose a \$75 fee on the recording of every real estate document (excluding those related to the *sale* of a property) to provide ongoing funding to support the development, acquisition, rehabilitation and preservation of affordable homes of all kinds, including rental housing, transitional housing, emergency shelters, foreclosure mitigation, and homeownership opportunities for low- and moderate-income households. The bill is a reintroduction of SB 1220 from last year, which fell two votes short of passage on the Senate Floor. With a new Legislature voted into office last November, SB 391 may have a better shot at reaching the Governor's desk.

**Recommendation: Support**

**Discussion**

California's investment in affordable housing is experiencing a significant decline, due to the winding down of two voter approved General Obligation bonds (approved by voters in 2000 and 2006) and the elimination of redevelopment in 2011. In addition, federal support for affordable housing programs has been cut significantly in recent years. According to Senator DeSaulnier's office, SB 391 would provide approximately \$525 million for the California Homes and Jobs Trust Fund, which the bill would create.

Notably, SB 391 would authorize California's first dedicated, ongoing funding source for affordable housing, bringing California in line with 39 other states, according to the Non-Profit Housing Association of Northern California (NPH). Document-recording fees are also a common source of revenue to support an affordable housing trust fund and are currently on the books in eleven other states.<sup>1</sup> Given the importance of affordable housing to the draft *Plan Bay Area* and the demonstrated need for subsidies to facilitate its construction, staff recommends a support position on this bill.

**Known Positions**

**Support**

See Attachment 1

**Oppose**

County Recorders Association of California

Steve Heminger

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<sup>1</sup> Connecticut, Delaware, Florida, Kentucky, Massachusetts, Missouri, Nebraska, Ohio, Oregon, Pennsylvania, and Washington. Source: NPH.

**SB 391 (DeSaulnier)**

**THE CALIFORNIA HOMES AND JOBS ACT OF 2013  
Support Positions**

California Housing Consortium (sponsor) Housing California (sponsor)  
AARP  
Abode Communities  
Alameda County Developmental Disabilities Council  
Alpha Construction Company  
Amstutz Associates  
Asian Pacific Environmental Network  
Asthma Coalition of Los Angeles County  
Bay Area Community Land Trust  
Bay Area Council  
Cabrillo Economic Development Corporation  
Cahill Contractors  
California Building Industry Association  
California Council of Community Mental Health Agencies  
Casa Major  
City of Lynwood  
City of Oakland  
City of Oxnard  
City of Pasadena  
City of San Joaquin  
Community Housing Opportunities Corporation  
Community Housing Works  
Corporation for Supportive Housing  
County of Contra Costa  
Curtom-Dunsmuir  
Domus Development  
EAH Housing  
East Bay Developmental Disabilities Legislative Coalition  
East LA Community Corporation  
First Place for Youth  
Habitat for Humanity California  
Habitat for Humanity Pomona Valley  
Habitat for Humanity of San Luis Obispo  
County Habitat for Humanity Santa Cruz County  
Highridge Costa Housing Partners  
Hollywood Community Housing Corporation  
Home Builders Association of Tulare/Kings Counties  
Home Start  
Housing Leadership Council of San Mateo County  
InnerCity Struggle  
International Association for Women of Color Day  
John Stewart Company

**SB 391 Support Positions (continued)**

Lauterbach and Associates  
LeSar Development Consultants  
LifeSTEPS  
Loaves and Fishes  
Local Initiatives Support Corporation  
Los Angeles Area Chamber of Commerce  
Los Angeles Business Council  
Los Angeles Community Action Network  
Mammoth Lakes Housing  
Marin Workforce Housing Trust  
Mercy Housing  
Multicultural Communities for Mobility  
National Community Renaissance  
National Housing Law Project  
NeighborWorks Orange County  
Non-Profit Housing Association of Northern California  
Northern Circle Indian Housing Authority  
Opportune Companies  
Orange County Business Council  
Palm Communities  
Resources for Community Development  
Ruiz Brothers Construction Co.  
Sacramento Homeless Organizing Committee  
Sacramento Housing Alliance  
St. Joseph Center  
San Benito County Housing and Economic Development Department  
San Luis Obispo County Housing Trust Fund  
Self-Help Enterprises  
Service Employees International Union (SEIU) California State Council  
Sierra Business Council  
Silicon Valley Leadership Group  
Skid Row Housing Trust  
Southeast Asian Community Alliance  
SPUR  
Stand Up for Neighborly Novato  
State Treasurer Bill Lockyer  
Sun Country Builders  
Sunseri Construction  
Tenderloin Neighborhood Development Corporation  
Thai Community Development Center  
Thomas Safran and Associates  
Turning Point Community Programs  
United Way of Fresno County  
Venice Community Housing Corporation  
Visionary Home Builders