



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL:

Ken Stripling

DATE: July 13, 2021

SUBJECT: STATE LEGISLATION: SENATE BILL 679

DEPARTMENT: City Manager's Office

PRESENTER: Masis Hagobian

RECOMMENDED ACTION

City Council adopt the City Council Legislative Committee recommendation to oppose Senate Bill 679 (Kamlager) and transmit position statements to Senator Kamlager, Santa Clarita's state legislative delegation, appropriate legislative committees, Governor Newsom, League of California Cities, and other stakeholder organizations.

BACKGROUND

Authored by Senator Sydney Kamlager (D-30-Los Angeles), Senate Bill 679 establishes a 19-member governing board and authorizes the governing board to, among other things, raise and allocate new revenue through a special tax, subject to voter approval, including a parcel tax, business license tax, or documentary transfer tax to fund affordable housing projects and initiatives.

Senate Bill 679 establishes the Los Angeles County Affordable Housing Solutions Agency (LACAHSAs), forms the LACAHSAs Governing Board, and authorizes the LACAHSAs Board to, among other things, raise and allocate new revenue through a special tax, subject to voter approval, including a parcel tax, business license tax, or documentary transfer tax to fund affordable housing projects and initiatives.

Additionally, this legislation authorizes the LACAHSAs Board to issue bonds, including but not limited to, general obligation bonds, revenue bonds, and private activity bonds.

Senate Bill 679 prescribes that the LACAHSAs Board be made up of 18-voting members and one non-voting member, including the following:

- All five members of the Los Angeles County Board of Supervisors;

- The Mayor of the City of Los Angeles;
- The Mayor of the City of Long Beach or the Vice Mayor of the City of Long Beach;
- One public member appointed by the Chair of the Los Angeles County Board of Supervisors;
- Four members appointed by the Mayor of the City of Los Angeles, two of whom must be non-elected officials, as specified;
- Five members, each of whom must be a Mayor or City Council Member, appointed by Los Angeles County City Selection Committee from four specified regions (North County/San Fernando Valley, Southwest Corridor, San Gabriel Valley, and Southeast sector) and one at-large member representing cities under 50,000 residents;
- One member appointed by the San Gabriel Valley Council of Governments; and
- The Executive Director of the Southern California Association of Regional Governments, who is a nonvoting member.

As stipulated in Senate Bill 679, revenue generated by LCAHSA is required to be used for the construction of new affordable housing, affordable housing preservation, tenant protection programs, planning and technical assistance, and other purposes, as specified. Allocations must be approved by the LCAHSA Board.

Additionally, this legislation provides that, of the funding generated for renter protections or affordable housing for low-income and very low-income regional housing needs assessment goals, 70 percent must be allocated to the councils of governments in Los Angeles County, unincorporated areas of Los Angeles County, and the four largest cities in Los Angeles County (Los Angeles, Long Beach, Santa Clarita, and Glendale). The remaining 30 percent of funds for the purpose of renter protections and support will be allocated under the discretion of the LCAHSA Board. The remaining 30 percent of funds for the purpose of affordable housing will be allocated on an at-large basis by the Citizens' Oversight Committee and LCAHSA Board.

Senate Bill 679 passed the Senate (29-7-4) on June 1, 2021. Senator Scott Wilk (R-21-Santa Clarita) voted against the bill and Senator Henry Stern (D-27-Calabasas) voted in support of the bill. Senate Bill 679 is pending assignment to a policy committee in the Assembly, as of the writing of this report.

Notable supporters include the United Way of Greater Los Angeles (source), City of Beverly Hills, Alliance of Californians for Community Empowerment Action Ascencia, Inner City Law Center, Los Angeles Community Action Network, and SEIU California.

The only opposition filed is the San Gabriel Valley Regional Housing Trust.

The City Council Legislative Committee met on June 22, 2021, and recommends that the City Council adopt an "oppose" position on Senate Bill 679.

ALTERNATIVE ACTION

1. Adopt a “support” position on Senate Bill 679.
2. Adopt a “neutral” position on Senate Bill 679.
3. Take no action on Senate Bill 679.
4. Refer Senate Bill 679 back to the Legislative Committee.
5. Other direction, as provided by the City Council.

FISCAL IMPACT

The resources required to implement the recommended action are contained within the City of Santa Clarita's adopted FY 2021-22 budget.

ATTACHMENTS

Senate Bill 679 - Bill Text