

AMENDED IN SENATE MAY 20, 2021  
AMENDED IN SENATE APRIL 19, 2021  
AMENDED IN SENATE APRIL 5, 2021  
AMENDED IN SENATE MARCH 22, 2021  
AMENDED IN SENATE MARCH 9, 2021

**SENATE BILL**

**No. 679**

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**Introduced by Senator Kamlager**  
*(Coauthors: Senators Allen, Bradford, Durazo, Gonzalez, Leyva, and Stern)*  
*(Coauthors: Assembly Members Carrillo, Gipson, Holden, and Nazarian)*

February 19, 2021

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An act to add Title 6.9 (commencing with Section 64700) to the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

SB 679, as amended, Kamlager. Los Angeles County: affordable housing.

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 with certain property tax revenues that a city or county would otherwise be entitled to receive.

Existing law, the San Francisco Bay Area Regional Housing Finance Act, establishes the Bay Area Housing Finance Authority to raise, administer, and allocate funding for affordable housing in the San Francisco Bay area, as defined, and provide technical assistance at a

regional level for tenant protection, affordable housing preservation, and new affordable housing production.

This bill, the Los Angeles County Regional Housing Finance Act, would establish the Los Angeles County Affordable Housing Solutions Agency and would state that the agency's purpose is to increase affordable housing in Los Angeles County by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production, as specified. The bill would require a board composed of ~~13~~ 19 voting members *and one nonvoting member* from Los Angeles County, as specified, to govern the agency. ~~The~~

*This bill would permit the board to determine its organizational structure and to delegate specified powers. The bill would require the board to form an oversight committee composed of 9 members to assist in the development of funding guidelines, implementation of agency programs, and approval of an expenditure plan, as specified. The bill would exempt the agency from the requirements of the Surplus Land Act. The bill would require the board to provide for regular audits of the agency's accounts and records, including an independent financial and performance audit for bonds secured by ad valorem property taxes, and provide for financial reports. The bill would include findings that the provisions proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities within Los Angeles County, including charter cities.*

*This bill would authorize the agency to, among other things, raise and allocate new revenue, incur and issue bonds and other indebtedness, and place on the ballot in Los Angeles County and its incorporated cities funding measures, in accordance with applicable constitutional requirements, to raise and allocate funds to the county, the cities in the county, and other public agencies and affordable housing projects within its jurisdiction for purposes of preserving and enhancing existing housing, funding renter protection programs, and financing new construction of housing developments, as specified.*

*In this regard, the bill would authorize the entity, among other things, to impose various special taxes, including a parcel tax and a documentary transfer tax, within its jurisdiction, and to issue general obligation bonds secured by the levy of ad valorem property taxes, in accordance with applicable constitutional requirements, and revenue bonds payable from the revenues of the agency, other than revenues generated from ad valorem property taxes. The bill would require that*

*revenue generated by the agency pursuant to these provisions be used for specified housing purposes and would require the agency to distribute those funds in accordance with specified requirements, including the adoption of a regional expenditure plan by the board. This bill would require that revenue be allocated according to a geographic distribution schedule, as specified.*

*Existing law defines “public works,” for the purposes of regulating public works contracts, as, among other things, construction, alteration, demolition, installation, or repair work done under contract and paid for, in whole or in part, out of public funds. Existing law further requires that, except as specified, not less than the general prevailing rate of per diem wages be paid to workers employed on public works and imposes misdemeanor penalties for a willful violation of this requirement.*

*This bill would require that any construction project receiving funding under these provisions constitute a public work for which prevailing wages are required to be paid. Because the willful violation of prevailing wage requirements when engaged in these public works projects would result in the imposition of misdemeanor penalties, this bill would impose a state-mandated local program.*

*This bill would make legislative findings and declarations as to the necessity of a special statute for Los Angeles County.*

*By adding to the duties of local officials with respect to elections procedures for revenue measures on behalf of the agency, this bill would impose a state-mandated local program.*

*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 with regard to certain mandates no reimbursement is required by this act for a specified reason.*

*With regard to any other mandates, this bill would provide that, if the Commission on State Mandates determines that the bill contains costs so mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.*

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: ~~no~~-yes.

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

1 SECTION 1. Title 6.9 (commencing with Section 64700) is  
2 added to the Government Code, to read:

3  
4 TITLE 6.9. LOS ANGELES COUNTY AFFORDABLE  
5 HOUSING SOLUTIONS AGENCY  
6

7 PART 1. ~~GENERAL PROVISIONS~~ *FORMATION OF THE LOS*  
8 *ANGELES COUNTY AFFORDABLE HOUSING SOLUTIONS*  
9 *AGENCY AND GENERAL POWERS*

10  
11 *CHAPTER 1. GENERAL PROVISIONS*  
12

13 64700. This title shall be known, and may be cited, as the Los  
14 Angeles County Regional Housing Finance Act.

15 64701. The Legislature finds and declares the following:

16 (a) Los Angeles County is facing the most significant housing  
17 crisis in the region’s history, as tens of thousands of residents are  
18 living in overcrowded housing, being pushed out of their homes,  
19 spending hours driving every day to and from work, one paycheck  
20 away from an eviction, or experiencing homelessness.

21 (b) The impacts of Los Angeles County’s affordable housing  
22 crisis are disproportionately being borne by people of color,  
23 including Black, Latino, Asian and Pacific Islander Americans,  
24 and low-income residents.

25 (c) Women of color face an even greater burden due to systemic  
26 barriers, including wage discrimination, unsafe transit options, and  
27 lack of access to affordable childcare.

28 (d) Los Angeles County faces this crisis because, as a region,  
29 it has failed to produce enough housing at all income levels,  
30 particularly at the lowest levels of affordability, preserve affordable  
31 housing, protect existing residents from displacement, and address  
32 the housing issue throughout the county in a comprehensive  
33 fashion.

34 (e) Housing costs have dramatically outpaced wage growth. An  
35 average two-bedroom apartment in Los Angeles County requires  
36 a household income of forty-one dollars and ninety-six cents  
37 (\$41.96) per hour.

1 (f) The housing crisis in Los Angeles County is regional in  
2 nature and too great to be addressed individually by the county’s  
3 88 incorporated cities on their own, especially in the context of  
4 ambitious Regional Housing Needs Assessments ~~goals—341,000~~  
5 *goals – 341,000* affordable units in the sixth cycle, which the  
6 county as a whole is on track to produce 25,000.

7 (g) Seventy-nine percent of extremely low income households  
8 in Los Angeles County are paying more than half of their income  
9 on housing costs compared to just 3 percent of ~~moderate income~~  
10 *moderate-income* households.

11 (h) However, the current process is anything but regional;  
12 instead each city and the county is each responsible for their own  
13 decisions around housing financing and renter protection programs.

14 (i) Based on the most recent regional housing needs assessment  
15 cycle, Los Angeles County faces an annual gap of 39,375 units  
16 between what is being created and what is needed to achieve the  
17 sixth cycle affordable housing countywide goals.

18 (j) A multistakeholder countywide agency is necessary to help  
19 address the affordable housing crisis in Los Angeles County by  
20 delivering resources and technical assistance at a regional scale,  
21 including:

22 (1) Generating new dedicated regional funding for critical capital  
23 and other supports for affordable housing developments across  
24 Los Angeles County.

25 (2) Providing staff support to local jurisdictions that require  
26 capacity or technical assistance to expedite the preservation and  
27 production of housing.

28 (3) Funding renter programs and services, such as emergency  
29 rental assistance and access to counsel, thereby relieving local  
30 jurisdictions of this cost and responsibility and supporting a unified  
31 countywide approach.

32 (4) Assembling parcels, acquiring land, and supporting  
33 community land trusts for the purpose of building affordable  
34 housing.

35 (5) Monitoring and reporting on progress at a regional scale.

36 64702. For purposes of this title:  
37 (a) “Agency” means the Los Angeles County Affordable  
38 Housing Solutions Agency established pursuant to Section 64710.

39 (b) “Board” means the governing board of the Los Angeles  
40 County Affordable Housing Solutions Agency.

1 (c) “Los Angeles County” means the entire area within the  
2 territorial boundary of the County of Los Angeles.

3 64703. The Legislature finds and declares that providing a  
4 regional financing mechanism for affordable housing development,  
5 preservation, and renter protections in Los Angeles County, as  
6 described in this section and Section 64701, is a matter of statewide  
7 concern and is not a municipal affair as that term is used in Section  
8 5 of Article XI of the California Constitution. Therefore, this title  
9 applies to all cities within ~~the County of Los Angeles~~, *Los Angeles*  
10 *County*, including charter cities.

11  
12 *CHAPTER 2. THE LOS ANGELES COUNTY AFFORDABLE HOUSING*  
13 *SOLUTIONS AGENCY AND GOVERNING BOARD*

14  
15 64710. (a) The Los Angeles County Affordable Housing  
16 Solutions Agency is hereby established with jurisdiction extending  
17 throughout Los Angeles County.

