



# City of San Leandro

Meeting Date: June 17, 2013

## Resolution - Council

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**File Number:** 13-194

**Agenda Section:** CONSENT CALENDAR

**Agenda Number:** 8.B.

**TO:** City Council

**FROM:** Chris Zapata  
City Manager

**BY:** City Council

**FINANCE REVIEW:** Not Applicable

**TITLE:** ADOPT: Resolution Supporting Senate Bill 391 [DeSaulnier] to Enact the California Homes and Jobs Act of 2013 (establishes funding dedicated to affordable housing development and programs by imposing a \$75 recording fee on real estate documents)

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WHEREAS, families continue to face a housing crisis as mortgages remain out of reach, credit standards have tightened, and the foreclosure crisis has pushed more people into a rental market, leading to record-setting increases; and

WHEREAS, California needs to get building again to create jobs and build homes for those in need, including families with children, seniors, veterans, and people with disabilities; and

WHEREAS, the City has recently benefitted from investment in affordable homes from the successful state bond Proposition 1C, which has directed nearly \$22 million in state investment to a proposed 200 unit affordable rental housing development by the nonprofit BRIDGE Housing Corporation and will help BRIDGE leverage over \$25 million in federal, local and private dollars; and

WHEREAS, with funds from successful state housing bonds (Propositions 46 and 1C) exhausted and the complete elimination of redevelopment, the availability of state dollars that leverage federal and local funds and private investment is the lowest it has been in years, threatening housing production and the jobs that go with it; and

WHEREAS, SB 391, the California Homes and Jobs Act of 2013, will create a stable funding source for investment in homes and jobs; and

WHEREAS, SB 391 would generate an estimated \$500 million in state investment annually and leverage an additional \$2.78 billion in federal and local funding and bank loans and deploy these

funds through a successful public/private partnership model; and

WHEREAS, SB 391 would create 29,000 jobs in California annually, and help businesses stay competitive when they can attract and retain the talent that fuels California's economy .

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of San Leandro supports SB 391 to assist residents and create jobs by creating a new source of revenue for investment in affordable homes.

AMENDED IN SENATE MAY 20, 2013

AMENDED IN SENATE MAY 7, 2013

AMENDED IN SENATE APRIL 2, 2013

**SENATE BILL**

**No. 391**

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**Introduced by Senator DeSaulnier**

(Principal coauthors: Assembly Members Atkins, Bocanegra, and Gordon)

**(Coauthors: Senators Block, Correa, Hancock, Hill, Leno, Lieu, Pavley, Price, and Roth)**

(Coauthors: Assembly Members Ammiano, Bloom, Bonilla, Garcia, Mullin, Quirk-Silva, Torres, and Wieckowski)

February 20, 2013

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An act to add Section 27388.1 to the Government Code, and to add Chapter 2.5 (commencing with Section 50470) to Part 2 of Division 31 of the Health and Safety Code, relating to housing, *making an appropriation therefor*, and declaring the urgency thereof, to take effect immediately.

LEGISLATIVE COUNSEL'S DIGEST

SB 391, as amended, DeSaulnier. California Homes and Jobs Act of 2013.

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time homebuyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law. Existing law requires that proceeds from the sale of these bonds be used to finance

various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks.

This bill would enact the California Homes and Jobs Act of 2013. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded. By imposing new duties on counties with respect to the imposition of the recording fee, the bill would create a state-mandated local program. The bill would require that revenues from this fee be sent quarterly to the Department of Housing and Community Development for deposit in the California Homes and Jobs Trust Fund, which the bill would create within the State Treasury. The bill would provide that moneys in the fund may be expended for supporting affordable housing, administering housing programs, and the cost of periodic audits, as specified. The bill would impose certain auditing and reporting requirements.

