

AMENDED IN ASSEMBLY SEPTEMBER 4, 2015

AMENDED IN ASSEMBLY SEPTEMBER 1, 2015

SENATE BILL

No. 580

Introduced by Senator Liu
(Coauthor: Assembly Member Holden)

February 26, 2015

An act to amend Sections 54237 and 54237.7 of the Government Code, relating to surplus residential ~~property, and making an appropriation therefor.~~ *property.*

LEGISLATIVE COUNSEL'S DIGEST

SB 580, as amended, Liu. Surplus residential property: affordable housing: historic buildings.

(1) Existing law declares the intent of the Legislature to preserve, upgrade, and expand the supply of housing to persons and families of low or moderate income, through the sale of specified surplus residential property owned by public agencies. Existing law establishes priorities and procedures that any state agency disposing of that surplus residential property is required to follow. Under existing law, specified single-family residences must first be offered to their former owners or present occupants, as specified. If the property is not sold to a former owner or present occupant, existing law requires that the property be offered to a housing-related private or public entity at a reasonable price for either limited equity cooperative housing or low and moderate income rental or owner-occupied housing, as specified.

This bill would authorize a local housing authority to purchase and rehabilitate surplus residential property within Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and the 90032 postal ZIP code. The local housing authority would be required to dedicate any

profits realized from a subsequent sale to the construction of affordable housing. The bill would also require that, prior to offering the property to a housing-related private or public entity as specified above, that property that is a historic home, as defined, be first offered to a housing-related public entity or a nonprofit private entity dedicated to rehabilitating and maintaining the historic home for public and community access and use.

(2) Existing law requires the Department of Transportation to deposit proceeds from sales of surplus residential property into the SR-710 Rehabilitation Account, a continuously appropriated fund, to be distributed, as specified, exclusively to fund projects located in Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and the 90032 postal ZIP code.

This bill would specifically require the department to deposit proceeds from the sale of surplus residential property from the department to a new owner in the SR-710 Rehabilitation Account. This bill would establish the Affordable Housing Trust Account within the Housing Finance Fund and require the net proceeds from a subsequent market sale of surplus residential property sold pursuant to these provisions at an affordable or reasonable price, as specified, be deposited in this account. ~~The bill would continuously appropriate~~ *would, upon appropriation by the Legislature, make funds in this account available* to the California Housing Finance Agency to carry out specified activities for the benefit persons residing exclusively within Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and the 90032 postal ZIP code.

(3) This bill would make legislative findings and declarations as to the necessity of a special statute for Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and the 90032 postal ZIP code.

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

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

1 SECTION 1. Section 54237 of the Government Code is
 2 amended to read:
 3 54237. (a) Notwithstanding Section 11011.1, an agency of the
 4 state disposing of surplus residential property shall do so in
 5 accordance with the following priorities and procedures:

1 (1) First, all single-family residences presently occupied by
2 their former owners shall be offered to those former owners at the
3 appraised fair market value.

4 (2) Second, all single-family residences shall be offered,
5 pursuant to this article, to their present occupants who have
6 occupied the property two years or more and who are persons and
7 families of low or moderate income.

8 (3) Third, all single-family residences shall be offered, pursuant
9 to this article, to their present occupants who have occupied the
10 property five years or more and whose household income does not
11 exceed 150 percent of the area median income.

12 (4) Fourth, a single-family residence shall not be offered,
13 pursuant to this article, to present occupants who are not the former
14 owners of the property if the present occupants have had an
15 ownership interest in real property in the last three years.

16 (b) Single-family residences offered to their present occupants
17 pursuant to paragraphs (2) and (3) of subdivision (a) shall be
18 offered to those present occupants at an affordable price. The price
19 shall not be less than the price paid by the agency for original
20 acquisition, unless the acquisition price was greater than the current
21 fair market value, and shall not be greater than fair market value.
22 When a single-family residence is offered to present occupants at
23 a price that is less than fair market value, the selling agency shall
24 impose terms, conditions, and restrictions to ensure that the housing
25 will remain available to persons and families of low or moderate
26 income and households with incomes no greater than the incomes
27 of the present occupants in proportion to the area median income.
28 The Department of Housing and Community Development shall
29 provide to the selling agency recommendations of standards and
30 criteria for these prices, terms, conditions, and restrictions. The
31 selling agency shall provide repairs required by lenders and
32 government housing assistance programs, or, at the option of the
33 agency, provide the present occupants with a replacement dwelling
34 pursuant to Section 54237.5.