18 (b) The formation and jurisdictional boundaries of the agency  
19 are not subject to the Cortese-Knox-Hertzberg Local Government  
20 Reorganization Act of 2000 (Division 3 (commencing with Section  
21 56000) of Title 5).

22 (c) The agency’s purpose is to increase affordable housing in  
23 Los Angeles County by providing for significantly enhanced  
24 funding and technical assistance at a regional level for renter  
25 protections, affordable housing preservation, and new affordable  
26 housing production of 100 percent affordable housing for  
27 households earning 80 percent of the appropriate area median  
28 income or below, with financing priority on the lowest levels of  
29 affordability.

30 (d) It is the intent of the Legislature that the agency complement  
31 and supplement existing efforts by cities, counties, districts, and  
32 other local, regional, and state entities, related to addressing the  
33 goals described in this title.

34 ~~64711. (a) The agency shall be governed by a board composed~~  
35 ~~of 13 voting members from Los Angeles County, representative~~  
36 ~~of the diverse cities and unincorporated communities across the~~  
37 ~~county.~~

38 ~~(b) The board shall select from its members a chair, who shall~~  
39 ~~preside over meetings of the board, and a vice chair from its~~  
40 ~~members, who shall preside in the absence of the chair.~~

1 64711. (a) *The agency shall be governed by a board of*  
2 *directors composed of 19 voting members and one nonvoting*  
3 *member, as follows:*

4 (1) *Five members of the Los Angeles County Board of*  
5 *Supervisors. If the number of members of the Los Angeles County*  
6 *Board of Supervisors is increased, the agency shall, within 60 days*  
7 *of the increase, submit a plan to the Legislature for revising the*  
8 *composition of the agency.*

9 (2) *The mayor of the City of Los Angeles.*

10 (3) *The mayor of the City of Long Beach or the vice mayor of*  
11 *the City of Long Beach, as determined by the mayor of the City of*  
12 *Long Beach.*

13 (4) *One member of the public appointed by the chair of the Los*  
14 *Angeles County Board of Supervisors with demonstrated*  
15 *experience in affordable housing or renter protection policies or*  
16 *personal experience with housing instability, as selected from the*  
17 *candidates list prepared by the agency chief executive officer.*

18 (5) *Four members of the public appointed by the mayor of the*  
19 *City of Los Angeles, at least two being nonelected officials. The*  
20 *nonelected officials shall be selected from the candidates list*  
21 *prepared by the agency chief executive office.*

22 (6) (A) *Five members, each of whom shall be a mayor or a*  
23 *member of a city council, appointed by the Los Angeles County*  
24 *City Selection Committee. One member shall be from any sector*  
25 *and represent a city of less than 50,000 residents.*

26 (B) *For purposes of the selection of the remaining four members,*  
27 *Los Angeles County, excluding the City of Los Angeles and City*  
28 *of Long Beach, shall be divided into the following four sectors:*

29 (i) *The North County and San Fernando Valley sector.*

30 (ii) *The Southwest Corridor sector.*

31 (iii) *The San Gabriel Valley sector.*

32 (iv) *The Southeast sector.*

33 (C) *The League of California Cities, Los Angeles Chapter and*  
34 *the League of California Cities, County Division, shall define the*  
35 *sectors. Every city within a sector shall be entitled to vote to select*  
36 *a candidate from that sector for consideration for appointment by*  
37 *the Los Angeles County City Selection Committee. A city's vote*  
38 *shall be weighted in the same proportion that its population bears*  
39 *to the total population of all cities within the sector.*

1 (D) *The members appointed pursuant to this subdivision shall*  
2 *be appointed by the Los Angeles County City Selection Committee*  
3 *upon an affirmative vote of its members that represent a majority*  
4 *of the population of all cities within the county, excluding the City*  
5 *of Los Angeles and the City of Long Beach.*

6 (E) *The members selected by the city selection committee shall*  
7 *serve four-year terms with no limitation on the number of terms*  
8 *that may be served by any individual. The city selection committee*  
9 *may shorten the initial four-year term for one or more of the*  
10 *members for the purpose of ensuring that the members will serve*  
11 *staggered terms.*

12 (7) *The chair of the citizens' oversight committee created by*  
13 *Section 64718.*

14 (8) *One member appointed by the San Gabriel Valley Council*  
15 *of Governments.*

16 (9) *The Executive Director of the Southern California*  
17 *Association of Regional Governments shall be a nonvoting member.*

18 (b) *If the population of the City of Los Angeles, at any time,*  
19 *becomes less than 35 percent of the combined population of all*  
20 *cities in the county, the position of one of the two public members*  
21 *appointed pursuant to paragraph (5) of subdivision (a), as*  
22 *determined by the mayor of the City of Los Angeles by lot, shall*  
23 *be vacated, and the vacant position shall be filled by appointment*  
24 *by the city selection committee pursuant to paragraph (6) of*  
25 *subdivision (a) from a city not represented by any other member*  
26 *appointed pursuant to paragraph (6) of subdivision (a).*

27 (c) *The board members specified in paragraphs (1) to (9),*  
28 *inclusive, of subdivision (a) may each appoint an alternate member*  
29 *to the agency to represent, at a meeting of the agency, a regular*  
30 *member it has appointed, but only if the regular member cannot*  
31 *attend the meeting.*

32 (d) *For purposes of this section, an alternate member shall be:*

33 (1) *In the case of the member of the City Council of the City of*  
34 *Los Angeles appointed by the mayor of the City of Los Angeles,*  
35 *any person appointed by the mayor with the consent of the city*  
36 *council. If the alternate member is a member of the city council,*  
37 *then consent of that city council is not necessary.*

38 (2) *In the case of any public members, any persons designated*  
39 *by the appointing member.*

1 (e) *The chief executive officer shall prepare a list for any board*  
2 *members that have the responsibility to appoint other board*  
3 *members. The list shall include qualified individuals with*  
4 *demonstrated experience in affordable housing or renter*  
5 *protections policies or personal experience with housing instability.*  
6 *The goal is that board members have expertise in renter protections*  
7 *and support, affordable housing preservation, and affordable*  
8 *housing production.*

9 (f) *The board shall designate a chair, vice chair, and second*  
10 *vice chair, as well as establish guidelines for designation process*  
11 *and the length of term.*

12 (e)

13 (g) (1) A member of the board may receive a per diem for each  
14 board meeting that the member attends. The board shall set the  
15 amount of that per diem for a member's attendance, but that amount  
16 shall not exceed one hundred dollars (\$100) per meeting. A  
17 member shall not receive a payment for more than two meetings  
18 in a calendar month.

19 (2) A board member may waive a payment of per diem  
20 authorized by this subdivision.

21 ~~(d) (1) The board shall form an advisory committee composed~~  
22 ~~of nine representatives with knowledge and experience in the areas~~  
23 ~~of affordable housing finance and development, tenant protection,~~  
24 ~~and housing preservation. The advisory committee shall assist in~~  
25 ~~the development of funding guidelines and the overall~~  
26 ~~implementation of the program.~~

27 ~~(2) Consistent with the provisions of this chapter, the advisory~~  
28 ~~committee shall provide consultation and make recommendations~~  
29 ~~to the board. The advisory committee shall meet as necessary to~~  
30 ~~fulfill their roles and responsibilities.~~

31 (3) *Out-of-state travel and conference travel shall be*  
32 *compensated by the board member's home city or county.*

33 (h) *In addition to the requirements under subdivision (i), the*  
34 *agency shall engage in public participation processes, which shall*  
35 *include the following:*

36 (1) *Outreach efforts to encourage the active participation of a*  
37 *broad range of stakeholder groups in the planning process,*  
38 *including, but not limited to, affordable housing and homelessness*  
39 *advocates, nonprofit developers, neighborhood and community*

1 *groups, environmental advocates, equity organizations, home*  
2 *builder representatives, and business organizations.*

3 (2) *Holding at least one public meeting regarding any relevant*  
4 *plan or proposals being considered by the agency. The agency*  
5 *shall hold any such meeting at a time and a location convenient*  
6 *for members of the public. The agency shall place each plan or*  
7 *proposal under consideration on a meeting agenda of the board*  
8 *for discussion at least 30 days before the board takes action.*

9 (3) *A process for enabling members of the public to provide a*  
10 *single request to receive agency notices, information, and updates.*

11 (e)

12 (i) (1) *Members of the board are subject to Article 2.4*  
13 *(commencing with Section 53234) of Chapter 2 of Part 1 of*  
14 *Division 2 of Title 5.*

15 (2) *The agency shall be subject to the Ralph M. Brown Act*  
16 *(Chapter 9 (commencing with Section 54950) of Part 1 of Division*  
17 *2 of Title 5), the California Public Records Act (Chapter 3.5*  
18 *(commencing with Section 6250) of Division 7 of Title 1), and the*  
19 *Political Reform Act of 1974 (Title 9 (commencing with Section*  
20 *81000)).*

