

Midtown Neighborhood Association

Our mission is to nurture our livable, vibrant, and evolving Midtown community through respectful collaboration among all classes, identities, and cultures.

Our vision is to make Midtown Sacramento the most healthy, inclusive, and sustainable mixed-use community in America.

P.O. Box 162555
 Sacramento, CA 95816-2555
 916-704-4063
 Email: info@midtownsac.org • www.midtownsac.org



Agenda: Board of Directors Wednesday, January 11, 2017, at 6:15 p.m. Location: 919 20th Street (Midtown Association)

The order and estimated time for agenda items are for reference. The board may take items in any order they deem appropriate.

Approx. Time	Approx. Duration	Topic	Presenter
6:15	5 min.	Welcome and introductions	
REGULAR UPDATES			
6:20	10 min.	Sacramento Police Department	Lt. Adam Green
6:30	10 min.	Sacramento Fire Department	Chief Walt White
6:40	10 min.	Senator Richard Pan's Office	Jenny Bach
6:50	10 min.	Assemblymember McCarty's Office	Aubrie Fong
7:00	10 min.	Councilmember Steve Hansen's Office	Pete Fenolio
COMMUNITY PRESENTATIONS			
7:10	10 min.	Sen. Toni Atkins' office: discussion on Senate Bill 2 (attachment 9)	Stephanie Park
7:20	15 min.	Cap City Freeway Project	Larry Brohman
7:35	5 min.	Midtown Association: expansion and updates	Jameson Parker
7:40	10 min.	Congresswoman Matsui's office: updates related to new federal administration	Sam Stefanki
COMMUNITY			
7:50	5 min.	Member/community comments for items not on agenda	
BOARD BUSINESS			
7:55	5 min.	Consent Calendar (minutes/treasurer's report see attachments 3 and 4) All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.	
DISCUSSION & INFORMATIONAL ITEMS			
8:00	5 min.	Strategic Planning/bylaws update	Danny Yost
8:05	5 min.	2017 Events Calendar update	Jessi Sorensen
ACTION ITEMS			
8:10	5 min.	Board Expectations (includes conflict of interest attachment 4)	Bill Rothwell
8:15	5 min.	Elections update, timeline, and application (attachment 5)	Danny Yost
8:20	5 min.	Heilbron House (attachment 7)	Angela Tillotson
BOARD COMMENTS			
8:25	5 min.	MNA board updates/comments for items not on agenda	
NEXT MEETING: Thursday, February 9, 2017, at 6:15 p.m. Location to be determined			

**Bold items are confirmed attendance*

All meetings are conducted according to the MNA Code of Civility

Attachments:

Attachment 1: Code of Civility

Attachment 2: Minutes

Attachment 3: Treasurer's report

Attachment 4: MNA Board Expectations

Attachment 5: MNA board election application

Attachment 6: MNA comment letter on development transportation impact fees

Attachment 7: Updates and upcoming events

Attachment 8: Heilbron House history and information

Attachment 9: Senate Bill 2 "Building Homes and Jobs Act" Fact Sheet

Attachment 1

Midtown Neighborhood Association

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MIDTOWN NEIGHBORHOOD ASSOCIATION CODE OF CIVILITY

The Midtown Neighborhood Association seeks to ensure that our business is conducted in a respectful and courteous manner and in a way that generates respect and credibility for our association. Freedom of expression about public matters is a cornerstone of the democratic process. MNA welcomes diverse views and opinions as they relate to the issues before us. For these discussions to be meaningful and effective, we must treat others with respect and dignity. By participating in this meeting, attendees agree to:

1. Conduct themselves in a professional and civil manner at all times by always treating all people present with respect—even during differences of opinion.
2. Show courtesy to others by always turning phones off or to vibrate and not engaging in texting unless directly relevant to the meeting.
3. Not engage in private conversations or talk while another speaker has the floor until recognized by the meeting facilitator to speak.
4. Under no circumstances engage in or threaten to engage in any verbal or physical attack on any other individual.
5. Communicate ideas and points of view clearly, and allow others to do the same without interruption.
6. Not use language that is abusive, threatening, obscene, or slanderous; including profanities, insults, or other disparaging remarks or gestures.
7. Not use derogatory language about an individual's ethnicity, race, sexuality, age, disability, or religion.
8. Take responsibility for one's own actions, and work to find solutions to problems.
9. Abide by MNA meeting procedures and rules to create a safe and effective environment for conducting business.
10. Seek to present information truthfully, and not knowingly misrepresent, mischaracterize, or misquote information received from others.
11. Truly listen and hear other points of view and make the best possible effort to understand the issues before them.
12. Practice the art of being able to disagree without being disagreeable.
13. Be mindful of people's time by limiting comments to 2 minutes.

