

AMENDED IN SENATE SEPTEMBER 5, 2013

AMENDED IN SENATE SEPTEMBER 3, 2013

AMENDED IN SENATE JULY 9, 2013

AMENDED IN ASSEMBLY APRIL 4, 2013

CALIFORNIA LEGISLATURE—2013–14 REGULAR SESSION

ASSEMBLY BILL

No. 532

Introduced by Assembly Member Gordon
(Coauthors: Assembly Members Achadjian and Fong)
(Coauthor: Senator Hill)
(Coauthors: Senators Beall and Hill)

February 20, 2013

An act to amend Sections 50843.5 and 53545.9 of the Health and Safety Code, relating to housing, making an appropriation therefor, and declaring the urgency thereof, to take effect immediately.

LEGISLATIVE COUNSEL'S DIGEST

AB 532, as amended, Gordon. Local Housing Trust Fund.

Existing law establishes the Local Housing Trust Fund Matching Grant Program for the purpose of supporting local housing trust funds dedicated to the creation or preservation of affordable housing. Existing law requires the Department of Housing and Community Development to make available the amount of \$35,000,000 for the Local Housing Trust Fund Matching Grant Program, from the continuously appropriated Housing and Emergency Shelter Trust Fund of 2006.

Under the grant program, the department is authorized to make matching grants available to cities, counties, cities and counties, and existing charitable nonprofit organizations that have created, funded,

and operated housing trust funds. The minimum allocation to a program applicant is \$1,000,000 for existing trust funds, or \$500,000 for newly established housing trust funds. The maximum allocation for any applicant is \$2,000,000. Under existing law, all funds provided under the grant program are to be matched on a dollar-for-dollar basis with moneys that are not required by any state or federal law to be spent on housing.

This bill would revise the law applicable to the above grant program, including (1) reducing the maximum allocation to \$1,000,000 per notice of funding availability ~~for an existing a trust for which the matching funds come from a new revenue source identified or created on or after June 30, 2012, that has previously received a grant through the program,~~ (2) revising funding priorities for certain types of local housing trust funds, and (3) revising requirements relative to deed restrictions and equity sharing agreements applicable to for-sale housing projects or units within for-sale housing projects.

Under existing law, an applicant is required to continue funding the local housing trust fund from identified local sources, and continue the trust in operation for a period of no less than 5 years from the date of award.

This bill would extend any award to a local housing trust that was under contract on January 1, 2013, by 12 months.

Existing law requires 50% of the funds allocated to the Local Housing Trust Fund Matching Grant Program to be made available exclusively for newly established housing trust funds. Existing law requires funds set aside for newly established housing trust funds to be available for encumbrance for 42 months and, after that time, to revert to another specified housing fund.

This bill would remove the above restrictions, making the funds continuously available for purposes of the program and not reverting to another fund, thus making an appropriation. The bill also would authorize funding for a housing trust fund that had previously received a grant under the program.

Under existing law, the department awards funds under the grant program through the issuance of a Notice of Funding Availability (NOFA), as specified.

This bill would require the department to issue a new NOFA for new trusts, as defined, by June 30, 2014.

This bill would declare that it is to take effect immediately as an urgency statute.

Vote: $\frac{2}{3}$. Appropriation: yes. Fiscal committee: yes.
State-mandated local program: no.

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

1 SECTION 1. Section 50843.5 of the Health and Safety Code
2 is amended to read:
3 50843.5. (a) Subject to the availability of funding, the
4 department shall make matching grants available to cities, counties,
5 cities and counties, and charitable nonprofit organizations
6 organized under Section 501(c)(3) of the Internal Revenue Code
7 that have created and are operating or will operate housing trust
8 funds. These funds shall be awarded through the issuance of a
9 Notice of Funding Availability (NOFA).
10 (1) Applicants that provide matching funds from a source or
11 sources other than impact fees on residential development shall
12 receive a priority for funding.
13 (2) The department shall set aside funding for new trusts, as
14 defined by the department in the NOFA. Notwithstanding any
15 other law, the department shall issue a new NOFA by June 30,
16 2014, for new trusts, and, for purposes of this NOFA, a new trust
17 shall include an existing trust for which the matching funds come
18 from a new revenue source identified or created on or after June
19 30, 2012. For purposes of this paragraph, a new revenue source
20 shall include, but is not limited to, a new tax, fee, contribution of
21 public or private funds not already dedicated to housing, or an
22 increase in an existing tax or fee directly adopted by a city, county,
23 or city and county. The department may issue this NOFA pursuant
24 to guidelines that shall not be subject to the requirements of
25 Chapter 3.5 (commencing with Section 11340) of Part 1 of Division
26 3 of Title 2 of the Government Code.
27 (b) Housing trusts eligible for funding under this section shall
28 have the following characteristics:
29 (1) Utilization of a public or joint public and private fund
30 established by legislation, ordinance, resolution, or a public-private
31 partnership to receive specific revenue to address local housing
32 needs.
33 (2) Receipt of ongoing revenues from dedicated sources of
34 funding such as taxes, fees, loan repayments, or private
35 contributions.