21 *64711.1. Notwithstanding paragraph (5) of subdivision (a) of*  
22 *Section 64711, if a member appointed by the mayor of the City of*  
23 *Los Angeles is not a member of the city council of that city, the*  
24 *person appointed may serve for 60 days without consent of the*  
25 *city council.*

26 *64711.2. Every member of the board is subject to Section*  
27 *87100.*

28 *64711.3. (a) Except as provided in subdivision (b), each*  
29 *member of the board shall serve a term of four years or until a*  
30 *successor is appointed and qualified. A member may be removed*  
31 *at the pleasure of the appointing entities described in subdivision*  
32 *(a) of Section 64711. A member may be reappointed for one*  
33 *additional term.*

34 *(b) The membership of any member serving on the agency as a*  
35 *result of holding another public office shall terminate when the*  
36 *member ceases holding the other public office.*

37 *64711.4. (a) The board shall appoint a full-time chief*  
38 *executive officer who shall act for the agency under its direction*  
39 *and perform those duties delegated by the agency.*

1 (b) The chief executive officer shall be appointed to a renewable  
2 term of four years and shall be removed from office only upon the  
3 occurrence of one or both of the following:

4 (1) A two-thirds majority of the members of the agency votes  
5 for removal.

6 (2) The chief executive officer violates a federal or state law,  
7 regulation, local ordinance, or policy or practice of the agency,  
8 relative to ethical practices, including, but not limited to, the  
9 acceptance of gifts or contributions.

10 (c) The agency shall appoint a general counsel, inspector  
11 general, and board secretary.

12 64711.5. (a) The board shall appoint an inspector general to  
13 a renewable term of office of four years. The inspector general  
14 shall be removed from office only if either or both of the following  
15 occur:

16 (1) A two-thirds majority of the members of the board votes for  
17 removal.

18 (2) The inspector general violates a federal or state law or  
19 regulation, a local ordinance, or a policy or practice of the agency,  
20 relative to ethical practices, including, but not limited to, the  
21 acceptance of gifts or contributions.

22 (b) The inspector general shall, at a noticed public hearing of  
23 the agency, report quarterly on the expenditures of the agency for  
24 travel, meals and refreshments, private club dues, membership  
25 fees and other charges, and any other expenditures specified by  
26 the agency.

27 (c) Any investigatory file compiled by the inspector general is  
28 an investigatory file compiled by a local law enforcement agency  
29 subject to disclosure pursuant to subdivision (f) of Section 6254.

30 64712. (a) The agency may determine its organizational  
31 structure, which may include, but is not limited to, the  
32 establishment of departments, divisions, subsidiary units, or similar  
33 entities. Any department, division, subsidiary unit, or similar entity  
34 established by the agency shall be referred to in this chapter as  
35 an "organizational unit."

36 (b) The board may administratively delegate to an  
37 organizational unit or to its chief executive officer any powers and  
38 duties it deems appropriate. Powers and duties that may be  
39 delegated to an organizational unit include, but are not limited to,  
40 the following:

1 (1) Approval of contracts, except the final approval of labor  
2 contracts, beyond a certain amount set by the board.

3 (2) Hearing and resolving bid protests.

4 64713. In light of the purpose of the agency, it shall be exempt  
5 from Chapter 5 (commencing with Section 54220) of Part 1 of  
6 Division 2 of Title 5.

7 64714. The members of the board shall be appointed by April  
8 1, 2022. The agency shall have no powers, duties, or  
9 responsibilities until April 1, 2022.

10 ~~64712.~~

11 64715. A member of the board shall exercise independent  
12 judgment on behalf of the interests of the residents, the property  
13 owners, and the public in furthering the intent and purposes of this  
14 title.

15 ~~64713.~~

16 64716. (a) The board shall hold its first meeting at a time and  
17 place within Los Angeles County fixed by the Los Angeles County  
18 Clerk, as a ministerial duty.

19 (b) After the first meeting described in subdivision (a), the board  
20 shall hold meetings at times and places determined by the board.

21 64717. (a) The board may make and enforce rules and  
22 regulations necessary for governing the board, the preservation  
23 of order, and the transaction of business.

24 (b) In exercising the powers and duties conferred on the agency  
25 by this title, the board may act by ordinance or resolution.

26 64717.5. Five years after the voters approve an initial ballot  
27 measure pursuant to Section 64721, the board shall review the  
28 implementation of the measure. The review shall include the  
29 following:

30 (a) An analysis of the expenditures to date.

31 (b) The number of affordable housing units produced and  
32 preserved at different household income levels.

33 (c) The tenant protection services provided, and the role of the  
34 agency.

35 64718. (a) The board shall form a citizens' oversight  
36 committee composed of nine voting members with knowledge and  
37 experience in the areas of affordable housing finance and  
38 development, tenant protection, and housing preservation. The  
39 citizens' oversight committee shall assist in the development of  
40 funding guidelines and the overall implementation of agency

1 *programs. The committee shall have a vote to approve the annual*  
2 *organizational expenditure plan prior to approval by the board*  
3 *pursuant to subdivision (e) of Section 64830. The committee shall*  
4 *report directly to the board and the public. Consistent with the*  
5 *provisions of this chapter, the committee shall provide consultation*  
6 *and make recommendations to the board. The committee shall*  
7 *meet as often as is necessary to fulfill its roles and responsibilities.*

8 *(b) Committee members shall carry out the responsibilities laid*  
9 *out in this section and play a valuable and constructive role in the*  
10 *ongoing improvement and enhancement of the agency. Committee*  
11 *members will offer their unique knowledge and experience in the*  
12 *areas of affordable housing finance and development, tenant*  
13 *protection, and housing preservation. The committee members*  
14 *shall meet the following requirements:*

15 *(1) At least two committee members shall have substantial*  
16 *knowledge and experience in tenant protections.*

17 *(2) At least two committee members shall have substantial*  
18 *knowledge and experience in housing finance, development, and*  
19 *preservation.*

20 *(3) All members shall reside in Los Angeles County.*

21 *(4) All members shall be subject to conflict-of-interest*  
22 *provisions. No person currently serving as an elected or appointed*  
23 *city, county, special district, or federal public officeholder shall*  
24 *be eligible for membership on the committee.*

25 *(c) The office of the inspector general shall select the members*  
26 *of the committee by October 1, 2022. The committee shall have at*  
27 *least one member representing each of the following professions*  
28 *or areas of expertise, except as provided in subdivision (d):*

29 *(1) A professional from the field of municipal or public finance*  
30 *or budgeting with a minimum of 10 years of relevant experience.*

31 *(2) A housing development professional with a minimum of 10*  
32 *years of experience in senior-level decision making in housing*  
33 *development, preservation, and operations.*

34 *(3) A housing finance professional with a minimum of 10 years*  
35 *of experience.*

36 *(4) A tenant rights professional with a minimum of 10 years of*  
37 *experience.*

38 *(5) A professional with a minimum of 10 years of experience in*  
39 *housing seniors or people with disabilities.*

1 (6) A professional with a minimum of 10 years of experience in  
2 advancing fair housing rights.

3 (7) A professional with demonstrated experience of 10 years or  
4 more in the management of large-scale housing construction  
5 projects and labor practices.

6 (8) Two persons with lived experience of 10 years or more as  
7 a low- or moderate-income tenant or 3 years or more experiencing  
8 homelessness.

9 (d) If, after making a good faith effort to select individuals who  
10 meet the requirements of subdivision (c), the office of the inspector  
11 general is unable to identify individuals who meet the requirements  
12 of subdivision (c), then no more than two members from one or  
13 more of the remaining areas of expertise may be selected.

14 64718.1. (a) The citizens' oversight committee shall elect a  
15 chair and vice chair at the first official meeting of the citizens'  
16 oversight committee. The committee members shall be subject to  
17 the agency's conflict-of-interest policies. The members shall have  
18 no legal action pending against the agency and are prohibited  
19 from acting in any commercial activity directly or indirectly  
20 involving the agency, such as being a consultant to the agency or  
21 to any party with pending legal actions against the agency during  
22 their committee tenure. Committee members shall not have direct  
23 commercial interest or employment with any public or private  
24 entity that receives funds authorized by this title.

25 (b) The committee members shall be subject to agency's  
26 conflict-of-interest policies. The members shall have no legal action  
27 pending against the agency and are prohibited from acting in any  
28 commercial activity directly or indirectly involving the agency,  
29 such as being a consultant to agency or to any party with pending  
30 legal actions against the agency during their tenure on this  
31 committee. Committee members shall not have direct commercial  
32 interest or employment with any public or private entity that  
33 receives funds authorized by this title.

