

Sept. 29, 2017
Issue #71

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Governor Brown Signs Comprehensive Housing Package
League's Blueprint for More Housing Included in the Package

Today in San Francisco, surrounded by Legislators and dozens of stakeholders, Gov. Jerry Brown signed an extensive package of housing bills aimed at addressing the housing supply and affordability crisis impacting many communities around the state. *For more, see Page 2.*



Mark Your Calendar for these Upcoming Ethics ILG Webinars

In California, state and federal laws create a complex set of requirements that guide city officials and staff in their service to their communities. The Institute for Local Government (ILG) is putting together a series of webinars on important ethics topics this fall to help cities navigate these laws and regulations. *For more, see Page 3.*



League-Sponsored Bond Agency Issues \$117 Million in Tax-Exempt Bonds for San Francisco Museum and California Baptist University in Riverside

Some of the most significant benefits of League membership for cities since 1988 have flowed from the League's co-sponsorship of the [California Statewide Communities Development Authority](#) (CSCDA). *For more, see Page 3.*

The signing ceremony caps a legislative year usually focused on housing production at all income levels. Lawmakers introduced more than 130 housing related bills, many of which targeted local discretion and land use authority.

While the League opposed some of the dozen or so bills that make up the housing package, it strongly supported measures that increase funding for affordable housing and appropriately streamline local housing approvals. Below are the measures the Governor signed into law.

League Blueprint for More Housing Legislation

SB 2 and SB 3 Provide the Needed Funding to Spur Housing Construction

- [SB 2 \(Atkins\)](#) The Building Homes and Jobs Act: Generates hundreds of millions of dollars each year for affordable housing, emergency shelters and other housing needs via a \$75 recording fee on specified real estate documents. In the first year, 50 percent of the funds are set aside for local plans. In all other years, 70 percent of the funds are allocated to cities and counties through the CDBG formula.
- [SB 3 \(Beall\)](#) The Veterans and Affordable Housing Bond Act of 2018: Places a \$4 billion general obligation bond on the November 2018 ballot to fund veteran housing programs, affordable housing and infill infrastructure projects.

SB 540 (Roth) Streamlines Housing Approvals While Continuing to Protect Public Engagement

- [SB 540 \(Roth\)](#) Workforce Housing Opportunity Zones: Streamlines the housing approval process by having cities identify Workforce Housing Opportunity Zones, which will focus on workforce and affordable housing in areas close to jobs and transit and conform to California's greenhouse gas reduction laws. Housing developments within these planned areas can proceed in an expedited manner. Because the local government has fully complied with the California Environmental Quality Act (CEQA), no project-specific additional environmental reviews shall be needed. The environmental review and project streamlining shall be good for five years, to provide the development community with needed certainty.

Other Notable Housing Related Bills Signed by the Governor

- [SB 35 \(Wiener\)](#) Streamline Housing Approval Process: Streamlines multifamily housing project approvals by eliminating public input, prohibiting CEQA, and removing local discretion.
- [SB 167 \(Skinner\)](#) and [AB 678 \(Bocanegra\)](#) Housing Accountability Act: Makes numerous changes to the Housing Accountability Act including: requiring findings to be based on "a preponderance of evidence"; imposes mandatory fines (\$10,000) on cities that fail to comply with a judge's order within 60 days; and allows enhanced fines (a factor of five) if a city acts in bad faith.
- [AB 72 \(Santiago\)](#) Attorney General: Enforcement of Housing: Provides the Department of Housing and Community Development broad new authority to review any action by a city or county that it determines is inconsistent with an adopted housing element.
- [AB 73 \(Chiu\)](#) Housing Sustainability Districts: Allows a city or county to create a housing sustainability district to complete upfront zoning and environmental review in order to receive incentive payments for development projects that are consistent with the district's ordinance.
- [AB 879 \(Grayson\)](#) Planning and Zoning: Housing Element: Requires the California Department of Housing and Community Development to undertake a study to make recommendations regarding potential amendments to the Mitigation Fee Act to substantially reduce fees for residential development.

- [AB 1397 \(Low\)](#) Housing Element: Inventory of Land for Residential Development: Requires lands in a city's housing element to include vacant sites and sites that have "realistic and demonstrated potential" for redevelopment to meet a portion of the locality's housing need for a designated income level.
- [AB 1505 \(Bloom\)](#) Land Use: Zoning Regulations: Clarifies and strengthens local authority to enact inclusionary rental housing programs in accordance with their police power in an effort to address the shortage of affordable housing.
- [AB 1515 \(Daly\)](#) Housing Accountability Act: Allows a court to determine whether a project is consistent with local zoning and general plan by selecting the substantial evidence it wishes to rely on rather than reviewing whether the city council relied upon substantial evidence.

