

Date of Hearing: June 29, 2022

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Buffy Wicks, Chair

SB 1105 (Hueso) – As Amended June 21, 2022

**SENATE VOTE:** 27-8

**SUBJECT:** San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency

**SUMMARY:** Establishes the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency (Agency) in San Diego County to facilitate increased funding for new production, preservation, and renter protections. Specifically, **this bill:**

- 1) Establishes the Agency;
- 2) Exempts the formation and jurisdictional boundaries of the Agency from the Local Agency Formation Commission Process;
- 3) Establishes the jurisdiction of the Agency as all of San Diego County;
- 4) Establishes the intent of the Agency as follows:
  - a) That the purpose of the Agency is to increase the supply of equitable and environmentally friendly housing in San Diego County by providing for significantly enhanced funding and technical assistance across the region for housing activities that include new production, preservation, and rental protections.
  - b) That the agency's housing activities are guided by all of the following principles:
    - i. Supporting the broad range of housing needs that reflect the diversity of San Diego, from extremely low income to workforce housing and middle-income housing, at or below 135 percent of the area median income;
    - ii. Advancing sustainability by supporting the production of equitable housing near transit, jobs, and amenities and including resilient and sustainable building design features;
    - iii. Fostering livable and equitable communities that encourage mixed-uses, mixed-income, walkable, bikeable, age-friendly development patterns with proximity to transit, jobs, open spaces, schools and amenities;
    - iv. Advancing equity in the built environment by fostering inclusion, diversity, and affirmatively furthering fair housing; and
    - v. Supporting good jobs for working families with fair wages and strong worker protections.
  - c) That the Agency must complement and supplement existing efforts by cities, counties, districts, and other local, regional, and state entities.

5) Establishes the governance and staffing structure for the Agency, as follows:

- a) The Agency will be governed by a board of directors (Board) composed of six voting members;
- b) All of the Board members will be San Diego Association of Governments (SANDAG) primary or alternative members;
- c) Each member will represent each of San Diego County's subregions, as specified, and will consist of:
  - i. A member appointed by the Mayor of the City of San Diego, to represent the subregion of the City of San Diego;
  - ii. A member appointed by the San Diego County Board of Supervisors, to represent the subregion of the County of San Diego; and
  - iii. A total of four members representing each of the four subregions of east county, north county coastal, north county inland, and south county, appointed by the cities in each of those regions through a specified process.
- d) In order to act on any item, the affirmative vote of the majority of the members of the board present is required. However, after a vote of the members is taken, a weighted vote may be called by the members of any two jurisdictions. If a weighted vote occurs, it must follow the specified procedures;
- e) The Board must appoint an inspector general, who must report quarterly on the impact or cost-effectiveness of investments and projects, and on expenditures of the Agency for travel, meals and refreshments, and any other expenditures specified by the Agency;
- f) The Board must form an advisory committee, composed of up to 18 voting members and one nonvoting member, who have specified knowledge and experience in specified areas of affordable housing finance and development, preservation, or rental protections;
- g) The Board may appoint a chief executive officer, general counsel, board secretary, or any other officers as deemed necessary who will act for the Agency under its direction and perform those duties delegated by the Board;
- h) The Agency may determine its organizational structure, which may include, but is not limited to, the establishment of departments, divisions, subsidiary units, or similar entities. However, if the Agency reaches agreement with SANDAG to utilize its staff, the Agency must utilize the policies established by SANDAG for its operations;
- i) Requires the members of the Board to be appointed by April 1, 2023, and that the Agency will have no powers, duties, or responsibilities until that time and until one of the following occurs:
  - i. The Agency receives dedicated funding from the state or local agencies;
  - ii. The Agency reaches an agreement with SANDAG to utilize their staff; or

- iii. Voters approve a measure for the Agency to generate revenue pursuant to this title;  
and
  - j) Requires the Agency to engage in public participation processes, as specified.
- 6) Establishes the powers of the Agency as follows:
- a) Authorizes the Agency to make and enforce any regulations necessary for governing the board, the preservation of order, and the transaction of business;
  - b) Authorizes the Agency to act by ordinance, resolution, or minute action;
  - c) The Agency has the authority to do all of the following:
    - i. Place on the ballot in San Diego County, including all the incorporated cities, funding measures to raise and allocate funds to the County of San Diego, the Cities in San Diego County, and other public agencies and housing projects in its jurisdiction for purposes of producing and preserving housing and supporting rental protection activities;
    - ii. Apply for and receive grants from federal and state agencies;
    - iii. Solicit and accept gifts, fees, grants, and other allocations from public and private entities;
    - iv. Incur and issue indebtedness;
    - v. Incur and issue bonds and otherwise incur liabilities or obligations;
    - vi. Assemble parcels and lease, purchase, and otherwise acquire land for housing development;
    - vii. Sell or dispose of land or assets or enter into ground lease agreements, consistent with the agency's purpose and eligible activities or where a parcel under the agency's control is deemed to be inappropriate for housing development;
    - viii. Allocate and deploy capital and generated fees or income in the form of grants, loans, equity, interest rate subsidies, and other financing tools;
    - ix. Provide support and technical assistance to local governments in relation to producing and preserving affordable housing;
    - x. Deposit or invest money in banks or financial institutions in the state;
    - xi. Sue and be sued;
    - xii. Engage counsel and other professional services;
    - xiii. Enter into and perform all necessary contracts;
    - xiv. Enter into joint powers agreements;

