ASSEMBLY BILL No. 1335

Introduced by Assembly Member Atkins
(Principal coauthors: Assembly Members Chau, Chiu, and Gordon)
(Coauthors: Assembly Members Alejo, Bloom, Bonilla, Bonta, Cooper, Gonzalez, Lopez, Low, McCarty, Mullin, Rendon, Santiago, Mark Stone, Ting, and Weber)
(Coauthor: Senator Hill)

February 27, 2015

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, and declaring the urgency thereof, to take effect immediately.

LEGISLATIVE COUNSEL’S DIGEST

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, homeownership 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 Building Homes and Jobs Act. 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, per each single transaction per single parcel of real property, not to exceed $225. 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, after deduction of any actual and necessary administrative costs incurred by the county recorder, be sent quarterly to the Department of Housing and Community Development for deposit in the Building Homes and Jobs Fund, which the bill would create within the State Treasury. The bill would, upon appropriation by the Legislature, require that 20% of the moneys in the fund be expended for affordable owner-occupied workforce housing, 10% of the moneys for housing purposes related to agricultural workers and their families, and would authorize the remainder of the moneys in the fund to be expended to support affordable housing, homeownership opportunities, and other housing-related programs, and administrative costs, as specified. The bill would impose certain auditing and reporting requirements and would establish the Building Homes and Jobs Trust Fund Governing Board that would, among other things, review and approve recommendations made by the Department of Housing and Community Development for the distribution of moneys from the fund.

This bill would state the intent of the Legislature to enact legislation that would create the Secretary of Housing within state government to oversee all activities related to housing in the state.

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

SECTION 1. This act shall be known as the Building Homes and Jobs Act.

SEC. 2. (a) The Legislature finds and declares that having a healthy housing market that provides an adequate supply of homes affordable to Californians at all income levels is critical to the economic prosperity and quality of life in the state.

(b) The Legislature further finds and declares all of the following:

(1) Funding approved by the state’s voters in 2002 and 2006, as of June 2014, has financed the construction, rehabilitation, and preservation of over 14,000 shelter spaces and 149,000 affordable homes. These numbers include thousands of supportive homes for people experiencing homelessness. In addition, these funds have helped tens of thousands of families become or remain homeowners. Nearly all of the voter-approved funding for affordable housing was awarded by the beginning of 2015.

(2) The requirement in the Community Redevelopment Law that redevelopment agencies set aside 20 percent of tax increment for affordable housing generated roughly $1 billion per year. With the elimination of redevelopment agencies, this funding stream has disappeared.

(3) In 2014, the Legislature committed 10 percent of ongoing cap-and-trade funds for affordable housing that reduces greenhouse gas emissions and dedicated $100 million in one-time funding for affordable multifamily and permanent supportive housing. In addition, the people of California thoughtfully approved the repurposing of $600 million in already committed bond funds for the creation of affordable rental and permanent supportive housing for veterans through the passage of Proposition 41.

(4) Despite these investments, the need in the state of California greatly exceeds the available resources, considering 36.2 percent of mortgaged homeowners and 47.7 percent of all renters are spending more than 35 percent of their household incomes on housing.
California has 12 percent of the United States population, but 20 percent of its homeless population. California has the highest percentage of unsheltered homeless in the nation, with 63 percent of homeless Californians not having shelter. California has 24 percent of the nation’s homeless veterans population and one-third of the nations’ chronically homeless population. California also has the largest populations of unaccompanied homeless children and youth, with 30 percent of the national total.

Furthermore, four of the top 10 metropolitan areas in the country with the highest rate of homelessness are in the following metropolitan areas in California: San Jose-Sunnyvale-Santa Clara, Los Angeles-Long Beach-Santa Ana, Fresno, and Stockton.

California continues to have the second lowest homeownership rate in the nation, and the Los Angeles metropolitan area is now a majority renter area. In fact, five of the eight lowest homeownership rates are in metropolitan areas in California.