34 (c) The committee members shall receive a reasonable stipend  
35 as compensation, which shall be set by the office of the inspector  
36 general and shall be subject to board approval. A member may  
37 choose to waive this stipend in its entirety.

38 (d) Each member of the committee shall serve for a term of five  
39 years, and until a successor is appointed, except that initial  
40 appointments may be staggered with terms of three years. A

1 *committee member may be removed at any time by the appointing*  
2 *authority. Term limits for committee members will be staggered*  
3 *to prevent significant turnover at any one time. There shall be no*  
4 *limit to the number of terms that a committee member may serve.*

5 *(e) Any member may, at any time, resign from the committee*  
6 *upon written notice delivered to the agency. Acceptance of any*  
7 *public office, the filing of intent to seek public office, including a*  
8 *filing under Section 85200, or change of residence to outside Los*  
9 *Angeles County shall constitute a member's automatic resignation.*

10 *64718.2. The committee shall, at a minimum, meet on a*  
11 *quarterly basis to carry out its responsibilities and is hereby*  
12 *charged with the following responsibilities:*

13 *(a) The committee will have the annual responsibility to consider*  
14 *and approve the expenditure plan pursuant to subdivision (e) of*  
15 *Section 64830 as a precondition to approval by the full board of*  
16 *directors.*

17 *(b) The agency shall contract for an annual audit, to be*  
18 *completed within six months after the end of the fiscal year being*  
19 *audited, for the purpose of determining compliance by the agency*  
20 *with the provisions of this title relating to the receipt and*  
21 *expenditure of revenues during the fiscal year. At least one*  
22 *representative of the committee will be involved in the solicitation*  
23 *and selection process of the auditors. Selection of the auditors will*  
24 *follow the board-approved procurement and solicitation policies.*  
25 *The committee shall review the results of the audit performed and*  
26 *make findings as to whether agency is in compliance with the terms*  
27 *of the bill. Such findings shall include a determination as to*  
28 *whether recipients of revenues allocated and funds were expended*  
29 *have complied with this bill and any additional guidelines*  
30 *developed by the agency. The audit should include a determination*  
31 *as to whether revenue recipients have complied with this title and*  
32 *any additional guidelines developed by the agency. The committee*  
33 *shall prepare an annual report on the results of the annual audit,*  
34 *any findings made, and report the comments to the agency board.*

35 *(c) The committee shall review the comprehensive program*  
36 *assessment of the expenditure plan every five years and make*  
37 *findings and recommendations for improving the program. The*  
38 *results of this assessment will be presented to the board.*

39 *(d) The agency, led by the Office of the Inspector General, shall*  
40 *conduct a comprehensive review of all projects and programs*

1 *implemented under the expenditure plan every five years. The*  
2 *review shall evaluate project and program performance and make*  
3 *recommendations to improve plan performance, based on current*  
4 *practices, best practices, and organizational changes that could*  
5 *improve coordination.*

6 *(e) The agency shall establish an internet website dedicated to*  
7 *the oversight of this title. The internet website shall include all*  
8 *pertinent information for the public. The committee shall review*  
9 *all audits and hold an annual public hearing to report on the*  
10 *results of the audits. All audit reports, findings, and*  
11 *recommendations shall be made accessible to the public on the*  
12 *internet website prior to the public hearing and upon request.*

13 *(f) The committee may review all of the following, in its*  
14 *discretion:*

15 *(1) For each agency area of focus, the efficiency and*  
16 *effectiveness of the agency’s use of funds.*

17 *(2) For local direct allocations of funding, the programmed*  
18 *revenues and uses for each local jurisdiction.*

19 *(3) The percentage of the expenditure plan expenditures*  
20 *compared to project milestone completion.*

21  
22 *CHAPTER 3. POWERS OF THE LOS ANGELES COUNTY*  
23 *AFFORDABLE HOUSING SOLUTIONS AGENCY*  
24

25 *64720. In implementing this title, the agency may do all of the*  
26 *following:*

27 *(a) Place on the ballot in Los Angeles County and its*  
28 *incorporated cities funding measures, in accordance with*  
29 *applicable constitutional requirements, to raise and allocate funds*  
30 *to Los Angeles County, the cities in Los Angeles County, and other*  
31 *public agencies and affordable housing projects within its*  
32 *jurisdiction for purposes of preserving and enhancing existing*  
33 *housing, funding renter protection programs, and financing new*  
34 *construction of housing developments that are 100 percent*  
35 *affordable to households earning 80 percent of the relevant area*  
36 *median income or below, with a priority on the lowest levels of*  
37 *affordability.*

38 *(b) Apply for and receive grants from federal and state agencies.*

39 *(c) Incur and issue indebtedness and assess fees on any debt*  
40 *issuance and loan products for reinvestment of fees and loan*

- 1 *repayments in affordable housing production and preservation in*  
2 *accordance with applicable constitutional requirements.*
- 3 *(d) Incur debt and issue bonds and otherwise incur liabilities*  
4 *or obligations in accordance with Article 2 (commencing with*  
5 *Section 64820) of Chapter 2 of Part 2, and in accordance with*  
6 *applicable constitutional requirements.*
- 7 *(e) Solicit and accept gifts, fees, grants, and other allocations*  
8 *from public and private entities.*
- 9 *(f) Deposit or invest moneys of the agency in banks or financial*  
10 *institutions in the state.*
- 11 *(g) Sue and be sued, except as otherwise provided by law, in*  
12 *all actions and proceedings, in all courts and tribunals of*  
13 *competent jurisdiction.*
- 14 *(h) Engage counsel and other professional services.*
- 15 *(i) Enter into and perform all necessary contracts.*
- 16 *(j) Enter into joint powers agreements pursuant to the Joint*  
17 *Exercise of Powers Act (Chapter 5 (commencing with Section*  
18 *6500) of Division 7 of Title 1).*
- 19 *(k) Hire staff, define their qualifications and duties, and provide*  
20 *a schedule of compensation for the performance of their duties.*
- 21 *(l) Assemble parcels and lease, purchase, or otherwise acquire*  
22 *land for housing development.*
- 23 *(m) Collect data on housing production and monitor progress*  
24 *on meeting regional and state housing goals.*
- 25 *(n) Provide support and technical assistance to local*  
26 *governments in relation to producing and preserving affordable*  
27 *housing.*
- 28 *(o) Provide public information about the agency's housing*  
29 *programs and policies.*
- 30 *(p) Act in compliance with the Marks-Roos Local Bond Pooling*  
31 *Act of 1985 (Article 4 (commencing with Section 6584)) of Chapter*  
32 *5 of Division 7 of Title 1.*
- 33 *(q) Allocate and deploy capital and generated fees or income*  
34 *in the form of grants, loans, equity, interest rate subsidies, and*  
35 *other financing tools to the cities and other public agencies within*  
36 *the Los Angeles County area, and private affordable housing*  
37 *developers to finance affordable housing development, preserve*  
38 *and enhance existing affordable housing, and fund tenant*  
39 *protection programs, pursuant to this title, in accordance with*  
40 *applicable constitutional requirements.*

1 (r) Collaborate with staff employed by the Los Angeles  
2 Metropolitan Transportation Authority with shared planning and  
3 services.

4 (s) Any other express or implied powers necessary to carry out  
5 the intent and purposes of this title.

6 64720.5. (a) Any construction project receiving funding or  
7 financing from the agency, or from a measure proposed by the  
8 agency pursuant to subdivision (a) of Section 64720, or from a  
9 joint powers authority of which the agency is a member, shall  
10 constitute a public work for which prevailing wages shall be paid  
11 for purposes of Chapter 1 (commencing with Section 1720) of Part  
12 7 of Division 2 of the Labor Code.

13 (b) As a condition of providing funding or financing for a  
14 construction project, the agency and any joint powers authority  
15 of which the agency is a member, shall obtain an enforceable  
16 commitment from the recipient that all contractors and  
17 subcontractors at every tier performing work on the project shall  
18 use a skilled and trained workforce to perform all work on the  
19 project that falls within an apprenticeable occupation in the  
20 building and construction trades, in accordance with Chapter 2.9  
21 (commencing with Section 2600) of Part 1 of Division 2 of the  
22 Public Contract Code.

23 (c) A public agency that uses funding from the agency, or from  
24 a measure proposed by the agency pursuant to subdivision (a) of  
25 Section 64720, to provide funding or financing for a construction  
26 project, shall require the developer or direct contractor to provide  
27 an enforceable commitment to the public agency that all  
28 contractors and subcontractors at every tier performing work on  
29 the project shall use a skilled and trained workforce to perform  
30 all work on the project that falls within an apprenticeable  
31 occupation in the building and construction trades, in accordance  
32 with Chapter 2.9 (commencing with Section 2600) of Part 1 of  
33 Division 2 of the Public Contract Code.