Attendees who do not conduct themselves in a courteous and respectful manner will be asked to leave the meeting.

MIDTOWN NEIGHBORHOOD ASSOCIATION (MNA)

Regularly Scheduled Board Meeting Minutes

December 14, 2016

Board Members present: Angela Tillotson (Chair), Danny Yost (Vice Chair), Matthew Piner (Immediate Past Chair), Bill Rothwell (Treasurer), Betsy Rothwell (Secretary). Caitlin Maple, Louis Mirante, Jessica Sorenson, Marshall Stetson, Aaron Ward, Ed Donaghy, Tim Schmelzer.

Excused: Natalie Vicencia.

Absent: Esteban Heredia.

Meeting held at Midtown Association office at 919 20th Street and called to order by Chair Angela Tillotson, at 6:15 p.m. Brief introductions were completed.

COMMUNITY PARTNER UPDATES:

The Sacramento Police Dept., Councilmember Steve Hansen's Office, City of Sacramento Long-Range Planning, Katie Valenzuela of the Sacramento Neighborhood Coalition and Bob Daly with the Pony Express Marathon gave updates and presentations.

See <http://www.midtownsac.org/community-updates/december-2016-community-updates> for more details.

BOARD BUSINESS

Consent Calendar

A motion to approve the November Board Meeting minutes, treasurer's report, bylaw amendments, 2017 meeting dates, and website upgrade was made by Jessica Sorenson and was **unanimously approved by voice vote**.

DISCUSSION & INFORMATIONAL ITEMS

Affordable Housing committee update

Tim held a meeting on November 30, 2016, and 8 members attended. The following was shared:

- Discussion on the concept of affordability
- Developing a matrix with guidelines to assist MNA in determining whether to support, not support, or remain neutral with regards to area building projects
- Create a fact sheet for affordability
- Continue dialogue to affect change
- Next meeting January 19, 2017

Conflict of Interest:

Angela addressed the question of whether or not MNA needs to develop a Conflict of Interest document. Discussion followed and several members expressed the importance of having guidelines especially as the Association becomes more involved with future Midtown building projects. Jenna Abbott, from Mack Road Partnership will send MNA a copy of their form to review. It was also suggested that having a Conflict of Interest document is a requirement for

seeking non-profit status with the IRS. Bill, Jessi and Betsy will research and put something together for the next meeting.

Draft Communication/Recruitment Plan:

(Handout titled: Strategic Membership Improvement Plan)

Pilar and Jenelle, presented the results of their study on improving MNAs public relations and membership plan. The suggested results include:

- Compose a Welcome Letter
- Edit MNA website (home page button)
- Create a mass media platform account
- Improve Community out-reach
- Measure success through
 1. Monthly stats
 2. More events

ACTION ITEMS

Strategic Planning Update and new Mission/Vision/Values/Goals

Angela presented the proposed Mission and Vision Statements and the four Values that were developed by the Strategic Planning Committee for adoption by the board.

Discussion followed with several suggested changes to the wording of the Vision statement only. **A motion to approve the proposed Mission and the revised Vision Statement, and the four Values was made by Betsy. The motion was unanimously approved by voice vote.**

The newly adopted Mission and Vision statement: *MNA's mission is to nurture our livable, vibrant, and evolving Midtown community through respectful collaboration among all classes, identities, and cultures. **Our vision:** to make Midtown Sacramento, the most healthy, inclusive, and sustainable mixed-use community in America.*

MNA's Values: *Respect, Interdependence, Diversity, and Sustainability.*

Proposed Citywide Development Impact Fees

Danny and Louis informed the board that the city is currently proposing to use only 20% of the development impact fees for bike and pedestrian projects.

Louis made a **motion to write the city planners a thank you letter for their thoughtful, progressive leadership in the development of the impact fees for transportation needs, second he requested them to find a pathway to allocate 100 percent of the impact fees for bike and pedestrian and transit projects, and last to present the letter at the mid-January City Council Meeting during public comment.**

Motion unanimously approved by voice vote.