Los Angeles and Orange Counties have been identified as the epicenter of overcrowded housing, and numerous studies have shown that children in crowded homes have poorer health, worse scores on mathematics and reading tests, and higher rates of depression and behavioral problems—even when poverty is taken into account.

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

Eight of the top 10 hardest hit cities by the foreclosure crisis in the nation were in California. They include the Cities of Stockton, Modesto, Vallejo, Riverside, San Bernardino, Merced, Bakersfield, and Sacramento.

California’s workforce continues to experience longer commute times as persons in the workforce seek affordable housing outside the areas in which they work. If California is unable to support the construction of affordable housing in these areas, congestion problems will strain the state’s transportation system and exacerbate greenhouse gas emissions.
(12) Many economists agree that the state’s higher than average unemployment rate is due in large part to massive shrinkage in the construction industry from 2005 to 2009, including losses of nearly 700,000 construction-related jobs, a 60-percent decline in construction spending, and an 83-percent reduction in residential permits. Restoration of a healthy construction sector will significantly reduce the state’s unemployment rate.

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

(14) To keep pace with continuing demand, the state should identify and establish a permanent, ongoing source or sources of funding dedicated to affordable housing development. Without a reliable source of funding for housing affordable to the state’s workforce and most vulnerable residents, the state and its local and private housing development partners will not be able to continue increasing the supply of housing after existing housing bond resources are depleted.

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

(16) In order to promote housing and homeownership opportunities, the recording fee imposed by this act shall not be applied to any recording made in connection with a sale of real property. Purchasing a home is likely the largest purchase made by Californians, and it is the intent of this act to not increase transaction costs associated with these transfers.

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

27388.1. (a) (1) Commencing January 1, 2016, and except as provided in paragraph (2), in addition to any other recording fees specified in this code, a fee of seventy-five dollars ($75) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars ($225). “Real estate instrument, paper, or notice” means a
document relating to real property, including, but not limited to, the following: deed, grant deed, trustee’s deed, deed of trust, reconveyance, quit claim deed, fictitious deed of trust, assignment of deed of trust, request for notice of default, abstract of judgment, subordination agreement, declaration of homestead, abandonment of homestead, notice of default, release or discharge, easement, notice of trustee sale, notice of completion, UCC financing statement, mechanic’s lien, maps, and covenants, conditions, and restrictions.

(2) The fee described in paragraph (1) shall not be imposed on any real estate instrument, paper, or notice recorded in connection with a transfer subject to the imposition of a documentary transfer tax as defined in Section 11911 of the Revenue and Taxation Code or on any real estate instrument, paper, or notice recorded in connection with a transfer of real property that is a residential dwelling to an owner-occupier.

(b) The fees, after deduction of any actual and necessary administrative costs incurred by the county recorder in carrying out this section, shall be remitted quarterly, on or before the last day of the month next succeeding each calendar quarterly period, to the Department of Housing and Community Development for deposit in the California Homes and Jobs Trust Fund established by Section 50470 of the Health and Safety Code, to be expended for the purposes set forth in that section. In addition, the county shall pay to the Department of Housing and Community Development interest, at the legal rate, on any funds not paid to the Controller before the last day of the month next succeeding each quarterly period.

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

CHAPTER 2.5. BUILDING HOMES AND JOBS ACT


50470. (a) (1) There is hereby created in the State Treasury the Building Homes and Jobs Trust Fund. All interest or other increments resulting from the investment of moneys in the fund shall be deposited in the fund, notwithstanding Section 16305.7 of the Government Code.
(2) Moneys in the Building Homes and Jobs Trust Fund shall not be subject to transfer to any other fund pursuant to any provision of Part 2 (commencing with Section 16300) of Division 4 of Title 2 of the Government Code, except to the Surplus Money Investment Fund. Upon appropriation by the Legislature:

(A) Twenty percent of moneys in the fund shall be expended for affordable owner-occupied workforce housing.