*Existing law requires the Department of Industrial Relations to monitor and enforce compliance with applicable prevailing wage requirements for specified public works projects that are funded by state bond proceeds. Moneys collected for this purpose are continuously appropriated to the department from the State Public Works Enforcement Fund to cover the costs of these monitoring and enforcement duties.*

*This bill would require the Department of Industrial Relations to monitor and enforce prevailing wage requirements for construction contracts for certain public works projects over \$1,000,000, that are funded, in whole or in part, by the bill. The bill would authorize the department to charge each person or entity awarding a construction contract for the reasonable and directly related costs of the monitoring and enforcement activities, and would require the department to deposit the moneys collected into the State Public Works Enforcement Fund. The bill would exempt projects with a collective bargaining agreement with a mechanism for resolution of wage disputes from this requirement.*

*By establishing a new source of revenue for a continuously appropriated fund, this bill would make an appropriation.*

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

This bill would declare that it is to take effect immediately as an urgency statute.

Vote:  $\frac{2}{3}$ . Appropriation: ~~no~~ yes. Fiscal committee: yes. State-mandated local program: yes.

*The people of the State of California do enact as follows:*

1 SECTION 1. This act shall be known as the California Homes  
2 and Jobs Act of 2013.

3 SEC. 2. The Legislature finds and declares that having a healthy  
4 housing market that provides an adequate supply of homes  
5 affordable to Californians at all income levels is critical to the  
6 economic prosperity and quality of life in the state. The Legislature  
7 further finds and declares all of the following:

8 (a) Funding approved by the state’s voters in 2002 and 2006,  
9 as of June 2011, has financed the construction, rehabilitation, and  
10 preservation of over 11,600 shelter spaces and 57,220 affordable  
11 apartments, including 2,500 supportive homes for people  
12 experiencing homelessness. In addition, these funds have helped  
13 57,290 families become or remain homeowners. Nearly all of the  
14 voter-approved funding for affordable housing was awarded by  
15 the beginning of 2012.

16 (b) The requirement in the Community Redevelopment Law  
17 that redevelopment agencies set aside 20 percent of tax increment  
18 for affordable housing generated roughly one billion dollars  
19 (\$1,000,000,000) per year. With the elimination of redevelopment  
20 agencies, this funding stream has disappeared.

21 (c) California has 12 percent of the United States population,  
22 but 21.4 percent of its homeless population. Seventy-three percent  
23 of people experiencing homelessness in California fell into it  
24 because they could not afford a place to live. Sixty-two percent of  
25 homeless Californians are unsheltered, 14 percent are veterans,  
26 and 20 percent are families.

27 (d) Furthermore, 4 of the top 10 metropolitan areas in the  
28 country for homeless are in the following metropolitan areas in

1 California: San Jose-Sunnyvale-Santa Clara, Los Angeles-Long  
2 Beach-Santa Ana, Fresno, and Stockton.

3 (e) California continues to have the second lowest  
4 homeownership rate in the nation, and minimum wage earners  
5 have to work 120 hours per week to afford the average  
6 two-bedroom apartment.

7 (f) Millions of Californians are affected by the state's chronic  
8 housing shortage, including seniors, veterans, people experiencing  
9 chronic homelessness, working families, people with mental,  
10 physical, or developmental disabilities, agricultural workers, people  
11 exiting jails, prisons, and other state institutions, survivors of  
12 domestic violence, and former foster and transition-aged youth.

13 (g) While the current credit and foreclosure crisis has resulted  
14 in reductions in home prices in some areas, it has increased pressure  
15 on the rental housing market and slowed new housing production  
16 of all types, exacerbating the mismatch between the ever-increasing  
17 number of households that need housing they can afford and the  
18 supply.

19 (h) California's workforce continues to experience longer  
20 commute times as persons in the workforce seek affordable housing  
21 outside the areas in which they work. If California is unable to  
22 support the construction of affordable housing in these areas,  
23 congestion problems will strain the state's transportation system  
24 and exacerbate greenhouse gas emissions.