1 (c) The minimum allocation to an applicant that is a newly
2 established trust shall be five hundred thousand dollars (\$500,000).
3 The minimum allocation for all other trusts shall be one million
4 dollars (\$1,000,000). ~~No applicant may~~ *An applicant may not*
5 receive an allocation in excess of two million dollars (\$2,000,000)
6 per NOFA, and ~~no existing trust for which the matching funds~~
7 ~~come from a new revenue source identified or created on or after~~
8 ~~June 30, 1012,~~ *may a trust that has previously received a grant*
9 *through the program may not* receive an allocation in excess of
10 one million dollars (\$1,000,000) per NOFA. All funds provided
11 pursuant to this section shall be matched on a dollar-for-dollar
12 basis with moneys that are not required by any state or federal law
13 to be spent on housing. ~~No~~ *An* application for an existing housing
14 trust shall *not* be considered unless the department has received
15 adequate documentation of the deposit in the local housing trust
16 fund of the local match and the identity of the source of matching
17 funds. An application for a new trust shall not be considered unless
18 the department has received adequate documentation, as determined
19 by the department, that an ordinance imposing or dedicating a tax
20 or fee to be deposited into the new trust has been enacted or the
21 applicant has adopted a legally binding commitment to deposit
22 matching funds into the new trust. Funds shall not be disbursed
23 by the department to any trust until all matching funds are on
24 deposit and then funds may be disbursed only in amounts necessary
25 to fund projects identified to receive a loan from the trust within
26 a reasonable period of time, as determined by the department.
27 Applicants shall be required to continue funding the local housing
28 trust fund from these identified local sources, and continue the
29 trust in operation, for a period of no less than five years from the
30 date of award. If the funding is not continued for a five-year period,
31 then (1) the amount of the department’s grant to the local housing
32 trust fund, to the extent that the trust fund has unencumbered funds
33 available, shall be immediately repaid, and (2) any payments from
34 any projects funded by the local housing trust fund that would
35 have been paid to the local housing trust fund shall be paid instead
36 to the department and used for the program or its successor. The
37 total amount paid to the department pursuant to (1) and (2),
38 combined, shall not exceed the amount of the department’s grant.

1 (d) (1) Funds shall be used for the predevelopment costs,
2 acquisition, construction, or rehabilitation of the following types
3 of housing or projects:

4 (A) Rental housing projects or units within rental housing
5 projects. The affordability of all assisted units shall be restricted
6 for not less than 55 years.

7 (B) Emergency shelters, safe havens, and transitional housing,
8 as these terms are defined in Section 50801.

9 (C) For-sale housing projects or units within for-sale housing
10 projects.

11 (2) At least 30 percent of the total amount of the grant and the
12 match shall be expended on projects, units, or shelters that are
13 affordable to, and restricted for, extremely low income households,
14 as defined in Section 50106. No more than 20 percent of the total
15 amount of the grant and the match shall be expended on projects
16 or units affordable to, and restricted for, moderate-income persons
17 and families whose income does not exceed 120 percent of the
18 area median income. The remaining funds shall be used for
19 projects, units, or shelters that are affordable to, and restricted for,
20 lower income households, as defined in Section 50079.5.

21 (3) If funds are used for the acquisition, construction, or
22 rehabilitation of for-sale housing projects or units within for-sale
23 housing projects, the grantee shall record a deed restriction against
24 the property that will ensure compliance with one of the following
25 requirements upon resale of the for-sale housing units, unless it is
26 in conflict with the requirements of another public funding source
27 or law:

28 (A) If the property is sold within 30 years from the date that
29 trust funds are used to acquire, construct, or rehabilitate the
30 property, the owner or subsequent owner shall sell the home at an
31 affordable housing cost, as defined in Section 50052.5, to a
32 household that meets the relevant income qualifications.