(B) Ten percent of the moneys in the fund shall be expended to address affordable homeownership and rental housing opportunities for agricultural workers and their families.

(C) The remainder of the moneys in the fund may be expended for the following purposes:

(i) The development, acquisition, rehabilitation, and preservation of rental housing that is affordable to extremely low, very low, low-, and moderate-income households, including necessary operating subsidies.

(ii) Affordable rental and ownership housing that meets the needs of a growing workforce up to 120 percent of area median income.

(iii) Matching portions of funds placed into local or regional housing trust funds.

(iv) Matching portions of funds available through the Low and Moderate Income Housing Asset Fund pursuant to subdivision (d) of Section 34176 of the Health and Safety Code.

(v) Capitalized reserves for services connected to the creation of new permanent supportive housing, including, but not limited to, developments funded through the Veterans Housing and Homelessness Prevention Program.

(vi) Emergency shelters, transitional housing, and rapid rehousing.

(vii) Accessibility modifications.

(viii) Efforts to acquire and rehabilitate foreclosed or vacant homes.

(ix) Homeownership opportunities, including, but not limited to, down payment assistance.

(x) To the department for the administration of housing programs that receive an appropriation from the fund. Moneys
expenditure for this purpose shall not exceed 5 percent of the moneys in the fund.

(3) A state or local entity that receives an appropriation or allocation pursuant to this chapter shall use no more than 5 percent of that appropriation or allocation for costs related to the administration of the housing program for which the appropriation or allocation was made.

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

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

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

(c) If a local government does not expend the moneys allocated to it, pursuant to this chapter, within five years of that allocation, those moneys shall revert to and be paid and deposited in, the fund.

50470.5. For purposes of this chapter:

(a) “Department” means the Department of Housing and Community Development.

(b) “Governing Board” means the Building Homes and Jobs Trust Fund Governing Board.

50470.7. (a) The Building Homes and Jobs Trust Fund Governing Board is hereby established. The governing board shall include one representative from the department, one representative from the California Housing Finance Agency, and one representative from the Office of the Treasurer. The governing board shall consist also include no fewer than two real estate licensees, one from northern California and one from southern California, each with not less than 10 years of real estate experience and membership in a real estate trade organization with not less than 20,000 licensees. The governing board shall include a local government official from northern and southern California, and a representative from the northern and southern California home building industry, all of whom shall be appointed by the Governor.

(b) (1) The governing board also shall include six public members. Two of the public members must be representative of nonprofit affordable housing development, one appointed by the Speaker of the Assembly and one appointed by the President pro
Tempore of the Senate. Two of the public members must be
representative of for-profit affordable housing development, one
appointed by the Speaker of the Assembly and one appointed by
the President pro Tempore of the Senate. The Speaker of the
Assembly and the President pro Tempore of the Senate shall each
appoint one additional public member who shall be representative
of, or have experience in, one or more of the following areas:

(A) Private sector lending.
(B) For-profit affordable housing development.
(C) Nonprofit affordable housing development.
(D) Working with special needs populations, including persons
experiencing homelessness.
(E) Architecture.
(F) Housing development consultation.
(G) Housing issues related academia.

(2) Overall public membership shall contribute to a balance
among geographic areas and between rural and urban interests.

50471. (a) In order to maximize efficiency and address
comprehensive needs, the department, in consultation with the
California Housing Finance Agency, the California Tax Credit
Allocation Committee, and the California Debt Limit Allocation
Committee, shall develop and submit to the Legislature, at the time
of the Department of Finance’s adjustments to the proposed
2015–16 fiscal year budget pursuant to subdivision (e) of Section
13308 of the Government Code, the Building Homes and Jobs
Investment Strategy. Notwithstanding Section 10231.5 of the
Government Code, commencing with the 2020–21 fiscal year, and
every five years thereafter, concurrent with the release of the
Governor’s proposed budget, the department shall update the
investment strategy and submit it to the Legislature. The governing
board shall review and advise the department regarding the
investment strategy prior to its submission to the Legislature. The
investment strategy shall do all of the following:

(1) Identify the statewide needs, goals, objectives, and outcomes
for housing for a five-year time period. Goals should include targets
of the total number of affordable homes created and preserved
with the funds.