BOARD COMMENTS:

Angela shared:

- Meeting with Clara and Indie House staff regarding holding a monthly "Art Soup" Dinner and feature artists each month to promote their art.

Attachment 2

- Management Academy is providing enrollment applications likely in November/December; and the Planning Academy is slated for December/January. Interested members check the city website for more details.
- Economic Summit job and housing information will be shared on line in the MNA shared folder

Louis will hold the next meeting of the transportation committee at his house on Jan. 3, 2017.

Angela, (chair) adjourned the meeting at 8:30 p.m.

Attachment 3

Report of the Treasurer of the Sacramento Midtown Neighborhood Association			
December 1, 2016 - December 31, 2016			
Balance on Hand: December 1, 2016			\$ 3,886.48
Receipts			
Members' Dues: (net of processing charges)	\$ -		
Donations:	\$ -		
		<u>Total Receipts</u>	\$ -
Total (Opening Balance plus Total Receipts)			\$ 3,886.48
Disbursements			
Membership Expense (maintenance fee for site)	\$ (19.95)		
		<u>Total Disbursements</u>	\$ (19.95)
Balance on Hand: December 31, 2016			\$ 3,866.53
[(opening balance plus total receipts) less total			
William Rothwell			
Treasurer			

**MIDTOWN NEIGHBORHOOD ASSOCIATION
BOARD OF DIRECTORS EXPECTATIONS**



MISSION AND VISION

Mission

To nurture our livable, vibrant, and evolving Midtown community through respectful collaboration among all classes, identities, and cultures

Vision

To make Midtown Sacramento the most healthy, inclusive, and sustainable mixed-use community in America

**DUTY OF CARE, DUTY OF LOYALTY, ETHICAL STANDARDS,
PROFESSIONAL CONDUCT, CODE OF CIVILITY**

A volunteer Board of Directors governs the Midtown Neighborhood Association. Board members are elected annually by the general membership. To fulfill their responsibilities, Board members agree to adhere to the duties and conduct as described in this document:

- Duty of Care
- Duty of Loyalty and Conflict of Interest
- Ethical Standards
- Professional Conduct
- Code of Civility

Duty of Care

The Duty of Care calls upon Board members to participate in the decisions of the Board and to be informed as to the information relevant to such decisions. In essence, the Duty of Care requires that as a Board member I must:

- **Be reasonably informed.** It is the duty of all Board members to seek and study the information needed to make a reasoned decision and recommendation on all business brought before the Board. Midtown Neighborhood Association will provide some of that information, but I must develop other information from independent sources.
- **Participate in decisions.** Board members are bound by responsibility to be active participants in decision-making. Absence from a meeting is no protection from my responsibility for decisions made at the meeting.
- **Make decisions with the care of an ordinary prudent person in a similar position.** As a Board member, I am required to exercise judgment of an ordinary prudent person who may be faced with a similar issue.

Duty of Loyalty and Conflict of Interest

The Duty of Loyalty requires Board members to exercise their power in the interest of the community and not in their own interest or the interest of another entity or person. A Board

**MIDTOWN NEIGHBORHOOD ASSOCIATION
BOARD OF DIRECTORS EXPECTATIONS**



member's loyalty is to the Midtown Neighborhood Association and the community at large. In dispatching my Duty of Loyalty, as a Board member, I must:

- Put the community's interests before my personal interests. I understand I must publicly disclose any conflicts and recuse myself from all discussions and voting on such matters.
- Be conscious of the potential for such conflicts of interest and act with candor and care in dealing with such situations.
- Recognize financial opportunity. If a potential financial interest exists, I understand I must inform the board and must abstain from participating in all discussions and voting.

Ethical Standards

Midtown Neighborhood Association Board members must maintain high professional and ethical standards for the conduct of all activities within and outside of the Midtown Neighborhood Association. Areas of particular concern include professional conduct and conflict of interest.

Professional Conduct

Midtown Neighborhood Association Board members must make an honest effort in the performance of their duties.

