



**SPECIAL MCCMC LEGISLATIVE COMMITTEE MEETING  
FRIDAY, DECEMBER 14, 2018, 5:30 P.M.**

**LOCATION**

**MARIN COUNTY CIVIC CENTER – ROOM 410 B  
3501 CIVIC CENTER DRIVE, SAN RAFAEL, CA 94903**

**AGENDA**

**A. WELCOME/INTRODUCTIONS**

**B. REPORTS**

Senator McGuire to discuss upcoming housing bills, SB 4, SB5 and SB 6 (Question and answer time will also be provided).

**C. CHAIRS REPORT**

- General Committee Update: Chair

**D. CALENDAR**

Upcoming General MCCMC Meetings:

- Wednesday, January 23, 2019 – Hosted by the City of Sausalito
- Wednesday, February 27, 2019 – Hosted by the Town of Tiburon
- Wednesday, March 27, 2019 – Hosted by the City of Belvedere

Upcoming MCCMC Legislative Committee Meetings:

- Monday, January 28, 2019, at 8 A.M.
- Monday, February 25, 2019, at 8 AM
- Monday, March 25, 2019, at 8 AM

**E. ADJOURN**

## REPORT ITEMS

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### [SB 4, as introduced, McGuire. Housing.](#)

Under existing law, various agencies administer programs to preserve and expand safe and affordable housing opportunities and promote sound community growth.

This bill would state the intent of the Legislature to enact legislation that would limit restrictive local land use policies and legislation that would encourage increased housing development near transit and job centers, in a manner that ensures that every jurisdiction contributes its fair share to a housing solution, while acknowledging relevant differences among communities.

### [SB 5, as introduced, Beall. Local-State Sustainable Investment Incentive Program.](#)

Existing property tax law requires the county auditor, in each fiscal year, to allocate property tax revenue to local jurisdictions in accordance with specified formulas and procedures, subject to certain modifications. Existing law requires an annual reallocation of property tax revenue from local agencies in each county to the Educational Revenue Augmentation Fund (ERAF) in that county for allocation to specified educational entities.

Existing law authorizes certain local agencies to form an enhanced infrastructure financing district, affordable housing authority, transit village development district, or community revitalization and investment authority for purposes of, among other things, infrastructure, affordable housing, and economic revitalization.

This bill would establish in state government the Local-State Sustainable Investment Incentive Program, which would be administered by the Sustainable Investment Incentive Committee. The bill would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority or transit village development district to apply to the Sustainable Investment Incentive Committee to participate in the program and would authorize the committee to approve or deny applications for projects meeting specific criteria.

The bill would require the Sustainable Investment Incentive Committee to adopt guidelines for applications and approve no more than \$200,000,000 per year from July 1, 2020, to June 30, 2025, and \$250,000,000 per year from July 1, 2025, to June 30, 2029, in reductions in annual ERAF contributions for applicants for projects approved pursuant to this program. This bill would provide that eligible projects include, among other things, construction of workforce and affordable housing, certain transit oriented development, and projects promoting strong neighborhoods.

The bill would require the Sustainable Investment Incentive Committee, upon approval of a project application, to issue an order directing the county auditor to reduce the total amount of ad valorem property tax revenue otherwise required to be contributed to the county's ERAF from the applicant by the annual reduction amount approved. The bill would require a county auditor, if the applicant is an enhanced infrastructure financing district, affordable housing authority, transit village development district, or community revitalization investment authority, to transfer to the district or authority an amount of property tax revenue equal to the reduction amount approved by the Sustainable Investment Incentive Committee. By imposing additional duties on local officials, the bill would impose a state-mandated local program. The bill would authorize applicants to use approved amounts to incur debt or issue bonds or other financing to support an approved project.

The bill also would require each applicant that has received funding to submit annual reports, as specified, and would require the Sustainable Investment Incentive Committee to provide a report to the Joint Legislative Budget Committee that includes certain project information.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.

[SB 6, as introduced, Beall. Housing production.](#)

Under existing law, various agencies administer programs to preserve and expand safe and affordable housing opportunities and promote sound community growth throughout the state.

This bill would state the intent of the Legislature to enact legislation that would help encourage housing production throughout the state, including streamlining approval processes, identifying sufficient and adequate sites for housing construction, and penalizing local planning that restricts housing production.

## **LEGISLATIVE CALENDAR**

- January 1, 2019 – Statutes take effect (Art. IV, Sec. 8))
- January 7, 2019 – Legislature reconvenes (J.R. 51(a)(1))
- January 10, 2019 – Budget must be submitted by Governor (Art. IV, Sec. 12(a))
- January 21, 2019 - Martin Luther King Day
- January 25, 2019 – Last day to submit bill requests to the Office of Legislative Counsel
- February 18, 2019 – President’s Day
- February 22, 2019 – Last day for bills to be introduced (J.R. 61(a)(1)), (J.R. 54(a))
- March 29, 2019 – Cesar Chavez Day observed
- April 11, 2019 - Spring recess begins upon adjournment of this day’s session (J.R. 51(a)(2))
- April 22, 2019 – Legislature reconvenes from Spring recess (J.R. 51(a)(2))
- April 26, 2019 – Last day for policy committees to hear and report to fiscal committees fiscal bills introduced in their house
- May 3, 2019 – Last day for policy committees to hear and report to the Floor nonfiscal bills introduced in their house (J.R. 61(a)(3))
- May 10, 2019 – Last day for policy committees to meet prior to June 3 (J.R. 61(a)(4))
- May 17, 2019 - Last day for fiscal committees to meet and report to the floor bills introduced in their house (J.R. 61(a)(5)). Last day for fiscal committees to meet prior to June 3 (J.R. 61(a)(6)).
- May 27, 2019 - Memorial Day
- May 28-31, 2019 - Floor session only. No committee may meet for any purpose except Rules Committee, bills referred pursuant to A.R. 77.2, and Conference Committees (J.R. 61(a)(7))
- May 31, 2019 - Last day for each house to pass bills introduced in that house (J.R. 61(a)(8))

## **LEAGUE OF CALIFORNIA CITIES CALENDAR**

- December 12 – 13, 2018 – LOCC Fire Chief’s Leadership Seminar
- December 12 – 13, 2018 – LOCC Municipal Finance Institute
- December 12 – 14, 2018 – LOCC New Law and Elections Seminar
- January 16 – 18, 2019 – New Mayors and Councilmembers Academy