34 (d) Subdivisions (b) and (c) shall not apply if all contractors  
35 and subcontractors at every tier performing work on the project  
36 are bound by a project labor agreement to use a skilled and trained  
37 workforce to perform the work. For purposes of this subdivision,  
38 “project labor agreement” has the same meaning as in paragraph  
39 (1) of subdivision (b) of Section 2500 of the Public Contract Code.

1 64721. (a) If the agency proposes a measure pursuant to  
2 subdivision (a) of Section 64720 that will generate revenues, the  
3 board of supervisors of Los Angeles County shall call a special  
4 election on the measure. The special election shall be consolidated  
5 with the next regularly scheduled statewide election and the  
6 measure shall be submitted to the voters of Los Angeles County.

7 (b) (1) For the purpose of placement of a measure on the ballot,  
8 the agency is a district, as defined in Section 317 of the Elections  
9 Code. Except as otherwise provided in this section, a measure  
10 proposed by the agency that requires voter approval shall be  
11 submitted to the voters of Los Angeles County, as determined by  
12 the agency, in accordance with the provisions of the Elections  
13 Code applicable to districts, including the provisions of Chapter  
14 4 (commencing with Section 9300) of Division 9 of the Elections  
15 Code.

16 (2) Because the agency has no revenues as of the operative date  
17 of this section, the appropriations limit for the agency shall be  
18 originally established based on receipts from the initial measure  
19 that would generate revenues for the agency pursuant to  
20 subdivision (a), and that establishment of an appropriations limit  
21 shall not be deemed a change in an appropriations limit for  
22 purposes of Section 4 of Article XIII B of the California  
23 Constitution.

24 (c) (1) Notwithstanding Section 10520 of the Elections Code,  
25 for any election at which the agency proposes a measure pursuant  
26 to subdivision (a) of Section 64720 that would generate revenues,  
27 the agency shall reimburse Los Angeles County for the incremental  
28 costs incurred by the county elections official related to submitting  
29 the measure to the voters with any eligible funds transferred to  
30 the agency.

31 (2) For purposes of this subdivision, “incremental costs” include  
32 all of the following:

33 (A) The cost to prepare, review, and revise the impartial analysis  
34 of the measure.

35 (B) The cost to prepare a translation of ballot materials into a  
36 language other than English by the county.

37 (C) The additional costs that exceed the costs incurred for other  
38 election races or ballot measures, if any, appearing on the same  
39 ballot in Los Angeles County, including both of the following:

40 (i) The printing and mailing of ballot materials.

1 (ii) *The canvass of the vote regarding the measure pursuant to*  
2 *Division 15 (commencing with Section 15000) of the Elections*  
3 *Code.*

4 (d) *Notwithstanding Section 9313 of the Elections Code, the*  
5 *legal counsel for the board shall prepare an impartial analysis of*  
6 *the measure. The impartial analysis prepared by the legal counsel*  
7 *for the board shall be subject to review and revision by the county*  
8 *counsel.*

9 (e) *The summary of the regional expenditure plan shall be*  
10 *prepared by the board and include all of the following:*

11 (1) *A description of the purpose and goals of the measure.*

12 (2) *A description of the categories of eligible expenditures to*  
13 *be funded.*

14 (3) *An estimate of the number of affordable housing units to be*  
15 *built or preserved by household income category served, and a*  
16 *description of any specific projects planned to be funded.*

17 (4) *An estimate of minimum funding levels to be provided to*  
18 *different expenditure categories.*

19 (5) *An overview of decisionmaking and oversight provisions*  
20 *applicable to the funds.*

21 64722. *The board and the agency shall not do either of the*  
22 *following:*

23 (a) *Regulate or enforce local land use decisions.*

24 (b) *Acquire property by eminent domain.*

25

26 CHAPTER 4. FINANCIAL PROVISIONS

27

28 64730. *The board shall provide for regular audits of the*  
29 *agency's accounts and records, shall maintain accounting records,*  
30 *and shall report accounting transactions in accordance with*  
31 *generally accepted accounting principles adopted by the*  
32 *Governmental Accounting Standards Board of the Financial*  
33 *Accounting Foundation for both public reporting purposes and*  
34 *for reporting of activities to the Controller.*

35 64731. *The board shall provide for annual financial reports.*  
36 *The board shall make copies of the annual financial reports*  
37 *available to the public.*

1 *PART 2. FINANCING ACTIVITIES OF THE LOS ANGELES*  
2 *COUNTY AFFORDABLE HOUSING SOLUTIONS AGENCY*

3  
4  
5 *CHAPTER 1. GENERAL PROVISIONS*  
6

7 64800. (a) *The agency may raise and allocate new revenue*  
8 *through all of the following funding mechanisms:*

9 (1) *Special taxes, subject to voter approval, as provided in*  
10 *Article 1 (commencing with Section 64810) of Chapter 2, as*  
11 *follows:*

12 (A) *A parcel tax, as provided in Section 64810.*

13 (B) *A gross receipts business license tax, as provided in Section*  
14 *64811.*

15 (C) *A documentary transfer tax, as provided in Section 64813.*

16 (2) *The issuance of bonds, including, but not limited to, general*  
17 *obligation bonds, revenue bonds, mortgage revenue bonds, and*  
18 *private activity bonds as provided in Article 2 (commencing with*  
19 *Section 64820) of Chapter 2, in accordance with applicable*  
20 *constitutional requirements.*

21 (b) *It is the intent of the Legislature that the funding measures*  
22 *authorized by this subdivision distribute the responsibility for*  
23 *addressing the affordable housing needs of the region across*  
24 *commercial developers, taxpayers, and property owners within*  
25 *the region.*

26  
27 *CHAPTER 2. REVENUE*  
28

29 *Article 1. Special Taxes*  
30

31 64810. (a) *Subject to Section 4 of Article XIII A of the*  
32 *California Constitution, and approval by the board before the*  
33 *agency takes action to approve the placement of a measure on the*  
34 *ballot, the agency may impose, by resolution, a parcel tax within*  
35 *the Los Angeles County area pursuant to the procedures*  
36 *established in Article 3.5 (commencing with Section 50075) of*  
37 *Chapter 1 of Part 1 of Division 1 of Title 5, Section 64721, and*  
38 *any other applicable procedures provided by law.*

39 (b) *For purposes of this section, “parcel tax” means a special*  
40 *tax imposed upon a parcel of real property at a rate that is*

1 *determined without regard to that property's value and that applies*  
2 *uniformly to all taxpayers or all real property within the*  
3 *jurisdiction of the local government. "Parcel tax" does not include*  
4 *a tax imposed on a particular class of property or taxpayers.*

5 *(c) The agency shall provide notice of any parcel tax imposed*  
6 *pursuant to this section in the manner specified in Section 54930.*

7 *(d) Thereafter, the amount of the lien shall be collected at the*  
8 *same time, and in the same manner, as ordinary city taxes are*  
9 *collected, and shall be subject to the same penalties and interest*  
10 *and to the same procedure under foreclosure and sale in case of*  
11 *delinquency as provided for ordinary city taxes. All laws applicable*  
12 *to the levy, collection, and enforcement of city taxes and county*  
13 *taxes are hereby made applicable to the special assessment taxes.*

14 *64811. (a) (1) The agency may impose, subject to approval*  
15 *by the board before the agency takes action to approve the*  
16 *placement of a measure on the ballot, by resolution, a special tax,*  
17 *measured by gross receipts, for the privilege of engaging in any*  
18 *kind of lawful business transacted in the Los Angeles County area*  
19 *pursuant to the procedures established in Article 3.5 (commencing*  
20 *with Section 50075) of Chapter 1 of Part 1 of Division 1 of Title*  
21 *5, Section 64721, and any other applicable procedures provided*  
22 *by law.*

23 *(2) The resolution imposing a special tax pursuant to this*  
24 *subdivision may provide for the following:*

25 *(A) Variable rates based on the business sector of each person*  
26 *subject to the tax.*

27 *(B) Exemptions for small businesses.*

28 *(C) Collection of the tax by suit or otherwise.*

29 *(b) If the agency levies a special tax pursuant to subdivision (a)*  
30 *upon a business operating both within and outside the agency's*  
31 *taxing jurisdiction, the agency shall levy the tax so that the measure*  
32 *of tax fairly reflects that proportion of the taxed activity actually*  
33 *carried on within the taxing jurisdiction.*

34 *(c) A special tax levied pursuant to subdivision (a) shall not*  
35 *apply to any nonprofit organization that is exempted from taxes*  
36 *by Chapter 4 (commencing with Section 23701) of Part 11 of*  
37 *Division 2 of the Revenue and Taxation Code or Subchapter F*  
38 *(commencing with Section 501) of Chapter 1 of Subtitle A of the*  
39 *Internal Revenue Code of 1986, or the successor of either, or to*  
40 *any minister, clergyman, Christian Science practitioner, rabbi, or*

1 leader of any religious organization that has been granted an  
2 exemption from federal income tax by the United States  
3 Commissioner of Internal Revenue as an organization described  
4 in Section 501(c)(3) of the Internal Revenue Code or a successor  
5 to that section.