33 (B) The owner and grantee shall share the equity in the unit
34 pursuant to an equity-sharing agreement. The grantee shall reuse
35 the proceeds of the equity-sharing agreement consistent with this
36 section. To the extent not in conflict with another public funding
37 source or law, all of the following shall apply to the equity-sharing
38 agreement provided for by the deed restriction:

39 (i) Upon resale by an owner-occupant of the home, the
40 owner-occupant of the home shall retain the market value of any

1 improvements, the downpayment, and his or her proportionate
 2 share of appreciation. The grantee shall recapture any initial
 3 subsidy and its proportionate share of appreciation, which shall
 4 then be used to make housing available to persons and families of
 5 the same income category as the original grant and for any type
 6 of housing or shelter specified in paragraph (1).

7 (ii) For purposes of this subdivision, the initial subsidy shall be
 8 equal to the fair market value of the home at the time of initial sale
 9 to the owner-occupant minus the initial sale price to the
 10 owner-occupant, plus the amount of any downpayment assistance
 11 or mortgage assistance. If upon resale by the owner-occupant the
 12 market value is lower than the initial market value, then the value
 13 at the time of the resale shall be used as the initial market value.

14 (iii) For purposes of this subdivision, the grantee’s proportionate
 15 share of appreciation shall be equal to the ratio of the initial subsidy
 16 to the fair market value of the home at the time of the initial sale.

17 (4) Notwithstanding subparagraph (A) of paragraph (1) or
 18 paragraph (3), a local housing trust fund shall not be required to
 19 record a separate deed restriction or equity agreement for any
 20 project or home that it finances, if a restriction or agreement that
 21 meets the requirements of subparagraph (A) of paragraph (1) or
 22 paragraph (3), as applicable, has been, or will be, recorded against
 23 the property by another public agency.

24 (e) Loan repayments shall accrue to the grantee housing trust
 25 for use pursuant to this section. If the trust no longer exists, loan
 26 repayments shall accrue to the department for use in the program
 27 or its successor.

28 (f) (1) In order for a city, county, or city and county to be
 29 eligible for funding, the applicant shall, at the time of application,
 30 meet both of the following requirements:

31 (A) Have an adopted housing element that the department has
 32 determined, pursuant to Section 65585 of the Government Code,
 33 is in substantial compliance with the requirements of Article 10.6
 34 (commencing with Section 65580) of Chapter 3 of Division 1 of
 35 Title 7 of the Government Code.

36 (B) Have submitted to the department the annual progress report
 37 required by Section 65400 of the Government Code within the
 38 preceding 12 months, if the department has adopted the forms and
 39 definitions pursuant to subparagraph (B) of paragraph (2) of
 40 subdivision (a) of Section 65400 of the Government Code.

1 (2) In order for a nonprofit organization applicant to be eligible
2 for funding, the applicant shall agree to utilize funds provided
3 under this chapter only for projects located in cities, counties, or
4 a city and county that meet both of the following requirements:

5 (A) Have an adopted housing element that the department has
6 determined, pursuant to Section 65585 of the Government Code,
7 to be in substantial compliance with the requirements of Article
8 10.6 (commencing with Section 65580) of Chapter 3 of Division
9 1 of Title 7 of the Government Code.

10 (B) Have submitted to the department the annual progress report
11 required by Section 65400 of the Government Code within the
12 preceding 12 months, if the department has adopted the forms and
13 definitions pursuant to subparagraph (B) of paragraph (2) of
14 subdivision (a) of Section 65400 of the Government Code.

15 (3) A city, county, or city and county that has received an award
16 pursuant to this section shall not encumber any program funds
17 unless it has an adopted housing element the department has
18 determined, pursuant to Section 65585 of the Government Code,
19 is in substantial compliance with the requirements of Article 10.6
20 (commencing with Section 65580) of Chapter 3 of Division 1 of
21 Title 7 of the Government Code.

22 (g) Recipients shall have held, or shall agree to hold, a public
23 hearing or hearings to discuss and describe the project or projects
24 that will be financed with funds provided pursuant to this section.
25 As a condition of receiving a grant pursuant to this section, any
26 nonprofit organization shall agree that it will hold one public
27 meeting a year to discuss the criteria that will be used to select
28 projects to be funded. That meeting shall be open to the public,
29 and public notice of this meeting shall be provided, except to the
30 extent that any similar meeting of a city or county would be
31 permitted to be held in closed session.

