



MHC - Policy Working Group Meeting - Meeting Notes
January 25th, 2021
2:00-3:00 PM

Attendees: Fred Ilfeld, Emily Setzer, Christine Maley-Grubl, Lori Marquette, Stacy Caldwell, John Falk, Lori Marquette, Yumie Dahn, Marcy Dolan, and Peter Greenberger

Facilitation: Steve Frisch and Brittany Benesi

Next Steps

1. Review and comment on DRAFT MHC Policy Platform
2. Once the Policy Platform is adopted, convene jurisdictional and paid lobbyists to coordinate legislative meetings and use collective assets to advance the adopted MHC Policy Platform.
 - i. Include and build coalition with California Association of Realtors lobbyists
 - ii. Virtual meetings provide an opportunity to be more intentional.
3. Brief Housing Funders Network when budget is finalized to align dollars and leverage what is available at the state level.

Meeting Purpose: To provide an update on and discuss key legislation, possible MHC engagement on legislation, and next steps

Legislative Update:

1. Eviction Moratorium Extension
 - i. AB 15 as introduced by Chiu to extend the eviction moratorium is likely not going to pass by the end of the month because of the urgency clause that requires a two thirds vote. And property owner and landlord groups are generally in opposition.
 - ii. SBC provided written support to extend the eviction moratorium through AB15 at the Joint Committee Hearing on 1/21/21. At this hearing, the AB panel focused on the existing homelessness crisis and using existing and new resources. There wasn't a lot of attention on AB 15.
 - iii. The likely path forward will be a Governor Newsom proposal that will be pursued in a budget trailer bill. This does not require the lengthy process and two-thirds majority vote that regular legislation undergoes to take effect immediately. A simple majority vote would pass the bill. This bill includes additional tenant protections and a plan for \$1.5B federal allocation.
 - iv. SBC recommends that any advocacy push for an extension of the moratorium be to the end of the year.
 - v. Mortgage assistance is missing from these bills
 - i. Propose in addition to supporting eviction moratorium extension that within AB 3088 we are supportive of the concept that rental arrear



payments go directly to landlords and in addition to mortgage forbearance that there be State and Federal mortgage-assistance programs.

- ii. There is one small component in the California Budget to provide technical support to mortgage holders to access the National Mortgage Settlement program.
2. [Senate's "Building Opportunities for All" housing package](#)
 - i. Package led by Senator Atkins. Includes SB5 Senate Housing Bond, SB 6 The Neighborhood Homes Act, SB 8, SB 7 The Housing + Jobs Expansion Act, SB 9 California Housing Opportunity & more Efficiency Act, and SB 10.
 - ii. SB10 (Wiener) encourages upzoning close to job centers, transit centers and existing urban areas without having to go through the CEQA process.
 3. SB55 - Introduced by Senator Henry Stern is a prohibition of new and redevelopment in very high hazard zones in California. This has implications for us as approximately half of our region is in this zone. It also precludes development in state responsibility areas which include CAL Fire jurisdictions.
 - i. Recommend adjustments that include hazard mitigation planning, community wildfire planning, and some sort of exemption process for it to pass.
 - ii. The reality is 1/3 of all housing in California is in a high hazard zone. Preliminary thinking regarding this bill is that it will not pass and that it illuminates the need for more thoughtful land-use planning and zoning for high hazard zones and hazard mitigation.
 - iii. Housing and forestry are intersectional issues. It's going to be a hot issue for the next decade. We will see multiple bills every year.

MHC Draft Policy Platform

The MHC Policy Platform is a set of recommended actions based on current political conditions and anticipated State and Federal legislation

1. Goals of Policy Working Group- leverage collective knowledge and data obtained through the Regional Housing Implementation Plan (RHIP) to inform policy. RHIP might daylight some issues that we didn't anticipate early in the year.
2. Draft Policy Platform Principles - What are our values and how do they drive priorities?
 - i. Housing for all - everything from affordable to achievable housing
 - ii. Seek to increase access to a wide range of housing types (ADU to multi-family). Each one plays an important role in solving the housing problem.
 - iii. Reduce homelessness - supportive services are an integral part of the solution.
 - iv. Retain existing achievable and affordable housing
 - v. Recognize that local jurisdictions buy-in in these decisions through a rational system of review is important.
 - vi. This working group will work within the MHC framework and seek general consensus building.
3. Draft Priorities: 5 Objectives
 - i. Building political identity and influence outside the region.



- ii. Supporting a permanent (or at a minimum a 1 year solution) to the California eviction crisis
 - iii. Supporting the Governor's proposed 2021-2022 budget.
 - iv. Changing or removing policy barriers to implementing achievable housing. For example, SB55 which creates barriers to housing in high hazard zones or fire insurance policies/issues.
 - v. Increasing long term State and Federal funding in the region.
4. Next step is the actual work plan.

Newsom Budget Proposal

[Housing and Homelessness Chapter](#)

1. Preliminary thinking- this is a smart budget for the working group to support. There is \$8.3B in housing and \$2.1B in homeless services for a total of \$10.4B in housing and homelessness assistance.
 - i. Increases funding in important areas like infill structure grants, first-time homebuyers assistance programs, AHSC programs, and increases low-income housing tax credits.
 - ii. By supporting 5 or 6 priorities, we can build state-wide partnerships and increase the profile of our region.

Next Steps: Brief Housing Funders Network when budget is finalized to align dollars and leverage what is available at the state level.

Round robin updates from group (all)

Board of Forestry [Regulations Update](#)

[Stakeholder meeting](#) January 27th and February 9th