- I will not make commitments or promises of any kind purporting to bind the Association without Board direction.
- I will act impartially and not give preferential treatment to any organization or individual.
- As a Board member, committee member or task force member, I will keep confidential all information identified by petitioners as confidential information.
- To the maximum extent possible, Board members should speak with one voice. Although there may be disagreements within the Board, a committee or working group sessions, once Board members leave the session, I have the responsibility to support the integrity of the process, whether or not I agree with the outcome.
- While Board members retain the right to express minority opinions, publicly airing dissension could strain interpersonal relationships and create distrust and conflict among Board members. Such stresses could undermine the Association's ability to effectively carry out its role as a neighborhood association.
- The goal of Board membership is to achieve diversity of backgrounds including opinions, ethnicity, race, sexual orientation, gender, disability, religion or economic status. While individual Board members represent the segments of the population from which they were selected, they also represent the greater good of the community.
- As a courtesy to fellow Board members, guests, and the community, as a Board member, I commit to:
 - Arrive on time for meetings and not leave before the meeting adjourns.
 - Make the best possible effort to understand the issues before me and "do my homework." I owe it to fellow Board members, the public, and the decision-makers the Board works to influence.

**MIDTOWN NEIGHBORHOOD ASSOCIATION
2017 ELECTIONS POLICIES & PROCEDURES**



SCHEDULE

February 1-28	Online applications for Board of Directors accepted. No nominations.
March 6-31:	Elections held online.
Beginning of April:	Election results announced.
April 12:	New Board of Directors seated. The Board of Directors selects new officers.

APPLICATION

The application will be hosted on the MNA website and will require the following:

Basic Info:	Name, qualifying address, mailing address, phone, email. Only the applicant's name will be published online as received.
Policies:	Agree to the Code of Civility and Board of Directors Expectations. This is a requirement to serve on the Board of Directors.
Statement:	A 100-word statement on why the applicant wants to join the Board. This will be published online as received.

Only fully responsive applications submitted by members in good standing and received before the application deadline will be accepted.

Attachment 6

Midtown Neighborhood Association

Nurturing our livable, vibrant, and evolving Midtown community through respectful collaboration among all classes, identities, and cultures

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April 7, 2017

VIA EMAIL

Mr. Raymond Costantino, Senior Planner
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Re: Transportation Development Impact Fee

Dear Mr. Costantino:

The Midtown Neighborhood Association thanks the City for considering a new \$173 million development impact fee to support the transportation needs of our growing Sacramento. We also thank the City for its progressive leadership on transportation issues, from the Sacramento Region Blueprint to implementing Senate Bill 375 (Steinberg, 2008). We encourage you to continue this leadership by spending 100 percent of the new transportation impact fee on biking, walking, and transit infrastructure, instead of the 20 percent currently proposed.

Goal M 1.4 of the City's General Plan requires us to reduce dependence on the private automobile, but the planned uses of the impact fee will increase this dependence by widening highways and inducing urban sprawl. Goal M 1.2 of the Plan calls for a "transportation system that supports the social, economic and environmental vision, goals, and objectives of the City," but the plan for the impact fee does not analyze any of these issues. Overall, 13 mobility goals in the City's General Plan relate to improving transit, pedestrian, and biking infrastructure, while none of the goals support car-only designs like highway widening projects. Despite this, the impact fee plan has investments based on an antiquated formula whereby 80 percent of revenue goes to highways and 20 percent of revenue goes to transit and other modes.

Biking, walking, and transit are primary modes of travel for many people, and as such, the City should no longer consider them "alternative" transportation modes. This view is privilege-centric and inconsistent with the City's goals of improving Sacramento's economy, air quality, and general quality of life. Sacramento's development patterns in the 21st Century will have to be less car-centric, and the transportation impact fee, which will exist indefinitely, should prepare Sacramento for a future in which high shares of people walk, bike, and take transit to get around.

After three public meetings, outreach to our membership and City staff, and conversations with other community organizations in Sacramento, we ask you to remove all car-centric projects, like highway widenings, from the list of projects and invest 100 percent of the transportation impact fees into bicycle, walking, and transit infrastructure. During the City's November 7, 2016, Vision Zero Task Force meeting, guiding principles from Los Angeles and Portland were given as examples. Portland's is to "address the disproportionate burden of traffic fatalities and serious injuries on communities of concern, including people of color, low-income households, older adults and youth, people with disabilities, people with

limited English proficiency, and households with limited vehicle access,” and Los Angeles’ stated “Our streets must be safe for people of all ages and abilities, traveling by all modes of transportation. Prioritizing people walking and vulnerable users such as children and older adults will enhance safety for everyone.” These are excellent examples.