35 (c) If single-family residences are offered to their present
36 occupants pursuant to paragraphs (2) and (3) of subdivision (a),
37 the occupants shall certify their income and assets to the selling
38 agency. When a single-family residence is offered to present
39 occupants at a price that is less than fair market value, the selling
40 agency may verify the certifications, in accordance with procedures

1 utilized for verification of incomes of purchasers and occupants
2 of housing financed by the California Housing Finance Agency
3 and with regulations adopted for the verification of assets by the
4 United States Department of Housing and Urban Development.
5 The income and asset limitations and term of residency
6 requirements of paragraphs (2) and (3) of subdivision (a) shall not
7 apply to sales that are described as mitigation measures in an
8 environmental study prepared pursuant to the Public Resources
9 Code, if the study was initiated before this measure was enacted.

10 (d) All other surplus residential properties and all properties
11 described in paragraphs (1), (2), and (3) of subdivision (a) that are
12 not purchased by the former owners or the present occupants shall
13 be then offered as follows:

14 (1) Except as required by paragraph (2), the property shall be
15 offered to a housing-related private or public entity at a reasonable
16 price, which is best suited to economically feasible use of the
17 property as decent, safe, and sanitary housing at affordable rents
18 and affordable prices for persons and families of low or moderate
19 income, on the condition that the purchasing entity shall cause the
20 property to be rehabilitated and used as follows:

21 (A) If the housing-related entity is a public entity, the entity
22 shall dedicate profits realized from a subsequent sale, as specified
23 in subdivision (b) of Section 54237.7, to the construction of
24 affordable housing within Pasadena, South Pasadena, Alhambra,
25 La Cañada Flintridge, and the 90032 postal ZIP code.

26 (B) If the entity is a private housing-related entity or a
27 housing-related public entity, the entity shall cause the property
28 to be developed as limited equity cooperative housing with first
29 right of occupancy to present occupants, except that where the
30 development of cooperative or cooperatives is not feasible, the
31 purchasing entity shall cause the property to be used for low and
32 moderate income rental or owner-occupied housing, with first right
33 of occupancy to the present tenants. The price of the property in
34 no case shall be less than the price paid by the entity for original
35 acquisition unless the acquisition price was greater than current
36 fair market value and shall not be greater than fair market value.
37 Subject to the foregoing, it shall be set at the level necessary to
38 provide housing at affordable rents and affordable prices for present
39 tenants and persons and families of low or moderate income. When
40 residential property is offered at a price that is less than fair market

1 value, the selling agency shall impose terms, conditions, and
2 restrictions as will ensure that the housing will remain available
3 to persons and families of low or moderate income. The
4 Department of Housing and Community Development shall provide
5 to the selling agency recommendations of standards and criteria
6 for prices, terms, conditions, and restrictions.

7 (2) (A) If the property is a historic home, the property shall be
8 offered first to a housing-related public entity subject to
9 subparagraph (A) or (B) of paragraph (1) or to a nonprofit private
10 entity dedicated to rehabilitating and maintaining the historic home
11 for public and community access and use subject to subparagraph
12 (B) of paragraph (1).

13 (B) For the purposes of this subdivision, “historic home” means
14 single-family surplus residential property that is listed on, or for
15 which an application has been filed for listing on, at least one of
16 the following by January 1, 2015:

17 (i) The California Register of Historical Resources, as
18 established pursuant to Article 2 (commencing with Section 5020)
19 of Chapter 1 of Division 5 of the Public Resources Code.

20 (ii) The National Register of Historic Places, as established
21 pursuant to Chapter 3021 of Title 54 of the United States Code.

22 (iii) The National Register of Historic Places, as previously
23 established pursuant to the National Historic Preservation Act (16
24 U.S.C. Sec. 470 et seq.).

