

Summary of AB 1487 Clean-Up Bill Provisions

The major provisions of the bill, as currently contemplated, are outlined below.

- 1) Constitutional Conformity: Conform several provisions in BAHFA enabling statute to the California Constitution as it may be amended by the voters. This amendment would allow BAHFA to take advantage of additional flexibility being sought through a potential 2024 state ballot measure to lower the vote threshold for local and regional housing bonds and expand allowable uses of the proceeds.
- 2) Real Property Purchases: Authorize BAHFA to buy land and buildings to advance the agency's established objectives.
- 3) Revenue Bond Authority: Clarify that BAHFA's lending authority includes the ability to issue bonds backed by rent and mortgage payments.
- 4) Administrative Costs: Specify that implementation of any commercial linkage fee allows coverage of administrative expenses.
- 5) Tenant Protection Programs: To reflect current best practices, expand eligible expenses to include emergency financial assistance, supportive services, and housing problem-solving. This would allow BAHFA to assist people who don't hold a lease, e.g., someone who is couch surfing.
- 6) Administrative Efficiency: For administrative actions that don't impact the environment – e.g., creating a funding program or issuing a notice of funding availability (NOFA) – give BAHFA the same blanket California Environmental Quality Act (CEQA) exemption that applies to the state Department of Housing and Community Development. Without a blanket exemption, BAHFA must justify applying the current exemption to each administrative action it takes. Note that this would not change any CEQA analysis required for individual development projects.
- 7) Technical changes: Other technical changes are proposed, such as allowing BAHFA and counties to allocate funds to multiple entities with expertise in the full range of services envisioned under the statute and explicitly stating that BAHFA has authority to levy a tax to repay bonds authorized by voters in order to ease property tax administration at the county level.