6 64812. Taxes levied pursuant to Section 64811 shall be  
7 collected in the following manner:

8 (a) County tax collectors shall be responsible for collecting the  
9 tax revenue.

10 (b) The county levying the tax shall prepare a tax return.

11 (c) The county shall create policies and procedures necessary  
12 to collect tax revenue, including, but not limited to, policies that  
13 achieve both of the following:

14 (1) Ensure adequate enforcement of taxes levied pursuant to  
15 Section 64811.

16 (2) Provide subjects of a tax with an opportunity to appeal the  
17 amount of tax owed.

18 64813. Subject to Section 4 of Article XIII A of the California  
19 Constitution, and approval by the board before the agency takes  
20 action to approve the placement of a measure on the ballot, the  
21 agency may impose, by resolution, a documentary transfer tax  
22 within the Los Angeles County area, pursuant to Part 6.7  
23 (commencing with Section 11901) of Division 2 of the Revenue  
24 and Taxation Code, and any other applicable procedures provided  
25 by law.

26 64814. All special taxes levied pursuant to this article shall be  
27 administered in the following manner:

28 (a) Taxes collected shall be deposited in a separate fund, which  
29 shall be established in the treasury of the county and used only as  
30 prescribed by this section.

31 (b) The county shall transfer moneys intended for regional  
32 projects pursuant to Section 64830 from the fund to the agency  
33 periodically as promptly as feasible. The transmittals shall be  
34 made at least twice in each calendar quarter.

35

36

## Article 2. Bonds

37

38 64820. The board may, by majority vote, initiate proceedings  
39 to issue general obligation bonds pursuant to this chapter by  
40 adopting a resolution stating its intent to issue the bonds.

1 64821. (a) *The agency may incur general obligation bonded*  
2 *indebtedness, secured by the levy of ad valorem property taxes,*  
3 *pursuant to paragraph (2) of subdivision (b) of Section 1 of Article*  
4 *XIII A of the California Constitution, for the acquisition or*  
5 *improvement of real property or for funding or refunding of any*  
6 *outstanding indebtedness in connection with the acquisition or*  
7 *improvement of that real property.*

8 (b) *For purposes of incurring general obligation bonded*  
9 *indebtedness pursuant to this subdivision, the agency shall comply*  
10 *with the requirements of Chapter 3 (commencing with Section*  
11 *53400) of Part 1 of Division 2 of Title 5.*

12 64822. (a) (1) *For purposes of this section, “agency revenues”*  
13 *includes, without limitation, revenues generated by any special*  
14 *tax, fee, or charge imposed by the agency, other than ad valorem*  
15 *property taxes.*

16 (2) *The agency may issue revenue bonds, payable from agency*  
17 *revenues, in accordance with the Revenue Bond Law of 1941*  
18 *(Chapter 6 (commencing with Section 54300) of Part 1 of Division*  
19 *2 of Title 5), for the purposes set forth in this title and in any*  
20 *resolution adopted by the agency, or measure adopted by voters,*  
21 *in connection with the generation of agency revenues or imposition*  
22 *of those special taxes, fees, or other charges. For purposes of*  
23 *issuing revenue bonds pursuant to this section, the special taxes,*  
24 *fees, or other charges described in the previous sentence shall*  
25 *constitute an “enterprise” within the meaning of Section 54309.*

26 (3) *To exercise the powers described in this section, the agency*  
27 *shall ensure that any regional expenditure plan summary prepared*  
28 *pursuant to Section 64721 related to voter approval of a special*  
29 *tax under this title notifies the voters that proceeds from the special*  
30 *tax may be used as payment for revenue bonds.*

31 (4) *For purposes of this section, the agency shall be deemed to*  
32 *be a local agency within the meaning of Section 54307. Article 3*  
33 *(commencing with Section 54380) of Chapter 6 of Part 1 of*  
34 *Division 2 of Title 5 and the limitations on the rate of interest set*  
35 *forth in subdivision (b) of Section 54402 do not apply to the*  
36 *issuance and sale of bonds pursuant to this section. Instead, the*  
37 *agency shall authorize the issuance of bonds by resolution at any*  
38 *time, and from time to time, which shall specify all of the following:*

39 (A) *The purposes for which the bonds are to be issued.*

40 (B) *The maximum principal amount of the bonds.*

1 (C) *The maximum term for the bonds.*

2 (D) (i) *The maximum rate of interest to be payable upon the*  
3 *bonds, which shall not exceed the maximum rate permitted for*  
4 *bonds of the agency by Section 53531 or any other applicable*  
5 *provisions of law.*

6 (ii) *In the case of bonds bearing a variable interest rate, the*  
7 *variable rate shall not, on any day, exceed the maximum rate*  
8 *permitted for bonds of the agency by Section 53531 or any other*  
9 *applicable provisions of law. However, the variable interest rate*  
10 *may, on any day, exceed that maximum rate in clause (i), if the*  
11 *interest paid on the bonds from their date of original issuance to*  
12 *that day does not exceed the total interest that would have been*  
13 *permitted if the bonds had borne interest at all times from the date*  
14 *of issuance to that day at the maximum rate permitted from time*  
15 *to time by Section 53531 or any other applicable provisions of*  
16 *law.*

17 (E) *The maximum original issue premium or discount on the*  
18 *sale of the bonds.*

19 (F) *The denomination or denominations of the revenue bonds,*  
20 *which shall not be less than five thousand dollars (\$5,000).*

21 (b) *The resolution may also contain any other matters authorized*  
22 *by this chapter or any other law.*

23 (c) *The revenue bonds may be sold at public or private sale or*  
24 *on a negotiated sale basis and at the prices, above or below par,*  
25 *as determined by the board.*

26 (d) *The revenue bonds, or each series thereof, shall be dated*  
27 *and numbered consecutively and shall be signed by the executive*  
28 *director of the agency, whose signature may be printed,*  
29 *lithographed, or mechanically reproduced. If any officer whose*  
30 *signature appears on the revenue bonds ceases to be that officer*  
31 *before the delivery of the bonds, the officer's signature is as*  
32 *effective as if the officer had remained in office.*

33 (e) *This section provides a complete, additional, and alternative*  
34 *method or the issuance of revenue bonds by the agency. An*  
35 *issuance does not need to comply with the procedures specified*  
36 *elsewhere in this article or other laws, but shall instead be issued*  
37 *in accordance with the procedures specified in this article.*

38 64822.5. *The agency may issue mortgage revenue bonds*  
39 *pursuant to Part 5 (commencing with Section 52000) of Division*  
40 *31 of the Health and Safety Code, and other applicable law.*

1     64822.7. *The agency may issue private activity bonds pursuant*  
2 *to Chapter 11.8 (commencing with Section 8869.80) of Division*  
3 *1 of Title 2, and other applicable law.*

4     64823. (a) *The agency or any person executing the bonds*  
5 *issued pursuant to this title shall not be personally liable on the*  
6 *bonds by reason of their issuance.*

7     (b) *The bonds and other obligations of the agency are not a*  
8 *debt of any city or Los Angeles County, or any of its affiliated*  
9 *entities, or of the state or of any of its political subdivisions, other*  
10 *than the agency, and neither a city or county nor the state or any*  
11 *of its political subdivisions, other than the agency, shall be liable*  
12 *on the bonds, and the bonds or obligations shall be payable*  
13 *exclusively from funds or properties of the agency, as specified in*  
14 *the applicable bond or other security document. Bonds issued*  
15 *pursuant to this title shall contain a statement to this effect on their*  
16 *face.*

17     (c) *If the signature of any member of the agency or staff member*  
18 *of the agency appears on bonds issued pursuant to this title, and*  
19 *that individual ceases to be a member of the agency or staff*  
20 *member of the agency before delivery of the bonds, that member's*  
21 *signature shall be as effective as if the member had remained in*  
22 *office.*

23     64824. (a) *Every two years after the issuance of bonds*  
24 *pursuant to this section, the agency shall contract for an*  
25 *independent financial and performance audit. The audit shall be*  
26 *conducted according to guidelines established by the Controller.*  
27 *A copy of the completed audit shall be provided to the Controller,*  
28 *the Director of Finance, and the Joint Legislative Budget*  
29 *Committee.*

30     (b) *Upon the request of the Governor or the Legislature, the*  
31 *Bureau of State Audits may conduct a financial and performance*  
32 *audit of the agency. The results of any audit shall be provided to*  
33 *the board, the Controller, the Director of Finance, and the Joint*  
34 *Legislative Budget Committee.*

35     64825. *Bonds issued pursuant to this article are fully*  
36 *negotiable.*

37     64826. *Any action to determine the validity or adoption of any*  
38 *tax, fee, or other charge provided for in, or the validity of bonds*  
39 *issued pursuant to, this title, or any of the proceedings, contracts,*  
40 *agreements, or other arrangements or matters entered into, shall*