32 (h) No more than 5 percent of the funds appropriated to the
33 department for the purposes of this program shall be used to pay
34 the costs of administration of this section.

35 (i) A local housing trust fund shall encumber funds provided
36 pursuant to this section no later than 36 months after receipt. In
37 addition, any award to a local housing trust that was under contract
38 on January 1, 2013, shall be extended by 12 months, subject to
39 progress benchmarks to be established by the department. Any

1 funds not encumbered within that period shall revert to the
2 department for use in the program or its successor.

3 (j) Recipients shall be required to file periodic reports with the
4 department regarding the use of funds provided pursuant to this
5 section. No later than December 31 of each year in which funds
6 are awarded by the program, the department shall provide a report
7 to the Legislature regarding the number of trust funds created, a
8 description of the projects supported, the number of units assisted,
9 and the amount of matching funds received.

10 SEC. 2. Section 53545.9 of the Health and Safety Code is
11 amended to read:

12 53545.9. Of the one hundred million dollars (\$100,000,000)
13 transferred to the Affordable Housing Innovation Fund established
14 in the State Treasury under subparagraph (F) of paragraph (1) of
15 subdivision (a) of Section 53545, the following amounts shall be
16 allocated as follows:

17 (a) The department shall make available the amount of
18 twenty-five million dollars (\$25,000,000) for the Affordable
19 Housing Revolving Development and Acquisition Program
20 established pursuant to Section 50705.

21 (b) (1) The department shall make available the amount of
22 thirty-five million dollars (\$35,000,000) for the local housing trust
23 fund matching grant program established under Section 50843.5.
24 The department shall make available 50 percent of this amount
25 exclusively for newly established housing trust funds.

26 (2) Notwithstanding any other law, funds set aside for housing
27 trust funds pursuant to this subdivision shall be continuously
28 available for encumbrance and disbursement to those trust funds,
29 and shall not revert to the Self-Help Housing Fund created by
30 Section 50697.1, or any other fund.

31 (c) The department shall make available the amount of ten
32 million dollars (\$10,000,000) for the Innovative Homeownership
33 Program, which the department shall develop and implement as
34 follows:

35 (1) The program shall be designed to increase or maintain
36 affordable homeownership opportunities for Californians with
37 lower incomes.

38 (2) The department shall adopt guidelines for the program that,
39 among other things, shall maximize the number of units assisted,

1 limit the expenditure of funds for administrative costs, and
2 maximize the leverage of public and private financing sources.

3 (3) The guidelines adopted by the department shall provide for
4 the issuance of a notice of funding availability soliciting
5 competitive proposals for the use of funds consistent with those
6 guidelines and with subparagraph (F) of paragraph (1) of
7 subdivision (a) of Section 53545.

8 (4) The guidelines adopted by the department shall not be subject
9 to the requirements of Chapter 6.5 (commencing with Section
10 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

11 (5) The department shall include within the annual report
12 required under Section 50408 a detailed summary and description
13 of the manner in which funds made available under this subdivision
14 were expended during the previous year and a statement regarding
15 the manner in which those expenditures meet the intent of the
16 Legislature and the voters that funds from the Innovative Housing
17 Fund be expended in support of innovative, cost-saving approaches
18 to creating or preserving affordable housing.

19 (d) (1) The amount of thirty million dollars (\$30,000,000) is
20 transferred from the Affordable Housing Innovation Fund to a
21 subaccount, which is hereby created, within the Housing
22 Rehabilitation Loan Fund. Notwithstanding Section 13340 of the
23 Government Code, the moneys transferred to the subaccount shall
24 be continuously appropriated to the department for the Multifamily
25 Housing Program authorized by Chapter 6.7 (commencing with
26 Section 50675) of Part 2 of Division 31.

27 (2) The department shall provide for the issuance of a notice of
28 funding availability soliciting competitive proposals for the use
29 of the funds appropriated in paragraph (1). The notice of funding
30 availability shall provide that the department will consider persons
31 with developmental disabilities, including, but not limited to, those
32 with autism, and homeless veterans as special needs populations
33 for purposes of granting bonus points to developments serving
34 special needs populations.

35 SEC. 3. This act is an urgency statute necessary for the
36 immediate preservation of the public peace, health, or safety within
37 the meaning of Article IV of the Constitution and shall go into
38 immediate effect. The facts constituting the necessity are:

1 In order to prevent the expiration of funding needed to implement
2 the Local Housing Trust Fund Matching Grant Program, it is
3 necessary for this act to take effect immediately.

O