25 (i) Many economists agree that the state's higher than average  
26 unemployment rate is due in large part to massive shrinkage in the  
27 construction industry from 2005 to 2009, including losses of nearly  
28 700,000 construction-related jobs, a 60-percent decline in  
29 construction spending, and an 83-percent reduction in residential  
30 permits. Restoration of a healthy construction sector will  
31 significantly reduce the state's unemployment rate.

32 (j) The lack of sufficient housing impedes economic growth  
33 and development by making it difficult for California employers  
34 to attract and retain employees.

35 (k) To keep pace with continuing demand, the state should  
36 identify and establish a permanent, ongoing source or sources of  
37 funding dedicated to affordable housing development. Without a  
38 reliable source of funding for housing affordable to the state's  
39 workforce and most vulnerable residents, the state and its local  
40 and private housing development partners will not be able to

1 continue increasing the supply of housing after existing housing  
2 bond resources are depleted.

3 (l) The investment will leverage billions of dollars in private  
4 investment, lessen demands on law enforcement and dwindling  
5 health care resources as fewer people are forced to live on the  
6 streets or in dangerous substandard buildings, and increase  
7 businesses' ability to attract and retain skilled workers.

8 (m) In order to promote housing and homeownership  
9 opportunities, the recording fee imposed by this act should not be  
10 applied to any recordings made in connection with a sale of real  
11 property. Purchasing housing is likely the largest purchase made  
12 by Californians, and it is the intent of this act not to increase  
13 transaction costs associated with these transfers.

14 SEC. 3. Section 27388.1 is added to the Government Code, to  
15 read:

16 27388.1. (a) (1) Commencing January 1, 2014, and except as  
17 provided in paragraph (2), in addition to any other recording fees  
18 specified in this code, a fee of seventy-five dollars (\$75) shall be  
19 paid at the time of recording of every real estate instrument, paper,  
20 or notice required or permitted by law to be recorded except those  
21 expressly exempted from payment of recording fees. "Real estate  
22 instrument, paper, or notice" means a document relating to real  
23 property, including, but not limited to, the following: deed, grant  
24 deed, trustee's deed, deed of trust, reconveyance, quit claim deed,  
25 fictitious deed of trust, assignment of deed of trust, request for  
26 notice of default, abstract of judgment, subordination agreement,  
27 declaration of homestead, abandonment of homestead, notice of  
28 default, release or discharge, easement, notice of trustee sale, notice  
29 of completion, UCC financing statement, mechanic's lien, maps,  
30 and covenants, conditions, and restrictions.

31 (2) The fee described in paragraph (1) shall not be imposed on  
32 any real estate instrument, paper, or notice recorded in connection  
33 with a transfer subject to the imposition of a documentary transfer  
34 tax as defined in Section 11911 of the Revenue and Taxation Code.

35 (b) The fees, after deduction of any actual and necessary  
36 administrative costs incurred by the county recorder in carrying  
37 out this section, shall be sent quarterly to the Department of  
38 Housing and Community Development for deposit in the California  
39 Homes and Jobs Trust Fund established by Section 50471 of the  
40 Health and Safety Code, to be expended for the purposes set forth

1 in that section. In addition, the county shall pay to the Department  
2 of Housing and Community Development interest, at the legal  
3 rate, on any funds not paid to the Controller within 30 days of the  
4 end of a quarter.

5 SEC. 4. Chapter 2.5 (commencing with Section 50470) is added  
6 to Part 2 of Division 31 of the Health and Safety Code, to read:

7  
8 CHAPTER 2.5. CALIFORNIA HOMES AND JOBS TRUST FUND

9  
10 Article 1. General Provisions

11  
12 50470. This chapter shall be known, and may be cited, as the  
13 California Homes and Jobs Act of 2013.