Next Steps

League staff will be developing important informational materials in the next few weeks to assist cities with understanding the practical impacts of the housing package at the local level. Additionally, the League will host a series of webinars and in person briefing in several regions of the state. Key dates and times will be released shortly.

'Webinars' Continued from Page 1...

The webinars being offered are:

- Abstentions and Disqualifications — Conflicts of Interest and When One Must or Should Step-Aside: Oct. 11, 2 p.m.
- The Brown Act: Nov. 1, 10 a.m.
- Completing Your Statement of Economic Interest — Form 700: Nov. 16, 10 a.m.
- Tips to Promote an Ethical and Transparent Culture: Dec. 5, 2 p.m.

Additional information and registration is available [online](#).

Please contact [Melissa Kuehne](#) with questions.

'CSCDA' Continued from Page 1...

This program provides a variety of public agencies and developers access to low-cost, tax-exempt financing and economic development tools. CSCDA recently issued a total of \$117,365,000 in tax-exempt bonds for the San Francisco Museum of Modern Art (SFMOMA) and the California Baptist University in Riverside.

About California Baptist University

California Baptist University is a California nonprofit corporation organized to operate a private, accredited Christian university offering liberal arts undergraduate and graduate degrees. The university has 9,000 students currently enrolled in both undergraduate and graduate programs.

CSCDA partnered with D.A. Davidson and Squire Patton Boggs to provide \$102,365,000 in tax-exempt bonds for the university. The bonds will be used to refinance CSCDA's previously issued Series 2007A, 2007B and 2011A bonds, providing net present value savings of more than \$8,700,000.

About SFMOMA

SFMOMA was the first museum on the West Coast devoted solely to modern and contemporary art. It opened on Jan. 18, 1935, under the direction of Grace McCann Morley. SFMOMA is dedicated to making the art for our time a vital and meaningful part of public life. For that reason, SFMOMA assembles unparalleled collections, creates exhilarating exhibitions, and develops

engaging public programs. In all of these endeavors, SFMOMA is guided by an enduring commitment to fostering creativity and embracing new ways of seeing the world.

CSCDA partnered with Bank of America and Hawkins, Delafield & Wood, LLP to provide the \$15 million in tax-exempt bonds for SFMOMA. The bonds will be used to finance a new parking garage and make other capital improvements to its museum facilities.

Background

CSCDA is a joint powers authority created in 1988 and is sponsored by the League of California Cities® and the California State Association of Counties. It was created by cities and counties for cities and counties. More than 500 cities, counties and special districts are program participants in CSCDA, which serves as their conduit issuer and provides access to efficiently finance locally-approved projects. CSCDA has issued more than \$50 billion in tax exempt bonds for projects that provide a public benefit by creating jobs, affordable housing, healthcare, infrastructure, schools and other fundamental services. Visit [CSCDA's website](#) for additional information on the ways in which CSCDA can help your city.

National Civic League Accepting Applications for the 2018 All-America City Award *Intent to Apply Letter due Oct. 18, Applications due Feb. 18*

The National Civic League [All-America City Award](#) application period is now open.

The 2018 award will address communities that have included diverse voices in problem-solving or promoted equitable practices and solutions. The 2018 focus was chosen, in part, to bring attention to the 50th anniversary of the Fair Housing Act as well as the Report of the National Advisory Commission on Civil Disorders (more commonly known as the Kerner Commission).

NCL is particularly interested in learning about community projects that: promote positive community-police relations; promote racial healing and dialogues on race; expand government and institutional representation and access; further educational equity in the community; create affordable and safe housing; reduce poverty; increase job readiness and employment; focus on restorative justice; seek equitable transportation access; promote or ensure access to healthy food and/or to safe and healthy natural environments.

The All-America City (AAC) Award program has recognized 500 communities that excel in collaborating to address pressing problems in the community. It celebrates exemplary grassroots community problem-solving and honors communities that united to achieve stunning results.

The AAC Award is given each year by the NCL to 10 communities in recognition of their outstanding civic accomplishments. The award spurs communities to use innovative approaches to create stronger connections between residents and nonprofit and government leaders. The AAC Award celebrates those efforts and becomes a platform for sharing innovation, inspiration and insight with other communities throughout the country.

To date, 53 cities have won the AAC Award. The [full list of winners](#) in every state is available online.

Application Information

Cities interested in applying for the AAC Award should submit a letter of intent to apply by Oct. 18, which saves applicants \$100 on the application fee. Please note a letter of intent is not required to apply.

The [application](#) is available online. Feb. 28 is the deadline to apply.

Additional information about the award and previous winners can be found on the [2018 AAC Resources/Promising Practices webpage](#) under the Other Resources side of the page.

About the National Civic League

Founded in 1894, the National Civic League is a nonpartisan, nonprofit organization whose mission is to advance civic engagement to achieve thriving, equitable communities. Based in Denver, the League offers a variety of services to local governments, including the National Civic Review, Model City Charter and its Civic Index.