(2) Promote—(A) Provide for a geographically balanced
distribution of funds, including consideration of a 50 percent
direct allocation of funds to local governments.
In order to receive an allocation a local government shall:

1. Submit a plan to the department detailing how allocated funds will be used by the local government in manner consistent with paragraph (2) of subdivision (a) of Section 50470.
2. Have a compliant housing element with the state, submit annual reports pursuant to Section 65400 of the Government Code, and submit an annual report to the department that provides ongoing tracking of the uses and expenditures of any allocated funds.
3. Emphasize investments that serve households that are at or below 60 percent of area median income.
4. Meet the following minimum objectives:
   A. Encourage economic development and job creation by helping to meet the housing needs of a growing workforce up to 120 percent of area median income.
   B. Identify opportunities for coordination among state departments and agencies to achieve greater efficiencies, increase the amount of federal investment in production, services, and operating costs of housing, and promote energy efficiency in housing produced.
   C. Incentivize the use and coordination of nontraditional funding sources including philanthropic funds, local realignment funds, nonhousing tax increment, the federal Patient Protection and Affordable Care Act, and other resources.
   D. Incentivize innovative approaches that produce cost savings to local and state services by reducing the instability of housing for frequent, high-cost users of hospitals, jails, detoxification facilities, psychiatric hospitals, and emergency shelters.
5. Before submitting the Building Homes and Jobs Investment Strategy to the Legislature, the department shall hold at least four public workshops in different regions of the state to further inform the development of the investment strategy.
6. Expenditure requests contained in the Governor’s proposed budget shall be consistent with the Building Homes and Jobs Investment Strategy developed and submitted pursuant to this part. Moneys in the Building Homes and Jobs Trust Fund shall be appropriated through the annual Budget Act.
7. The Building Homes and Jobs Investment Strategy and updates required by this section shall be submitted pursuant to Section 9795 of the Government Code.
(e) The governing board shall have the authority to review and approve department recommendations for all funds distributed from the Building Homes and Jobs Trust Fund.

Article 2. Audits and Reporting

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

50476. (a) In its annual report to the Legislature pursuant to Section 50408, the department shall report how funds that were made available pursuant to this chapter and allocated in the prior year were expended, including efforts to promote a geographically balanced distribution of funds. The report shall also assess the impact of the investment on job creation and the economy. With respect to any awards made specifically to house or support persons who are homeless or at-risk of homelessness, the report shall include an analysis of the effectiveness of the funding in allowing these households to retain permanent housing. The department shall make the report available to the public on its Internet Web site.

(b) (1) In the report, the department shall make a determination of whether any of the moneys derived from fees collected pursuant to Section 27388.1 of the Government Code are being allocated by the state for any purpose not authorized by Section 50470 and shall share the information with the county recorders.

(2) If the department determines that any moneys derived from fees collected pursuant to Section 27388.1 of the Government Code are being allocated by the state for a purpose not authorized by Section 50470, the county recorders shall, upon notice of the determination, immediately cease collection of the fees imposed by Section 27388.1 of the Government Code, and shall resume collection of those fees only upon notice that the moneys derived from fees collected pursuant to Section 23788.1 of the Government Code are being allocated by the state only for a purpose authorized by Section 50470.
SEC. 5. (a) The Legislature finds and declares that the housing market plays a critical role in the functioning of the California economy.
(b) The Legislature further finds and declares all of the following:
   (1) The need for housing is something every Californian encounters.
   (2) Adequate and stable housing is a crucial component of all Californians’ quality of life.
   (3) The expenditure for housing is one of the largest expenses all Californians undertake in their day-to-day lives.
   (4) Housing and housing-related activities are of such significant importance to the state that it warrants a clear and unified voice in state government.
(c) It is the intent of the Legislature to enact legislation that would create a Secretary of Housing within state government to oversee all activities related to housing in the state. In creating this position, it is the intent of the Legislature that all professional entities that play a role in the housing market would be authorized to be incorporated in order to have a clearer and more unified approach to housing in California.
SEC. 6. No reimbursement is required by this act pursuant to Section 6 of Article XIIIB of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.
SEC. 7. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:
In order to provide affordable housing opportunities at the earliest possible time, it is necessary for this act to take effect immediately.
IN BRIEF