1 *be commenced within 60 days from date of the election or the*  
2 *adoption of the resolution approving those matters, as applicable,*  
3 *pursuant to Chapter 9 (commencing with Section 860) of Title 10*  
4 *of Part 2 of the Code of Civil Procedure. After that date, the*  
5 *adoption of that tax, fee, or other charge, the issuance of the bonds,*  
6 *and all proceedings in relation thereto, shall be held valid and*  
7 *incontestable in every respect.*

8  
9 *CHAPTER 3. EXPENDITURES*

10  
11 *64830. (a) Revenue generated pursuant to this part shall be*  
12 *used for the construction of new affordable housing, affordable*  
13 *housing preservation, tenant protection programs, planning and*  
14 *technical assistance related to affordable housing, and for other*  
15 *purposes, as provided for in this section.*

16 *(b) For purposes of this section, “regional housing revenues”*  
17 *are those revenues generated pursuant to this Chapter 2*  
18 *(commencing with Section 64810).*

19 *(c) The allocation of regional housing revenues to projects and*  
20 *programs shall be approved by the board.*

21 *(d) Subject to funding eligibility and adjustment pursuant to*  
22 *paragraph (4), the agency shall distribute regional housing revenue*  
23 *in the form of a grant, loan, or other financing tool pursuant to*  
24 *subdivision (q) of Section 64720 in a manner that achieves the*  
25 *following minimum shares over five-year periods commencing*  
26 *after revenue is approved by voters as follows:*

27 *(1) A minimum of 50 percent of the annual programmatic*  
28 *budget, excluding any bond indebtedness, shall be spent on*  
29 *affordable housing creation, preservation, and ownership as*  
30 *follows:*

31 *(A) The following conditions shall apply with regard to*  
32 *affordable housing creation:*

33 *(i) Funding pursuant to this subparagraph may be used for the*  
34 *following purposes, including, but not limited to, land acquisition,*  
35 *housing acquisition, financing, and ownership programs, including*  
36 *the agency serving as a single source of financing as appropriate.*

37 *(ii) Financing for any development costs associated with a*  
38 *project or funding grant that is for housing that is 100 percent*  
39 *affordable, which means restricted to any household that earns*  
40 *less than 80 percent of the area median income (AMI).*

- 1     (iii) *In any funded development or affordable housing grant, at*
- 2 *least 25 percent of the units in an awarded project or grant shall*
- 3 *be reserved for extremely low income households that fall within*
- 4 *zero percent to 30 percent of the AMI.*
- 5     (iv) *In any funded development or affordable housing grant, at*
- 6 *least 25 percent of the units in an awarded project or grant shall*
- 7 *be reserved for very low income households that fall within 30*
- 8 *percent to 50 percent of the AMI or lower.*
- 9     (B) *The following conditions shall apply with regard to*
- 10 *affordable housing preservation:*
- 11     (i) *Funding pursuant to this subparagraph for preservation*
- 12 *programs may be used to acquire, rehabilitate, and preserve*
- 13 *existing housing units for affordability, as well as housing from*
- 14 *the private market, including residential hotels, as defined in*
- 15 *paragraph (1) of subdivision (b) of Section 50519 of the Health*
- 16 *and Safety Code, in order to prevent the loss of affordability as*
- 17 *well as expand permanent affordability. Funding provided pursuant*
- 18 *to this subparagraph shall be subject to both of the following*
- 19 *conditions:*
- 20     (I) *Existing residents of buildings acquired for the purpose of*
- 21 *affordable housing preservation shall not be permanently*
- 22 *displaced, even if the resident’s household income exceeds the*
- 23 *moderate-income limits in Section 50093 of the Health and Safety*
- 24 *Code.*
- 25     (II) *Buildings acquired for the purpose of affordable housing*
- 26 *preservation shall achieve 100 percent occupancy by extremely*
- 27 *low and very low income households over time through unit*
- 28 *turnover.*
- 29     (ii) *Community land trusts, and other similar structures, are an*
- 30 *eligible use pursuant to this subparagraph.*
- 31     (C) *The following conditions shall apply to affordable*
- 32 *ownership:*
- 33     (i) *Programs to enable low- or moderate-income households*
- 34 *to become or remain homeowners, including, but not limited to,*
- 35 *below market rate ownership programs, down payment assistance*
- 36 *programs, residential rehabilitation loan programs, and grants*
- 37 *or loans to assist in the rehabilitation or replacement of existing*
- 38 *mobilehomes located in a mobilehome or manufactured home*
- 39 *community.*

1     (ii) *Community land trusts, and other similar structures, are an*  
2 *eligible use pursuant to this subparagraph.*

3     (D) *Funding provided pursuant to this paragraph shall be*  
4 *subject to the following conditions in the event that demolition or*  
5 *rehabilitation of housing units is required:*

6     (i) (I) *Any funded development or affordable housing grant on*  
7 *any property that includes a parcel or parcels that currently have*  
8 *residential uses, or within the five years preceding the grant have*  
9 *had residential uses that have been vacated or demolished, that*  
10 *are or were subject to a recorded covenant, ordinance, or law that*  
11 *restricts rents to levels affordable to persons and families of low-*  
12 *or very low income, subject to any other form of rent or price*  
13 *control through a public entity's valid exercise of its police power,*  
14 *or occupied by low- or very low income households, shall be*  
15 *subject to a policy requiring the replacement of all those units with*  
16 *at least the same number of units of equivalent number of bedrooms*  
17 *to be made available at affordable rent or affordable housing cost*  
18 *to, and occupied by, persons and families in the same or lower*  
19 *income category as those households in occupancy.*

20     (II) *Replacement requirements shall be consistent with those*  
21 *set forth in paragraph (3) of subdivision (c) of Section 65915,*  
22 *provided that any dwelling unit that is or was, within the five-year*  
23 *period preceding the grant, subject to a form of rent or price*  
24 *control through a local government's valid exercise of its police*  
25 *power and that is or was occupied by persons or families above*  
26 *lower income shall be replaced with units made available at*  
27 *affordable rent or affordable housing cost to, and occupied by,*  
28 *low-income persons or families.*

29     (ii) *If existing residents are required to be relocated due to*  
30 *demolition or rehabilitation needs, the developer is required to*  
31 *provide relocation benefits to the occupants of those housing rental*  
32 *units subject to Chapter 16 (commencing with Section 7260) of*  
33 *Division 7 of Title 1. This clause shall not supersede any provision*  
34 *of a locally adopted ordinance that requires greater relocation*  
35 *assistance to displaced households.*

36     (iii) *If existing residents are required to be relocated due to*  
37 *demolition or rehabilitation needs, the developer shall provide a*  
38 *right of first refusal for a comparable unit available in the new or*  
39 *rehabilitated housing development that is affordable to the*  
40 *household at an affordable rent, as defined in Section 50053 of*

1 *the Health and Safety Code, or an affordable housing cost, as*  
2 *defined in Section 50052.5 of the Health and Safety Code.*

3 (2) (A) *At least 30 percent and not more than 40 percent of the*  
4 *total annual programmatic budget, excluding any bond*  
5 *indebtedness, shall be spent on countywide renter protection and*  
6 *support programs.*

7 (B) *These programs include any effort that helps low-income*  
8 *renters, defined as a household that earns 80 percent or less of*  
9 *the AMI.*

10 (C) *Eligible uses of the funds, include, but are not limited to,*  
11 *all of the following:*

12 (i) *Preeviction and eviction legal services, counseling, advice*  
13 *and consultation, training, renter education and representation,*  
14 *and services to improve habitability that protect against*  
15 *displacement of tenants.*

16 (ii) *Providing rental assistance for lower-income households.*  
17 *Rental assistance shall be paired with supportive services, such*  
18 *as eviction prevention and defense, to the greatest extent possible.*

19 (iii) *Providing relocation assistance for lower-income*  
20 *households beyond what is legally required of landlords according*  
21 *to local or state law.*

22 (iv) *Collection and tracking of information related to*  
23 *displacement and displacement risk, rents, and evictions in the*  
24 *region.*

25 (3) *Not more than 10 percent of the percent of the total annual*  
26 *programmatic budget, excluding any bond indebtedness, shall be*  
27 *used for administrative and operations expenses associated with*  
28 *the agency.*

29 (4) *No earlier than five years after approval of a funding*  
30 *measure under Chapter 2 (commencing with Section 64810) and*  
31 *subject to consultation with the citizens' oversight committee, the*  
32 *board may change any of the minimum requirements in paragraph*  
33 *(1) or (2) if the board adopts a finding that the region's needs in*  
34 *a given category differ from those requirements. The board is*  
35 *required to approve the finding by a two-thirds vote. Approval of*  
36 *the finding shall be subject to the public participation requirements*  
37 *provided in subdivision (h) of Section 64711.*

38 (e) (1) *The board shall, in consultation with the citizens'*  
39 *oversight committee, adopt a regional expenditure plan for the*  
40 *use of housing revenue by July 1 of each year, except the board*

1 shall select the deadline to adopt the first regional expenditure  
2 plan. The regional expenditure plan may cover multiple years, as  
3 determined by the board.

