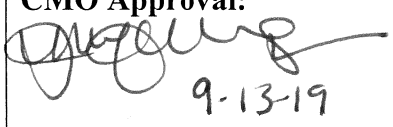


CITY COUNCIL ACTION REQUEST

Departments: City Manager's Office, Housing	CEQA: Not a Project, File No. PP17-008, General Procedure & Policy Making resulting in no changes to the physical environment.	Coordination: CAO	Dept. Approval: /s/ Lee Wilcox /s/ Jacky Morales-Ferrand
Council District(s): Citywide			CMO Approval:  9-13-19

SUBJECT: AB 1487 (Chiu): San Francisco Bay Area Regional Housing Finance Act

RECOMMENDATION:

Adopt a support position on AB 1487 (Chiu), which would create a Bay Area Regional Housing Finance Authority.

BILL SYNOPSIS:

Background

From 2017 - 2018, the Metropolitan Transportation Commission (MTC) convened the Committee to House the Bay Area (CASA) Committee to explore ways the region could tackle the housing crisis. Mayor Liccardo served as a Steering Committee member, and San José's Housing Director, Jacky Morales-Ferrand, served on the Technical Advisory Committee. The Committee developed the CASA Compact, a ten-point strategy document. One of the strategies in the CASA Compact was to raise new regional housing revenue and to establish a Regional Housing Entity to raise and administer those funds. AB 1487 (Chiu) would create the Bay Area Housing Finance Authority (Authority) that would have the ability to raise and distribute revenue for affordable housing production, affordable housing preservation, and tenant protection.

Governance Structure

The lead agency for the Bay Area Housing Finance Authority is the executive board of the Association for Bay Area Governments (ABAG). The governing board ("Board") of the Bay Area Housing Finance Authority is composed of the members of the MTC, similar to the structure of the Bay Area Toll Authority.

Revenue Sources

Under AB 1487, the Bay Area Housing Finance Authority would be authorized to raise and allocate new regional housing revenue. AB 1487 does not choose a particular funding source or identify an overall target revenue amount. Potential revenue sources in the bill include:

- 1) Parcel taxes, a gross receipts tax on businesses, and an employee headcount tax either separately or together,

SUPPORTERS/OPPONENTS:

Supporters

Enterprise Community Partners (co-sponsor)
Non-Profit Housing Association of Northern California (co-sponsor)
Alameda County Transportation Commission
Alliance of Californians for Community Empowerment Action
Association of Bay Area Governments
Bay Area Council
Bay Area Housing Advocacy Coalition
Burbank Housing Development Corporation
California Community Builders
California YIMBY
Chan Zuckerberg Initiative
City of Berkeley
City of Fremont
Community Housing Development Corporation
Community Legal Services in East Palo Alto
Corporation for Supportive Housing
EAH Housing
East Bay Asian Local Development Corp
East Bay Housing Organizations
Eden Housing
Ensuring Opportunity Campaign to End Poverty in Contra Costa County
Greenbelt Alliance
Habitat for Humanity East Bay/Silicon Valley
Hamilton Families
Jesse Arreguin, Mayor of Berkeley
Libby Schaff, Mayor of Oakland
London Breed, Mayor of San Francisco
Mercy Housing
Metropolitan Transportation Commission
MidPen Housing
North Bay Leadership Council
Pico California
Related California
Rise Together
Salesforce
San Francisco Foundation
San Francisco Housing Action Coalition
Save the Bay
Silicon Valley @ Home
Silicon Valley Community Foundation
SPUR
TechEquity Collaborative
TMG Partners
TransForm
Urban Displacement Project
UC Berkeley
Working Partnerships USA

Opponents

California Building Industry Association
California Taxpayers Association
City of Campbell
City of Clayton
City of Concord
City of Lafayette
City of Los Altos
City of Orinda
City of Pleasanton
City of San Mateo
Coalition for San Francisco Neighborhoods
Cow Hollow Association
Delta 6 – East County Mayors and Supervisors
Dolores Heights Improvement Club
Michael Barnes, Albany City Council
Livable California
Howard Jarvis Taxpayers Association
San Francisco Tenants Union
Sunset-Parkside Education and Action Committee
Sustainable Talamonte
Town of Danville

STATUS OF BILL:

AB 1487 is in the Assembly for concurrence.

FOR QUESTIONS CONTACT: Kristen Clements, Division Manager, Housing, at 408-535-8236.



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Date Published: 08/28/2019 09:00 PM

AMENDED IN SENATE AUGUST 28, 2019

AMENDED IN SENATE JULY 11, 2019

AMENDED IN SENATE JULY 03, 2019

AMENDED IN ASSEMBLY MAY 16, 2019

AMENDED IN ASSEMBLY APRIL 29, 2019

AMENDED IN ASSEMBLY APRIL 04, 2019

AMENDED IN ASSEMBLY MARCH 26, 2019

CALIFORNIA LEGISLATURE—2019–2020 REGULAR SESSION

ASSEMBLY BILL**NO. 1487**

Introduced by Assembly Member Chiu
(Coauthors: Assembly Members Mullin and Wicks)
(Coauthor: Senator Wiener)

February 22, 2019

An act to add Title 6.8 (commencing with Section 64500) to the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 1487, as amended, Chiu. San Francisco Bay area: housing development: financing.

Existing law provides for the establishment of various special districts that may support and finance housing development, including affordable housing special beneficiary districts that are authorized to promote affordable housing development

