



2008 CHC Lobby Day Summary

On Wednesday, March 12, a delegation of CHC members participated in Spring Lobby Day. Following a one-hour briefing in the conference room of the California Association of Counties (1100 K Street), the following CHC members visited with (16) key state representatives on housing-related legislation for the new term: **Carol Galante** (CHC Policy Leadership Task Force Chair; BRIDGE Housing Corp. President); **Jack Gardner** (Vice Chair, CHC Board of Directors; John Stewart Company President); **Mary Ellen Shay** (Board of Directors; ME Shay Co. President); **Jeanne Peterson** (Reznick Group; CHC Board of Governors); **Mike Daley** (EAH); **Liz Tracey** (Washington Mutual); **Lisa Bates** (Deputy Director, Sacramento Housing and Redevelopment Agency); **Linn Warren** (SHRA); **Cindy Cavanaugh** (SHRA); **Nevada Merriman** (Mid-Peninsula Housing Coalition); **Tim O'Connell** (Century Housing); **Jeff Loustau** (CHC Executive Director); **Eric Mackres** (CHC Program Manager).

The purpose of the Lobby Day was to engage members of the State Senate and Assembly to provide an overview of CHC's housing advocacy mission with respect to catalytic public funding (e.g., PROP 1C infill and TOD programs), land use planning/zoning (e.g., SB303 and SB375), and regulatory reform (e.g., Prop 98 & 99 Eminent Domain reform ballot initiatives, CEQA reform). CHC representatives also solicited input on housing-related legislative initiatives proposed by the state representatives. What follows is a brief summary of each the various meetings with State Senators, Assemblymembers, their Policy Directors and Chiefs of Staff.

SENATE PRESIDENT DON PERATA (D, Oakland) – Brian Kelly, Consultant: we expressed gratitude for the President Pro Tem's leadership on PROP 1C, the enabling legislation, and the input on programmatic guidelines for TOD and Infill set-asides; described major land use legislation by Sen. Steinberg (SB375) as well as Sen. Ducheny (SB303) as being pivotal opportunity to build bridges between developer/builder, environmental, and local government constituencies; expressed regret over legislature's inability to achieve 2/3's majority for reasonable eminent domain reform that has resulted in this June's Prop 98 and Prop 99 ballot initiatives;

ASSEMBLY SPEAKER FABIAN NUNEZ (D, Los Angeles) – Tia Boatman-Patterson, Special Assistant: appreciative of CHC expression of gratitude for Speaker's leadership on PROP 1C, the new Infill and TOD programs; called attention to nascent legislation to address foreclosure crisis: AB2509 (Carter) \$50MM by enabling state to guarantee 20% of a market-rate loan to help some 30,000 families with mortgages of \$250,000 (and leverage \$180MM in private debt); and AB2594 (Mullin/Nunez) to allow redevelopment agencies to utilize their 80% non-housing set-aside outside of current project areas to acquire foreclosed single family homes and reposition for first-time buyers.

SENATOR DARRELL STEINBERG (D, Sacramento) – Bill Craven, Policy Director: introduced CHC's housing advocacy history and current focus; sought active CHC

participation in helping to shape SB375 as the year's most important land use legislation; distributed Powerpoint presentation in asking that CHC engage housing developers and builders in understanding SB375's promotion of "sustainable communities" via the regional blueprint planning process as well as the CEQA streamlining envisioned by environmental sponsors of SB375;

SENATOR DENISE DUCHENY (D, San Diego) – John Ferrera, Chief of Staff: he expressed appreciation for CHC's efforts last year with SB303, said that Ducheny wants to be supportive of Sen. Steinberg's SB375 rather than having to amend SB303 to be an alternative measure; will advocate SB303's greater certainty for builders and housing developers (through up-front planning and zoning by local government) while ensuring current CEQA law followed (rather than promising empty 'reform'); sought clarification of Prop 98 and Prop 99 eminent domain initiatives on June ballot;

SENATOR BOB DUTTON (R, Inland Empire) – Russell Lowry, Chief of Staff: very familiar with CHC regarding 2007 enabling legislation process for \$100MM PROP 1C Innovation Fund; discussed leveraging innovation funds for acquisition-rehabilitation using Century's leveraged loan program as effective example; expressed interest in resolving issues with CEQA and the entitlement process through SB 1210 (seeking buy-in from various environment groups regarding CEQA reform issues);

