



SYDNEY K. KAMLAGER

REPRESENTING SENATE DISTRICT 30



FACT SHEET: SB 679 – L.A. County Affordable Housing Solutions Agency

IN BRIEF

SB 679 creates the L.A. County Affordable Housing Solutions Agency: a single affordable housing solutions agency in Los Angeles County with the ability to raise its own public and private revenue to fund systemic solutions to the countywide affordable housing crisis, including 100% affordable housing and renter protection programs.

BACKGROUND & PROBLEM

Housing for low-income people across L.A. County is severely overcrowded, racially segregated, and often not linked to high quality resources like transit, jobs, schools or parks. The COVID-19 pandemic has made even clearer what we already knew to be true: our Black, Latino, and low-income communities are being forced to make untenable choices in where and how they live. 79% of Extremely Low-Income households in L.A. County are paying more than half of their income on housing costs compared to just 3% of moderate-income households.

Through the Regional Housing Needs Assessment (RHNA) process, the Southern California Association of Governments has instructed the governments within L.A. County to plan for 341,000 homes by 2029 that are affordable to very low-income (<50% of the Area Median Income) and low-income (50 – 80% of the Area Median Income) households. If current production rates continue, we'd create just 25,000 of these units. Creating housing that is affordable to people who are deeply low-income is a key driver of our homelessness crisis and a challenge to governments across the country have struggled with.

The housing crisis in L.A. County is regional in nature and too great to be addressed individually by the county's 88 incorporated cities, especially in the context of ambitious RHNA goals. However, the current process is anything but regional: instead, each city and the county is each responsible for their own decisions

around affordable housing financing and other protection programs.

L.A. County needs a comprehensive countywide approach to protecting, preserving and creating housing that working and low-income people can access and afford. We need large systemic change that maximizes the scale and strength of L.A. County to push it toward its ambitious RHNA goals. It's also critical that we scale up key renter supports and protections across the county, including proven strategies like a right to counsel for renters.

SOLUTION

Inspired by previous Bay Area focused legislation, SB 679 creates a single, unified approach to addressing housing instability in L.A. County: a large-scale countywide affordable housing production strategy, combined with proven renter support programs like an emergency rent relief funding source and establishing a robust countywide right to counsel.

The L.A. County Affordable Housing Solutions Agency – with the ability to raise its own revenue and fund systemic solutions to the countywide affordable housing crisis, both through a dedicated local revenue source, as well as through other creative non-tax strategies, like mortgage revenue bonds – must be additive to existing efforts. Specifically, this bill will authorize the Agency to issue bonds and raise revenue through the parcel tax, gross receipts business license tax, or a documentary transfer tax by placing a measure on the countywide ballot. At least 50% of the revenues generated must be spent on new affordable housing construction, preservation, and ownership for specified low-income residents (earning less than 80% of area median income, with additional set asides for very low-income and extremely low-income residents); 30% to 40% for renter protection and support programs; and no more than 10% on administration and operations.

The bill also establishes a citizens' oversight committee composed of nine voting members with expertise in



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affordable housing finance and development, tenant protection, and housing preservation. This independent committee will promote transparency and fidelity to the agency’s mission and vision.

SB 679 offers a comprehensive way forward for creating housing affordability across the county, reflecting leaders, viewpoints, and concerns from across the county. It is also critical that this agency focuses on households that make an average salary or below, in particular extremely and deeply low-income people, as they are most impacted by the housing crisis.

Combining this focused approach on affordable housing production with coordinated and standardized renter support and protections, SB 679 is the type of ambitious thinking needed to create the future L.A. County we all want to see.

FOR MORE INFORMATION

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SUPPORT

- United Way of Greater Los Angeles (Sponsor)
- Abundant Housing L.A.
- Active SGV
- Alliance for Community Transit – Los Angeles
- Alliance for Californians for Community Empowerment (ACCE) Action
- Ascencia
- CD Tech
- Center for Biological Diversity
- Central City Association of Los Angeles
- Chrysalis
- Climate Resolve
- Community Clinic Association of Los Angeles County
- Dignity and Power Now
- Disability Community Resource Center
- Downtown Women’s Center
- East LA Community Corporation
- Fathers and Mothers Who Care
- Ground Game LA
- Imagine L.A.
- Inclusive Action for the City
- Inner City Law Center
- Interfaith Solidarity Network
- John & Marilyn Wells Family Foundation
- Justice L.A.
- Korean Immigrant Workers Alliance (KIWA)
- LA Christian Health Center
- LA Community Action Network
- La Defensa
- LA Family Housing
- LA Forward
- LA LGBT Center
- LA Voice
- LAANE
- LiBRE
- Long Beach Coalition for Good Jobs and a Healthy Community
- Long Beach Forward
- Long Beach Gray Panthers
- Move LA
- NoHo Home Alliance
- PATH, PATH Ventures
- Presbytery of the Pacific
- Procovery Institute
- Public Counsel
- Safe Place for Youth
- Sandra McNeill Consulting
- Southern California Association of Nonprofit Housing (SCANPH)
- Skid Row Housing Trust
- St. Joseph Center
- Stories From the Frontline
- Strategic Actions For a Just Economy
- T.R.U.S.T. South LA
- The Center in Hollywood
- The LGBTQ Center Long Beach
- The People Concern
- Union Station Homeless Services
- Valley Beth Shalom- Homelessness Task Force
- Venice Community Housing
- Wellnest
- Westside for Everyone