The Building Homes and Jobs Act establishes a permanent funding source for affordable housing, through a fee on real estate transaction documents, excluding commercial and residential real-estate sales.

THE ISSUE

California has a housing affordability crisis.

- According to the Public Policy Institute of California (PPIC), as of February 2015, roughly 36% of mortgaged homeowners and approximately 48% of all renters are spending more than one-third of their household incomes on housing.
- California continues to have the second lowest homeownership rate in the nation and the Los Angeles metropolitan area is now a majority renter region. In fact, five of the eight lowest homeownership rates in the nation are in California metropolitan areas.
- California has 12% of the United States population, but 20% of its homeless population – 63% of these homeless Californians are unsheltered (the highest rate in the nation).
- At any given time, 134,000 Californians are homeless. California has 24% of the nation’s homeless veterans and one-third of the nations’ chronically homeless. The state also has the largest numbers of unaccompanied homeless children and youth, with 30% of the national total.
- For the first time, Standard and Poors Ratings Services cited California’s “Persistently high cost of housing” as contributing to a relatively weaker business climate and a credit weakness in the rating of California General Obligation bonds.

BACKGROUND

Increasing the construction, building, and availability of affordable housing is good for the economy, the budget, job creation, and families:

- The Bay Area Council, the Los Angeles Area Chamber of Commerce, the Los Angeles Business Council, the Orange County Business Council, and the Silicon Valley Leadership Group agree that less affordable housing impedes California businesses from attracting and retaining workers.
- On average, a single homeless Californian incurs $2,897 per month in county costs for emergency room visits and in-patient hospital stays, as well as the costs of arrests and incarceration. Roughly 79% of these costs are cut when that person has an affordable home.
- An estimated 29,000 jobs would be created annually for every $500 million spent on affordable housing.

THE SOLUTION

Increased and ongoing funding for affordable housing is critical to stabilize the state’s housing development and construction marketplace. If developers know that there is a sustainable source of funding available, they will take on the risk that comes with development — and create a reliable pipeline of well-paying construction jobs in the process.

The Building Homes and Jobs Act will utilize a pay as you go approach and generate hundreds of millions of dollars annually for affordable housing through a $75 fee on real estate recorded documents, excluding those documents associated with real estate sales. The fee is capped at $225 on a per parcel, per transaction basis. 50% of the funds will be distributed directly to local governments. 20% of the funds will be spent on affordable homeownership needs for a growing workforce and 10% of the funds will go to meet the affordable housing needs of agricultural workers and their families. The funds generated will leverage an additional $2 to $3 billion in federal, local, and bank investment.