25 (e) A surplus residential property not sold pursuant to
26 subdivisions (a) to (d), inclusive, shall then be sold at fair market
27 value, with priority given first to purchasers who are present tenants
28 in good standing with all rent obligations current and paid in full,
29 second to former tenants who were in good standing at the time
30 they vacated the premises, with priority given to the most recent
31 tenants first, and then to purchasers who will be owner occupants.
32 The selling agency may commence the sale of property that former
33 tenants may possess a right to purchase as provided by this
34 subdivision 30 days after the selling agency has done both of the
35 following:

36 (1) Posted information regarding the sale under this subdivision
37 on the selling agency’s Internet Web site.

38 (2) Made a good faith effort to provide written notice, by
39 first-class mail, to the last known address of each former tenant.

1 (f) Tenants in good standing of nonresidential properties shall
2 be given priority to purchase, at fair market value, the property
3 they rent, lease, or otherwise legally occupy.

4 SEC. 2. Section 54237.7 of the Government Code is amended
5 to read:

6 54237.7. (a) Notwithstanding Section 183.1 of the Streets and
7 Highways Code, the Department of Transportation shall deposit
8 proceeds from the sale of surplus residential property from the
9 department to a new owner pursuant to this article into the SR-710
10 Rehabilitation Account, which is hereby created. Notwithstanding
11 Section 13340, funds in the account are hereby continuously
12 appropriated to the department without regard to fiscal years for
13 the purpose of providing repairs required pursuant to subdivision
14 (b) of Section 54237. The total funds maintained in the account
15 shall not exceed five hundred thousand dollars (\$500,000). Funds
16 exceeding that amount, less any reimbursements due to the federal
17 government, shall be transferred to the State Highway Account in
18 the State Transportation Fund to be used for allocation by the
19 California Transportation Commission (commission) exclusively
20 to fund projects located in Pasadena, South Pasadena, Alhambra,
21 La Cañada Flintridge, and the 90032 postal ZIP Code. Projects
22 shall be selected and prioritized by the affected communities in
23 consultation with the Los Angeles County Metropolitan
24 Transportation Authority, pursuant to guidelines developed by the
25 commission. The Los Angeles Metropolitan Transportation
26 Authority shall submit a proposed program of projects and the
27 commission shall have final authority to approve the projects.
28 Eligible projects may include, but are not limited to: sound walls;
29 transit and rail capital improvements; bikeways; pedestrian
30 improvements; signal synchronization; left turn signals; and major
31 street resurfacing, rehabilitation, and reconstruction. The funds
32 shall not be used to advance or construct any proposed North State
33 Route 710 tunnel. Any funds remaining in the SR-710
34 Rehabilitation Account on the date that final payment due for the
35 last of the properties repaired has been made, less any
36 reimbursements due to the federal government, shall be transferred
37 to the State Highway Account in the State Transportation Fund,
38 to be used exclusively for the purposes described in this section.

39 (b) Notwithstanding any other law, the net proceeds from a
40 subsequent market sale of surplus residential property sold pursuant

1 to this article at an affordable or reasonable price, as specified in
2 regulations adopted by the department, shall be deposited into the
3 Affordable Housing Trust Account, which is hereby created within
4 the Housing Finance Fund and, notwithstanding Section 13340,
5 continuously appropriated Fund. *The moneys in this account shall,*
6 *upon appropriation by the Legislature, be made available to the*
7 *California Housing Finance Agency to carry out any activity*
8 *authorized by Part 3 (commencing with Section 50900) of Division*
9 *31 of the Health and Safety Code for the benefit of persons and*
10 *families of low and moderate income residing exclusively in*
11 *Pasadena, South Pasadena, Alhambra, La Cañada Flintridge, and*
12 *the 90032 postal ZIP code. The priority for the distribution of*
13 *proceeds from subsequent sales shall be established pursuant to*
14 *regulations adopted by the department.*

15 SEC. 3. The Legislature finds and declares that a special law
16 is necessary and that a general law cannot be made applicable
17 within the meaning of Section 16 of Article IV of the California
18 Constitution because of the unique circumstances relating to
19 affordable housing and surplus properties in the State Route 710
20 corridor.