While investment is needed in Midtown, heavy investment is needed outside of Midtown to connect all communities in Sacramento to each other, as equals and allies. This is fundamentally an opportunity to build a more just and empowering society, one based on equity, interconnection, a vibrant economy, trust, and a direct rejection of the structural racism and segregation espoused by national leaders. You have the opportunity to create a new model for transportation funding, one based on equity, environmentalism, safety, the current best practices in transportation planning, and a modern understanding of what is good for the economy.

Sincerely,

Angela Tillotson
Chair

Danny Yost
Vice Chair

Louis Mirante
Transportation Committee Chair

cc: Darrell Steinberg, Mayor, City of Sacramento
Rick Jennings II, Vice Mayor, Sacramento City Council District 7
Larry Carr, Mayor Pro Tem, Sacramento City Council District 8
Angelique Ashby, Councilmember, Sacramento City Council District 1
Allen Warren, Councilmember, Sacramento City Council District 2
Jeff Harris, Councilmember, Sacramento City Council District 3
Steve Hansen, Councilmember, Sacramento City Council District 4
Jay Schenirer, Councilmember, Sacramento City Council District 5
Eric Guerra, Councilmember, Sacramento City Council District 6
Jose Bodipo-Memba, Chair, Sacramento Planning Commission
Cornelius Burke, Vice-chair, Sacramento Planning Commission
Douglas Covill, Commissioner, Sacramento Planning Commission
William Farrell, Commissioner, Sacramento Planning Commission
Todd Kaufman, Commissioner, Sacramento Planning Commission
Lynn Lenzi, Commissioner, Sacramento Planning Commission
Alan LoFaso, Commissioner, Sacramento Planning Commission
Darryl Lucien, Commissioner, Sacramento Planning Commission
Alix Ogilvie, Commissioner, Sacramento Planning Commission
Phil Pluckebaum, Commissioner, Sacramento Planning Commission
Matthew Rodgers, Commissioner, Sacramento Planning Commission
Jia Wang-Connelly, Commissioner, Sacramento Planning Commission
Joseph Yee, Commissioner, Sacramento Planning Commission
Fedolia “Sparky” Harris, Senior Planner, City of Sacramento
Jennifer Donlon Wyant, Active Transportation Specialist, City of Sacramento
Emily Baime Michaels, Executive Director, Midtown Association

Heilbron House

The Heilbron House, located at 708 O Street, was constructed in 1881 having redevelopment. The house was originally constructed for August Heilbron, a wealthy rancher and community leader. Heilbron, originally from Germany, immigrated to the United States in 1852 arriving in Sacramento three years later. In 1858 he, along with his brother established themselves in the cattle raising and butchering industry (later known as one of California's "Cattle Kings," owning 69,000 acres in Fresno County). His other business ventures included a butchery company in San Francisco and the Sacramento hardware firm Schaw, Ingram and Batchler. He was an active member of the community serving on the Knickerbocker Volunteer Fire Department, member of the Turnverein, and a founding member of the Sacramento Hussars (a local militia group and one of several such groups in Sacramento). He and his wife Louisa raised 8 children in the house on O Street before his death in 1893. August was regarded as "one of the Empire builders," in California and an important figure in Sacramento history.

The house remained with the Heilbron family until 1953 when it was sold to a restaurant, Antonina's, which operated out of the house until the early 1970s. In 1973, San Diego Federal Savings and Loan Association acquired the property. They invested between \$600,000 and \$700,000 to restore and alter the interior of the home to serve as their northern headquarters and as a bank. It was during this time that a bank vault was added to the basement of the building. Later it served as an art gallery and is currently owned by California State Parks.