FOR MORE INFORMATION

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Factsheet for AB # 1335 (Atkins), As amended June 3, 2015
SUPPORT
Abode Communities
Access to Independence
A Community of Friends
Adventist Health
Affirmed Housing
Alameda County Housing Authority
American Federation of State, County, and Municipal Employees (AFSCME), AFL-CIO
American Planning Association California Chapter
Apartment Association of Greater Los Angeles
Aspiranet
Association of Bay Area Governments
Association of Regional Center Agencies
Bay Area Council
Biocom
Bridge Housing
Building Industry Association of Southern California
Burbank Housing Development Corp
Cabrillo Economic Development Corporation
California Apartment Association
California Association of Code Enforcement Officers
California Association of Food Banks
California Association of Housing Authorities
California Association of Local Housing Finance Agencies
California Association of Realtors
California Building Industry Association
California Coalition for Rural Housing
California Coalition for Youth
California College and University Police Chiefs Association
California Community Foundation
California Council of Carpenters
California Council of Community Mental Health Agencies
California Economic Summit
California Equity Leaders Network
California Housing Consortium
California Housing Partnership Corporation
California Infill Builders Federation
California Institute for Rural Studies
California Labor Federation
California Narcotics Officers Association
CA-NV Conference of Operating Engineers
California PACE Association (CalPACE)
California Partnership to End Domestic Violence
California Police Chiefs Association
California Rural Legal Assistance Foundation
California Special Districts Association
California State Association of Electrical Workers
California State Pipe Trades Council
California State Council of Service Employees International Union (SEIU)
Californians for Safety and Justice
Capitol Area Development Authority
C&C Development Company
Center for Sustainable Neighborhoods
Central City Association
Charities Housing
Christian Church Homes
Circulate San Diego
Cities Association of Santa Clara County
City Heights Community Development Corporation
City of Alameda
City of Albany
City of Berkeley
City of Chowchilla
City of El Centro
City of Emeryville
City of Eureka
City of Fairfield
City of Fremont
City of Glendale
City of Goleta
City of Indian Wells
City of Lafayette
City of Lakeport
City of Lakewood
City of Lodi
City of Los Altos
City of Los Angeles
City of Merced
City of Modesto
City of Morgan Hill
City of Mountainview
City of Napa
City of National City
City of Oakland
City of Pasadena
City of Rocklin
City of Sacramento
City of San Carlos
City of San Diego
City of San Leandro
City of Santa Barbara
City of Santa Monica
City of Santa Rosa
City of South San Francisco
City of Sunnyvale
City of Taft
City of Thousand Oaks
City of Torrance
City of Tulare
City of Turlock
City of Union City
City of Walnut Creek
City of West Hollywood
Coalition for Economic Survival
Community Action North Bay (CAN-B)
Community Corporation of Santa Monica
Community Economics, Inc.
Community Housing Works
Community Resource Center
Congregations Organizing for Renewal (COR)
Controller Betty Yee
Corporation for Supportive Housing (CSH)
County of Alameda
County of Contra Costa
County of Los Angeles
County Welfare Directors Association
Creswell Consulting
Department of Housing and Community Development of Los Angeles
Dignity Health
Downtown Sacramento Partnership
Downtown Women's Center
EAH Housing
East Bay Housing Organizations
East LA Community Corporation
Eden Housing
Enterprise Community Partners
Equity Community Builders
EveryOne Home (Homeless Continuum of Care for Alameda County)
Girls Think Tank
Habitat for Humanity California
Habitat for Humanity Greater San Francisco
Hampstead Companies
Heaven's Windows
Hello Housing
Highridge Costa Partners, LLC
HOPE (Home Ownership for Personal Empowerment)
House Farm Workers!
Housing Authority of the City of Los Angeles
Housing Authority of the County of San Bernardino
Housing California
Housing Choices Coalition
Housing Consortium of the East Bay
Housing Land Trust of Sonoma County
Housing Leadership Council of San Mateo County
Housing of Merit
Hunger Advocacy Network