14 50471. (a) There is hereby created in the State Treasury the  
15 California Homes and Jobs Trust Fund. All interest or other  
16 increments resulting from the investment of moneys in the fund  
17 shall be deposited in the fund, notwithstanding Section 16305.7  
18 of the Government Code. Moneys in the California Homes and  
19 Jobs Trust Fund shall not be subject to transfer to any other fund  
20 pursuant to any provision of Part 2 (commencing with Section  
21 16300) of Division 4 of Title 2 of the Government Code, except  
22 to the Surplus Money Investment Fund. Upon appropriation by  
23 the Legislature, moneys in the fund may be expended for the  
24 following purposes:

25 (1) Supporting the development, acquisition, rehabilitation, and  
26 preservation of housing affordable to low- and moderate-income  
27 households, including, but not limited to, emergency shelters;  
28 transitional and permanent rental housing, including necessary  
29 service and operating subsidies; foreclosure mitigation; and  
30 homeownership opportunities.

31 (2) Administering housing programs that receive an  
32 appropriation from the fund. Moneys expended for this purpose  
33 shall not exceed 5 percent of the moneys in the fund.

34 (3) The cost of periodic audits required by Section 50475.

35 (b) Both of the following shall be paid and deposited in the  
36 fund:

37 (1) Any moneys appropriated and made available by the  
38 Legislature for purposes of the fund.



1 (2) Any other moneys that may be made available to the  
2 department for the purposes of the fund from any other source or  
3 sources.

4 50472. (a) *This section applies to all construction projects in*  
5 *excess of one million dollars (\$1,000,000) that are funded, in whole*  
6 *or in part, from the California Homes and Jobs Trust Fund, and*  
7 *that are public works within the meaning of Section 1720 of the*  
8 *Labor Code.*

9 (b) (1) *The Department of Industrial Relations shall monitor*  
10 *and enforce compliance with applicable prevailing wage*  
11 *requirements for any construction contract on a project subject*  
12 *to this section and shall charge each person or entity awarding a*  
13 *construction contract for the reasonable and directly related costs*  
14 *of monitoring and enforcing compliance with the prevailing wage*  
15 *requirements. The department, with the approval of the Director*  
16 *of Finance, shall determine the rate or rates, which the department*  
17 *may from time to time amend, that the department shall charge to*  
18 *recover the reasonable and directly related costs of performing*  
19 *the monitoring and enforcement services for public works projects.*  
20 *However, the amount charged by the department shall not exceed*  
21 *one-fourth of 1 percent of the amount of the contract.*

22 (2) *All moneys received by the department pursuant to this*  
23 *section shall be deposited into the State Public Works Enforcement*  
24 *Fund created by Section 1771.3 of the Labor Code.*

25 (3) *Paragraph (1) shall not apply to a project if a collective*  
26 *bargaining agreement binds all of the contractors performing*  
27 *work on the project, and that collective bargaining agreement*  
28 *includes a mechanism for resolving disputes regarding the payment*  
29 *of wages.*

30

31

## Article 2. Audits and Reporting

32

33 50475. The California State Auditor's Office shall conduct  
34 periodic audits to ensure that the annual allocation to individual  
35 programs is awarded by the department in a timely fashion  
36 consistent with the requirements of this chapter. The first audit  
37 shall be conducted no later than 24 months from the effective date  
38 of this section.

39 50476. In its annual report to the Legislature pursuant to  
40 Section 50408, the department shall report how funds that were

1 made available pursuant to this chapter and allocated in the prior  
2 year were expended, including efforts to promote a geographically  
3 balanced distribution of funds. The department shall make the  
4 report available to the public on its Internet Web site.

5 SEC. 5. No reimbursement is required by this act pursuant to  
6 Section 6 of Article XIII B of the California Constitution because  
7 a local agency or school district has the authority to levy service  
8 charges, fees, or assessments sufficient to pay for the program or  
9 level of service mandated by this act, within the meaning of Section  
10 17556 of the Government Code.

11 SEC. 6. This act is an urgency statute necessary for the  
12 immediate preservation of the public peace, health, or safety within  
13 the meaning of Article IV of the Constitution and shall go into  
14 immediate effect. The facts constituting the necessity are:

15 In order to provide affordable housing opportunities at the earliest  
16 possible time, it is necessary for this act to take effect immediately.