ASSEMBLYMEMBER MARK DESAULNIER (D, Martinez) – Assemblyman DeSaulnier and Legislative Aid Lucas Frerichs: introduced CHC's housing advocacy positions, expressed gratitude for DeSaulnier's 2007 efforts to establish modest Contra Costa County housing trust fund via document recording fee (AB239); current legislative proposals include AB2309 (incentivize rehab by gauging greenhouse gas emissions from existing homes); AB2870 (facilitate consistency of regional blueprint planning processes); and AB2331 (increase Cal-HFA affordability from 120% to 150% AMI);

MARK STIVERS, Consultant – Senate Committee on Transportation & Housing
Stated that Committee took no position on the proposed areas vs. projects funding split during in recent Infill NOFA; Committee might recommend a summer hearing following June awards announcement of \$400MM in new Infill and TOD programs; sees \$200MM Parks set-aside under PROP 1C (Caballero) receiving enabling legislation this year per workforce housing-jobs rewards program; promoted SB1185 (Lowenthal) to extend by 24 months nearly 1,800 tentative maps representing about 250,000 housing units; promoted bifurcation of state and federal housing tax credits.

ASSEMBLYMEMBER SALLY LIEBER (D, Mountainview) – Assemblywoman Lieber and Cory Jaspersen: described CHC housing advocacy focus; sought clarification on AB725 requiring a universal rental application (practical difficulties for large property managers, public housing circumstances, lack of HCD support); AB1065 which would exponentially increase building energy efficiency standards (despite its potential consequence to housing affordability); and SB1473 which would apparently call for more 'green' standards in state building codes;

ASSEMBLYMEMBER LENO (D, San Francisco) – Bart Broome, Senior Legislative Assistant: explained CHC housing advocacy agenda; Leno's solar initiatives explained, including AB 1451 (extends to 2017 an exclusion of solar energy systems from property tax assessments originally passed in 1980 for existing and new homes) and AB 2863

(financing new solar energy systems in common interest developments and homeowner associations through power purchase agreements with capital providers);

ASSEMBLYMEMBER GUY HOUSTON (R, San Ramon) – Ken Ochwat, staff contact: introduction of CHC as a housing advocacy organization containing a broad range of expertise and opinions on housing issues. We encouraged folks to contact us on issues should they need input – e.g., pursuit of last year's bill on private reconveyance fee regulations, current subdivision map 24-month extension;

ASSEMBLYMEMBER GENE MULLIN (D, San Mateo) – Steve Panages, Legislative Aid: described CHC's advocacy efforts in 2006 and 07; Mullin confident that AB1991 to extend subdivision maps will be passed this session; working on AB2594 with Speaker Nunez to afford redevelopment authorities a greater role in addressing the home foreclosure crisis;

ASSEMBLYMEMBER ALBERTO TORRICO (D, Fremont) – Ryan Spencer, consultant: introduced to CHC housing advocacy agenda; previous experience on prevailing wage led discussion to Torrico's legislation under AB 1112 to compel Department of Industrial Relations to produce and require regional postings of residential wage rates;

ASSEMBLYMEMBER KAREN BASS (D, Los Angeles) – Marcus McKinney, Legislative Aid: will provide CHC policy positions to Torch Sathienmars, Assembly Fellow and housing policy point person for Ms. Bass who has just been named as the Assembly Speaker following the end of Speaker Nunez's term this fall.

SEN. ALEX PADILLA (D, San Fernando Valley) – Bill Mabie, Chief of Staff: laid out CHC's housing advocacy role and current focus; explained that Sen. Padilla has not been directly involved in the possible redevelopment term extension legislation as it is evidently more of a local issue for San Gabriel and the City of Industry;

SENATOR RON CALDERON (D, Montebello) – Adam Gray, Policy Director: following presentation of CHC housing advocacy role, discussed efforts underway to craft 'green' building standards (SB1473) in view of the Governor's vetoes of previous measures; concern over dueling initiatives by builders via Building Standards Commission and by environmentalists per the State's Integrated Waste Management Office;

ASSEMBLYMEMBER IRA RUSKIN (D, Redwood City) – Nate Pinkston, Staff: explained CHC's advocacy agenda for the year; currently working on a follow-up to AB35, the green building measure promoted in 2007 and vetoed by the Governor, included provisions to ensure environmentally friendly program for state buildings; also, concerns of Assemblymember on adding more teeth to housing element enforcement.