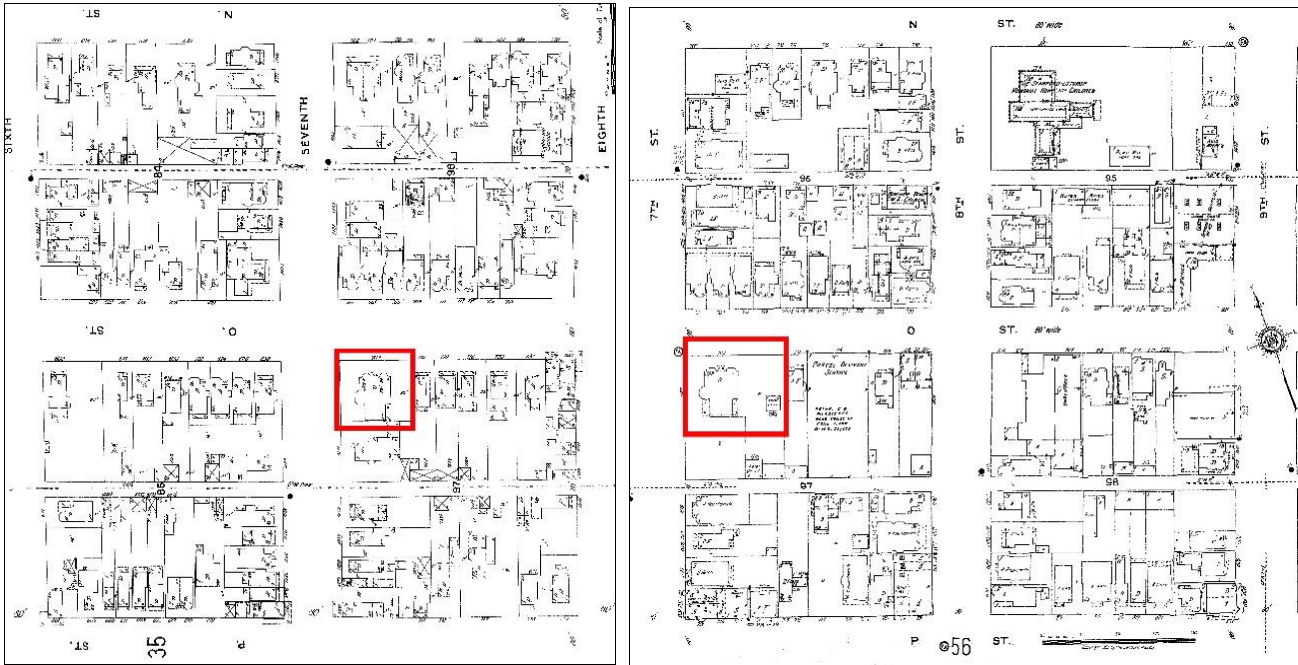
The house is listed on the National Register of Historic Places and on the California Register of Historical Resources for its architectural importance. In 1976, it was identified on the Sacramento Old City Significant Structures Survey as an Essential Structure, the highest category of importance. The house was designed by prominent and important Sacramento architect, Nathaniel Dudley Goodell. Goodell, while not formally trained as an architect, designed some of the most prominent houses in Sacramento. His first design dates to 1863 when he worked for architecture firms but by 1869 began his own practice, he would continue designing buildings through 1878. Some of his designs include 1009 7th Street (Pioneer Hall, extant), Sacramento Grammar School (razed), Albert Galatian House (Governor's Mansion, extant), the County Hospital (razed), Armory Hall (razed), addition to Leland Stanford House (extant), in addition to homes for many prominent Sacramentans including the Hale Brother, Huntington, and Hopkins all of which have been destroyed.

Goodell's residential designs are characterized by his use of mansard roofs. Of the remaining Goodell designed homes, the Governor's Mansion, Messick House, Heilbron House, and the upper story addition to the Stanford Mansion all showcase his mansard roof use. Mansard roofs were a character defining feature of French Second Empire style architecture. Goodell's designs reflect many style including Italianate, French Second Empire, and Queen Anne. The Heilbron House is representative of his design as it has an ornate mansard roof but also showcases elements of both French Second Empire and Italianate styling. Goodell's designs had lasting impact on Sacramento architecture as many later architects emulated his works. Further, his work is emblematic of a master architect as the design of the Heilbron House seamlessly incorporates multiple architectural styles into a cohesive and aesthetically beautiful house.