4 (2) The regional expenditure plan shall set forth the share of  
5 revenue and estimated funding amount to be spent on each of the  
6 categories established in subdivision (d), indicate the household  
7 income levels to be served within each category of expenditures,  
8 and estimate the number of affordable housing units to be built or  
9 preserved and the number of tenants to be protected. To the extent  
10 feasible, the regional expenditure plan shall include a description  
11 of any specific project or program proposed to receive funding,  
12 including the location, amount of funding, and anticipated  
13 outcomes.

14 (3) The regional expenditure plan shall include the following  
15 information for any specific project that has received an allocation  
16 of regional housing revenue during the prior year:

17 (A) Whether the project proponent has requested a building  
18 permit for the project, and if so, the date when it was requested.

19 (B) Whether the project proponent is eligible to request a  
20 building permit for the project, and if so, the date when it became  
21 eligible.

22 (C) Whether the project proponent has obtained final approval  
23 or certification that the housing development is habitable, such as  
24 a certificate of occupancy, and if so, the date when it was obtained.

25 (f) (1) Funds allocated to a city pursuant to paragraph (4) of  
26 subdivision (d) shall be committed to a specific project within five  
27 years of receipt.

28 (2) Once committed to a specific project, funds shall remain  
29 available for expenditure for an additional five years, unless an  
30 extension is authorized pursuant to paragraph (3).

31 (3) If the funds have not been expended within five years of  
32 receipt as required in paragraph (2), the city shall show that it  
33 has made adequate progress towards completing the project. If  
34 the county finds that the city has made adequate progress, the  
35 county shall authorize an additional 24 months to grant  
36 entitlements to the remainder of the project. If the county does not  
37 find that the city has made adequate progress, the funds shall be  
38 transferred to the county. The county shall hold the funds until the  
39 city submits a plan satisfactory to the county to move forward with

1 *the project or allocate funds to another qualified project consistent*  
2 *with the city's expenditure plan.*

3 (4) *For purposes of this subdivision, "adequate progress" means*  
4 *the project has received the land use approvals or entitlements*  
5 *necessary for at least 75 percent of the project's units.*

6 64830.5. (a) *Revenue generated pursuant to this part shall be*  
7 *allocated according to the following geographic distribution*  
8 *schedule:*

9 (1) *Seventy percent of annual funding for the purpose of renter*  
10 *protections and support shall be allocated, on a per low-income*  
11 *renter household basis, into the following six allocation categories,*  
12 *provided that the allocation is consistent with the eligible uses of*  
13 *the funding set forth in paragraph (2) of subdivision (d) of Section*  
14 *64830:*

15 (A) *The councils of governments in Los Angeles County.*

16 (B) *The City of Los Angeles.*

17 (C) *The City of Long Beach.*

18 (D) *The City of Santa Clarita.*

19 (E) *The City of Glendale.*

20 (F) *The unincorporated areas of Los Angeles County.*

21 (2) *The agency shall have the discretion to fund any programs*  
22 *operated by any governmental or nonprofit entity that are*  
23 *consistent with the eligible uses outlined for renter protections*  
24 *and support. Direct unrestricted allocations are not permitted to*  
25 *any governmental entity.*

26 (3) *Thirty percent of annual funding for the purpose of renter*  
27 *protections and support shall be allocated by the agency consistent*  
28 *with the guiding principles of the agency and the eligible uses*  
29 *outlined in Section 64830.*

30 (4) *Seventy percent of annual funding shall be allocated based*  
31 *on approved affordable housing very low income and low-income*  
32 *regional housing needs assessment goals into the following six*  
33 *allocation categories, consistent with the eligible uses of funding*  
34 *as outlined in paragraph (1) of subdivision (d) of Section 64830:*

35 (A) *The councils of governments in Los Angeles County.*

36 (B) *The City of Los Angeles.*

37 (C) *The City of Long Beach.*

38 (D) *The City of Santa Clarita.*

39 (E) *The City of Glendale.*

40 (F) *The unincorporated areas of Los Angeles County.*

1 (5) *Thirty percent of annual funding within this category shall*  
2 *be allocated on an at-large basis by the citizens' oversight*  
3 *committee and board consistent with the guiding principles for all*  
4 *agency investments. At least 10 percent of this amount shall be*  
5 *distributed to cities with less than 50,000 residents through a*  
6 *competitive grant program administered by the board.*

7 (b) *Councils of governments in Los Angeles County shall be*  
8 *subject to the following requirements:*

9 (1) *Funds allocated to a council of governments shall be*  
10 *administered by the agency in collaboration with the council*  
11 *receiving funding.*

12 (2) *Cities within each council of governments are entitled to a*  
13 *pro-rata allocation, or other similar allocation method determined*  
14 *through collaboration between the agency and the applicable*  
15 *council of governments, of very low incoming and low-income*  
16 *affordable housing units under Article 10.6 (commencing with*  
17 *Section 65580) of Chapter 3 of Division 1 of Title 7.*

18 (3) *At least 5 percent of funds allocated to councils of*  
19 *governments shall be used for technical assistance grants to cities*  
20 *with a population under 50,000.*

21 (4) *Funds, or a portion of the funds, provided to the San Gabriel*  
22 *Valley Council of Governments may be allocated by the council*  
23 *to the San Gabriel Valley Regional Housing Trust, and the trust*  
24 *shall use the funds pursuant to the same requirements as funding*  
25 *provided to the councils of governments.*

26 (c) *Cities receiving a direct allocation shall be subject to the*  
27 *following requirements:*

28 (1) *The City of Los Angeles shall have its own set aside*  
29 *proportional to its respective affordable housing needs assessment*  
30 *goal, subject to a 50-percent limit on total funding that is set aside*  
31 *for councils of governments, cities, and unincorporated*  
32 *communities.*

33 (2) *The City of Long Beach shall have its own set aside*  
34 *proportional to its respective affordable housing needs assessment*  
35 *goal.*

36 (d) *Unincorporated areas of Los Angeles County shall have its*  
37 *own set aside, which shall be proportional to its respective*  
38 *affordable housing needs assessment goal.*

39 (e) *The following factors shall be considered for at-large funding*  
40 *allocations:*

- 1     (1) *Whether the allocation affirmatively furthers fair housing.*
- 2     (2) *The allocation’s effect on displacement indicators.*
- 3     (3) *The allocation’s effect on rent-burdened populations.*
- 4     (4) *Whether the allocation serves populations with disabilities.*

5     64831. *The board shall monitor expenditures in coordination*  
6 *with local jurisdictions. At least once every five years, the*  
7 *monitoring shall include a review of revenues allocated to cities.*  
8 *The board may adopt guidelines applicable to those funds as*  
9 *deemed necessary to ensure they are spent in a timely manner*  
10 *consistent with the goals of this chapter.*

11     64832. *To ensure oversight and accountability, the agency*  
12 *shall prepare and submit an annual report to the Legislature, in*  
13 *conformance with Sections 9795 and 53411 on allocations and*  
14 *expenditures under its control, and those controlled by counties*  
15 *pursuant to subdivision (d) of Section 64830. The report shall*  
16 *include a description of projects funded and their status, the*  
17 *households served by income level, and the extent to which the*  
18 *minimum targets in subdivision (d) of Section 64830 were achieved.*

19     SEC. 2. *The Legislature finds and declares that a special statute*  
20 *is necessary and that a general statute cannot be made applicable*  
21 *within the meaning of Section 16 of Article IV of the California*  
22 *Constitution because of the uniquely severe shortage of available*  
23 *funding and resources for the development and preservation of*  
24 *affordable housing and the particularly acute nature of the housing*  
25 *crisis within Los Angeles County.*

26     SEC. 3. *No reimbursement is required by this act pursuant to*  
27 *Section 6 of Article XIII B of the California Constitution for certain*  
28 *costs that may be incurred by a local agency or school district*  
29 *because, in that regard, this act creates a new crime or infraction,*  
30 *eliminates a crime or infraction, or changes the penalty for a crime*  
31 *or infraction, within the meaning of Section 17556 of the*  
32 *Government Code, or changes the definition of a crime within the*  
33 *meaning of Section 6 of Article XIII B of the California*  
34 *Constitution.*

35     *However, if the Commission on State Mandates determines that*  
36 *this act contains other costs mandated by the state, reimbursement*  
37 *to local agencies and school districts for those costs shall be made*

1 *pursuant to Part 7 (commencing with Section 17500) of Division*  
2 *4 of Title 2 of the Government Code.*

O