Iglesia Adventista del Septimo Dia
Individual Supporters (Mary Brooks, Greg Hoyte, Nancy Heastings, Jeanne Marie Coronado, Jean Hom)
Inquilinos Unidos
Interfaith Community Services
Irvine Community Land Trust
Jewish Family Services of San Diego
Larkin Street Youth Services
Laurin Associates
Leadership Counsel for Justice & Accountability
LeadingAge California
League of California Cities
League of Women Voters of California
LINC Housing
LISC San Diego
Little Tokyo Service Center
Loma Linda University Health
Los Angeles Business Council
Los Angeles Community Action Network
Los Angeles Homeless Services Authority
MAAC
Many Mansions (Ventura County)
Mayor, City of Fresno-Ashley Swearengin
Mayor, City of Long Beach-Robert Garcia
Mayor, City of Los Angeles-Eric Garcetti
Mayor, City of Oakland-Libby Schaaf
Mayor, City of Sacramento-Kevin Johnson
Mayor, City of San Francisco-Ed Lee
Mayor, City of San Jose-Sam Liccardo
Mayor, City of Santa Ana-Miguel Pulido
Mayor, City of Santa Barbara-Helene Schneider
Mayor, City of Torrance-Patrick Furey
Mental Health America of California
Mercy Housing California
MidPen Housing Corporation
Mutual Housing California
National Association of Social Workers, California Chapter
National Community Renaissance
National Council of La Raza
Natural Resources Defense Council (NRDC)
Non-Profit Housing Association of Northern California (NPH)
North Bay Leadership Council
Northern California Community Loan Fund
Opportune Companies
Orange County Employees Association
Orange County Business Council
Pacific West Communities
PATH
PATH Ventures
PEP Housing
PolicyLink
Private Essential Access Community Hospitals
(Peach)
Promise Energy, Inc.
Public Interest Law Project
Related California
Rural Community Assistance Corporation (RCAC)
Rural Smart Growth Task Force
Sacramento City Councilmember Jeff Harris
Sacramento Homeless Organizing Committee
Sacramento Housing Alliance
Safe Alternatives to Violent Environments (SAVE)
San Diego Community Land Trust
San Diego Habitat for Humanity
San Diego Housing Commission
San Diego Housing Federation
San Diego Hunger Coalition
San Diego and Imperial Counties Labor Council,
AFL-CIO
San Diego Organizing Project
San Diego Regional Chamber of Commerce
San Francisco Chamber of Commerce
San Francisco Unified School District
Santa Clara County Board of Supervisors
Satellite Affordable Housing Associates
Self-Help Enterprises
s.f.citi (San Francisco Citizens Initiative for
Technology and Innovation)
Sierra Business Council
Silicon Valley Bank
Silicon Valley Leadership Group
Skid Row Housing Trust
Social Justice Alliance of the Interfaith Council of
Contra Costa County
South Bay Community Services
Southern California Association of Non Profit
Housing
St. Anthony Foundation
State Building and Construction Trades Council,
AFL-CIO
Strategic Actions for a Just Economy
Sutter Health
T.R.U.S.T. South LA
The ARC and United Cerebral Palsy California
Collaboration
Transform
Treasurer John Chiang
UCSF Benioff Children’s Hospital Oakland
United Way of Greater Los Angeles
United Way of San Diego County
Valley Industry & Commerce Association (VICA)
Wakeland Housing and Development Corporation
Western Center on Law and Poverty
Western Regional Advocacy Project
Western States Council of Sheet Metal Workers
West Hollywood Community Housing Corporation
Winter Nights Shelter
Women Organizing Resources, Knowledge and
Services (WORKS)

OPPOSITION
American Resort Development Association
California Business Properties Association
California Escrow Association
California Land Title Association
California Mortgage Association
California Taxpayers Association
City of Banning
City of Camarillo
Community Associations Institute
Contra Costa County Clerk-Recorder-Elections
Department
County of Butte
County of Calaveras, Clerk Recorder
County of Glenn, Clerk-Recorder
County of Orange
County of Sacramento, County Clerk/Recorder
Department
County of Tuolome, Office of Assessor-Recorder
County of Yuba, Clerk Recorder – Registrar of
Voters
County Recorders Association of California
Educational Community for Homeowners (ECHO)
Fresno County Assessor-Recorder
Howard Jarvis Taxpayers Association
Inyo County Clerk/Recorder Kammi Foote
Monterey County, Office of the County Recorder
National Federation of Independent Business
Orange County Clerk-Recorder Hugh Nguyen