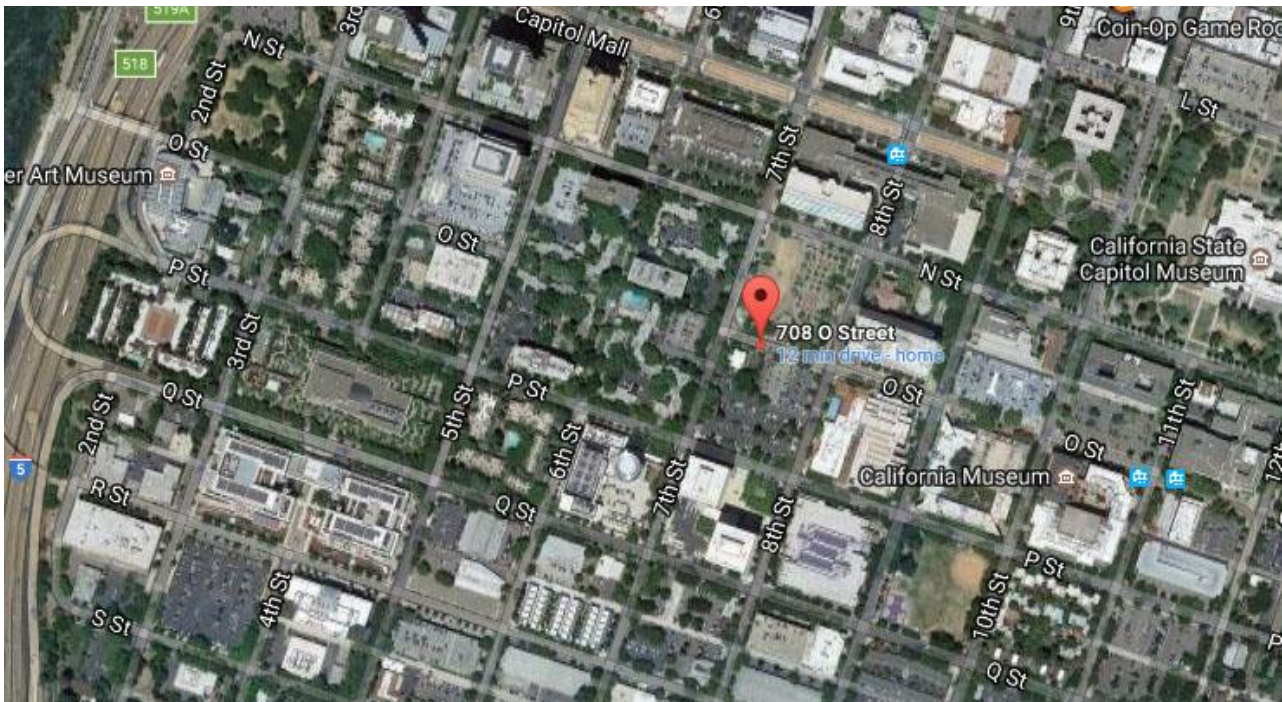
The house is one of the last vestiges of a thriving residential neighborhood that extended from Capitol Avenue on the north to the Southside Park neighborhood along S Street, to the south. Since the late 1950s and through the 1960s this area has been transformed by redevelopment projects like Capitol Towers (located on adjacent block) and construction of ever expanding state agencies. Today, only three houses from the late 1800s remain The Crocker House (now the Crocker Museum), The Leland Stanford Mansion (a State Park), and the Heilbron House. The Heilbron represents an important and irreplaceable resource representative of Sacramento's rise

Attachment 7

from a largely transient population in the 1850s to an established city and state capitol by the 1870s and into the 1880s. Further, the house is an excellent example of a Nathaniel Goodell designed house and the former home of a prominent Sacramento pioneer.



Views of the neighborhood; left, in 1895 and right, in 1952 with the house marked by the red box (Sanborn Fire Insurance Maps). Compared with a modern aerial below



Updates and Upcoming Events

Prepared January 9, 2016

Updates and past events

- December 13 and 14, Angela Tillotson will attend the [California Economic Summit](#)
- December 24, Angela Tillotson, Betsy Rothwell and Bill Rothwell delivered cookies to Sac PD Central Command
- January 3, Angela Tillotson and Danny Yost attended Art Soup
- January 5, Angela Tillotson, Danny Yost, Louis Mirante and Jessi Sorensen attended Oak Park Neighborhood Association's community meeting
- January 7, Danny Yost, Louis Mirante, Bill Rothwell, Betsy Rothwell and Angela Tillotson participated in MNA bylaws work group

