



To support more housing choices, by generating and leveraging financial resources, working in partnership with the public, private, and non-profit sectors throughout Ventura County.

Excerpt from the ANNUAL MEETING Minutes
Thursday, January 25, 2018
340 Mobil Ave., Camarillo, CA 93010 (Camarillo Spiritual Center)

KEY NOTE SPEAKER - Paul Beesemyer, the So. Cal. Director for the California Housing Partnership, spoke about the history and current state of housing in the state and region, as well as recent legislation and efforts for future impact.

- SB2 – a \$75 fee on mortgage refinances and other real estate transactions, expecting to raise \$250 million a year to help finance new and rehabilitated developments for low-income residents.
- SB3- places a \$4-billion bond on the 2018 statewide ballot to finance low-income home building and provide home loans for military veterans. \$300M is earmarked for local HTF match. The campaign is called “Affordable Housing Now”; polls show 60% support. Board and guests were encouraged to get involved in the campaign.
- SB35 – eases some local development restrictions by streamlining approval for infill housing if the jurisdiction has not met RHNA numbers, in an effort to spur more home building.
- AB74 – Housing for a Healthy California, creates a statewide homeless program by re-purposing federal national housing trust fund money (approximately \$20 million).
- AB1521 – a preservation bill that extends the notice period and requires that rental housing with expiring federal and/or state subsidies and/or affordability protections be offered for sale first to qualified preservation purchasers at market value.

In looking toward 2018, Mr. Beesemyer predicts:

- There will be at state level a lot of focus on implementation of 2017 bills...pay attention to the details in each piece of legislation.
- There will be a revamp of multi-family housing regulations; Some \$1.5B of SB3 will flow into multi-fam housing;
- Tax credit allocation will direct resources to opportunities areas; need to also look at gentrified areas.
- States response to the federal tax reform bill will look to use state taxes as a contribution on federal deductions.
- A potential ballot measure for Nov. would repeal Costa-Hawkins, which sets tight limits on the type and number of housing units covered by rent control ordinances adopted by cities and counties.
- Legislators will be discussing the idea of bringing back redevelopment agencies to fund new housing projects.
- Both Governor candidates are very supportive of AH, as they are from San Francisco and Los Angeles

At the Federal level 2018, Beesemyer anticipates

- Midterm elections may change to face of the legislative bodies
- Possible 2-year budget deal
- The Community Reinvestment Act was NOT dismantled
- Possible CRA reform in rule-making (not legislative so can accomplish in-house
- Shifts in banking regulations
- With a \$ 1B budget deficit, entitlement programs will have to be addressed and may include sec. 8.
- We are positioned better now than ever before as there is a growing awareness that housing shortage affects everybody.