

Bay Area Housing Finance Authority

Advisory Committee

February 23, 2023

Agenda Item 10.a.

California Assembly Bill 1487 Clean-Up Legislation

Subject:

Presentation on Assembly Bill 1487 (AB 1487) Clean-Up Legislation

Background:

The California Legislature passed AB 1487 (Chiu) in November 2019, with the goal of creating regional solutions to address the Bay Area's affordable housing needs. It set forth the "3P" framework, in which BAHFA has regional revenue-generating authority that will enable it to work collaboratively with all Bay Area jurisdictions and produce more housing; preserve affordable housing; and protect vulnerable residents from displacement. With the recent launch of BAHFA's pilot programs and creation of a Business Plan, the need for certain statutory clarifications to AB 1487 has emerged. In addition, ACA 1 (Aguilar-Curry), currently under reconsideration by the state legislature, as well as a parallel voter signature-gathering effort, could potentially pave the way for a 2024 statewide ballot measure to amend the state constitution to reduce the voter approval threshold for local and regional housing measures and expand the allowable uses of affordable housing general obligation bonds. Finally, BAHFA's engagement of bond counsel to assist in its business planning process generated further recommendations for amendments to AB 1487 for the purpose of improving BAHFA's implementation of its mandate. All these developments informed the proposed statutory changes summarized in Attachment A.

Legislative Strategy:

Assemblymember Buffy Wicks, chair of the Assembly Housing and Community Development Committee, has agreed to author the bill. That committee's previous chair, David Chiu, was AB 1487's author. The goal is to create a robust list of co-authors from within the Bay Area's legislative delegation, as well as broad and strong regional support. Enterprise Community Partners and the Nonprofit Housing Association of Northern California, co-sponsors of the 2019 legislation, have agreed to join as co-sponsors of this measure.

Issues:

None

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Recommended Action:

Information

Attachment:

- A. Summary of AB 1487 Clean-Up Bill Provisions

Reviewed:

A handwritten signature in blue ink that reads "Alix Bockelman". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Alix Bockelman