Upcoming events

- January 12, Department of General Services [Scoping Meeting](#) for [historic Heilbron House](#), located at 708 O Street and constructed in 1881.
- January 12, [City Management Academy](#) application deadline
- January 12, [Planning commission meeting](#)
- January 12-22, [Dine Downtown](#)
- January 14, [Summit for Artistic Infrastructure and Safety](#)
- January 17, [Citizens' Planning Academy](#) application deadline
- January 17, [City Council meeting](#)
- January 19, MNA Affordable Housing meeting
- January 21, MNA Strategic planning meeting
- January 23, [Innovation City](#)
- January 24, [City Council meeting](#)
- January 25, Central City Neighborhood Alliance meeting
- January 25, [Sacramento Homeless Street Count](#)
- January 26, [Planning Commission meeting](#)
- January 27, [Sacramento Neighborhood Coalition](#) meeting
- January 31, Last day for [Christmas Tree Collection & Leaf Season Claw Service](#)
- January 31, [Joint meeting of City Council and County Board of Supervisors](#)
- February 7, [City Council meeting](#)
- February 7, [Art Soup](#)

Senator Toni G. Atkins, 39th Senate District

SB 2 – Building Homes and Jobs Act

IN BRIEF

The Building Homes and Jobs Act establishes a permanent funding source for affordable housing through a \$75 fee on real estate transaction documents. The fee is capped at \$225 on a per parcel, per transaction basis, and exempts commercial and residential real-estate transactions.

SB 2 builds on AB 1335, which then-Assembly Speaker Atkins introduced in 2015, by adding two new allowable uses for the funding: local community plan updates and fiscal incentives for local governments to approve new housing for low-income families.

THE ISSUE

California has a housing affordability crisis.

- According to the Public Policy Institute of California (PPIC) roughly 36% of mortgaged homeowners and approximately 48% of all renters are spending more than one-third of their household incomes on housing.
- California continues to have the second lowest homeownership rate in the nation and the Los Angeles metropolitan area is now a majority renter region. Five of the eight lowest homeownership rates in the nation are in California metropolitan areas.
- At any given time, 134,000 Californians are homeless. California has 24% of the nation's homeless veterans and one-third of the nations' chronically homeless. The state also has the largest numbers of unaccompanied homeless children and youth, with 30% of the national total.
- For the first time, Standard and Poor's Ratings Services cited California's "Persistently high cost of housing" as contributing to a relatively weaker business climate and a credit weakness in the rating of California General Obligation bonds.
- The McKinsey Global Institute estimates that California loses \$140 billion per year in output (or 6 percent of state GDP) due to the housing shortage from lost construction investment and consumers crowded out by housing costs.

BACKGROUND

Increasing the construction, building, and availability of affordable housing is good for the economy, the budget, job creation, and families:

- The Bay Area Council, LA Area Chamber of Commerce, LA Business Council, Orange County Business Council, and Silicon Valley Leadership Group agree that less affordable housing impedes California businesses from attracting and retaining workers.
- On average, a single homeless Californian incurs \$2,897 per month in county costs for emergency room visits and in-patient hospital stays, as well as the costs of arrests and incarceration. Roughly 79% of these costs are cut when that person has an affordable home.
- An estimated 29,000 jobs would be created annually for every \$500 million spent on affordable housing.

THE SOLUTION

Increased and ongoing funding for affordable housing is critical to stabilize the state's housing development and construction marketplace. If developers know that there is a sustainable source of funding, they will take on the risk that comes with development — and create a reliable pipeline of well-paying construction jobs in the process.

The Building Homes and Jobs Act will utilize a pay-as-you-go approach and generate hundreds of millions of dollars annually for affordable housing. 50% of collected fees will be distributed directly to local governments to address local needs. The remainder will be allocated by the state on a competitive basis. 20% of overall funds must be allocated to affordable homeownership needs for a growing workforce and 10% of overall funds must be used to meet the affordable housing needs of farmworkers and their families. The funds generated will leverage significant additional funding through federal, local, and bank investment.

FOR MORE INFORMATION

Sarah Boot and Stephanie Park
 Office of Senator Toni G. Atkins | 916 651 4473
sarah.boot@sen.ca.gov | stephanie.park@sen.ca.gov

SUPPORT

Housing California*

California Housing Consortium*

Alliance of Californians for Community

Empowerment (ACCE)

California Association of Realtors

Corporation for Supportive Housing (CSH)

League of California Cities

Monterey Bay Economic Partnership

Nonprofit Housing Association of Northern
California

* *denotes sponsor*