- xv. Hire staff, define their qualifications and duties, and provide a schedule of compensation for those duties;
  - xvi. Collect data on housing production and monitor progress on meeting regional and state housing goals;
  - xvii. Provide public information about the Agency's housing programs and policies; and
  - xviii. Any other express or implied powers necessary to carry out the intent and purpose of this bill.
- d) The Agency must not do the following:
- i. Regulate or enforce land use decisions; or
  - ii. Acquire property by eminent domain.
- 7) Authorizes the Agency to raise and allocate new revenue, as follows:
- a) The Agency may raise and allocated new revenue through special taxes, as specified, including:
    - i. A parcel tax;
    - ii. A gross receipts business license tax;
    - iii. A special business tax;
    - iv. A special tax on vacant real property;
    - v. A special tax on real property; and
    - vi. A commercial linkage fee.
  - b) The Agency may raise and allocated new revenue through issuance of bonds, as specified, including:
    - i. General obligation bonds;
    - ii. Revenue bonds;
    - iii. Mortgage revenue bonds; and
    - iv. Private activity bonds.
  - c) All regional housing revenue mechanisms may be applicable to the entirety of, or a portion of, San Diego County, as specified; and
  - d) New revenue must be raised through voter initiative, except the commercial linkage fee, which cannot be imposed until voters approve a parcel tax or general obligation bond.
- 8) Establishes requirements for expenditure of revenue, as follows:

- a) Requires revenue generated pursuant to this bill to be used to support the construction and preservation of housing, rental protection programs, planning, and technical assistance related to housing for households making less than 120 percent of the area median income (AMI);
- b) Requires that revenue generated through bonds must be used solely to purchase or improve real property;
- c) Requires that for each regional housing revenue mechanism, the portion of the region that the mechanism applies must match the portion of the region to which funds are eligible, and allows the Agency to administer funds on behalf of local jurisdictions upon entering into an agreement;
- d) Requires that distribution of any revenue generated through a commercial linkage fee be consistent with a regional nexus study that must be adopted by the board;
- e) Fifty percent of revenue must be administered at the regional level as follows:
  - i. A minimum of 40 percent for production of housing for households making up to 120 percent AMI;
  - ii. A minimum of 10 percent for preservation of housing for households making up to 120 percent AMI;
  - iii. A minimum of 15 percent for strategic priorities and innovation identified in the annual expenditure plan;
  - iv. Minimum of 5 percent for rental and tenant protection programs for households making up to 80 percent AMI, as specified;
  - v. Minimum of 5 percent on technical assistance to local jurisdictions, research and policy development, and data collection and analysis;
  - vi. A minimum of 10 percent and a maximum of 35 percent of all regional revenues to support first-time homebuyer programs and opportunities for households at or below 135 AMI, as specified; and
  - vii. A maximum of 10 percent for Agency administrative and operating expenditures.
- f) Fifty percent of all regional revenues must be administered by local jurisdictions, defined as San Diego County and the incorporated cities in the County, based on each jurisdiction's share of very low-, low-, and moderate-income units as determined in the most recent regional housing needs assessment, as follows:
  - i. A minimum of 50 percent for production of housing for households making up to 120 percent AMI;
  - ii. A minimum of 10 percent for preservation of housing for households making up to 120 percent AMI;

- iii. Maximum of 5 percent for rental and tenant protection programs for households making up to 80 percent AMI, as specified;
  - iv. A minimum of 10 percent and a maximum of 35 percent of all regional revenues to support first-time homebuyer programs and opportunities for households at or below 135 AMI, as specified; and
  - v. A maximum of 10 percent for local agency administrative and operating expenditures or agency administrative and operations expenses if the agency agrees to administer a local jurisdiction's allocated funds.
- g) The agency must develop project eligibility and prioritization criteria based on the following parameters:
- i. They have the following income targets:
    - 1. Between 20 to 45 percent of funds are reserved for households earning between 0 and 50 percent of the area median income;
    - 2. Between 20 to 40 percent of funds are reserved for households earning between 50 and 80 percent of the area median income; and
    - 3. Between 20 to 40 percent of funds are reserved for household earning 80 to 135 percent of the area median income.
  - ii. A minimum of 10 percent and a maximum of 35 percent of all revenues must support homeownership opportunities for households at or below 135 AMI, provided that all first-time home buyer projects shall achieve an income average across the project not to exceed 120 percent of the area median income.
  - iii. They prioritize the following projects:
    - 1. Those that leverage state or federal revenue sources;
    - 2. Those that have multiple tiers of affordable housing; and
    - 3. Projects that facilitate development on public land.
  - iv. They require the following criteria:
    - 1. Be located in a regionally or locally defined priority area for smart growth consistent with the most recent sustainable communities strategy, or have a vehicle miles travels per capita that is 15 percent or more below the existing regional average;
    - 2. For new construction projects, eligible projects shall include onsite renewable generation estimated to produce 50 percent or more of annual electricity use;
    - 3. For rehabilitation projects, eligible projects shall document at least a 10-percent post-rehabilitation improvement over existing conditions' energy efficiency; and

4. Other criteria regarding proximity to transit, amenities, schools, and the environment, as specified.
  - h) Establishes conditions local jurisdictions within the Agency's jurisdiction must meet to remain eligible for direction allocations from the Agency; and
  - i) Allows the Agency to take specified actions against a local jurisdiction that is found to be out of compliance with affordability targets over a three-year period.
- 9) Establishes labor provisions for the Agency as follows:
- a) A proponent of a development project approved pursuant to the provisions of this bill must require, in contracts with construction contractors, that all of the labor provisions of this bill's standards will be met in project construction. The proponent must certify this to the local government;
  - b) A development that is not in its entirety a public work, as specified, must be subject to all of the following wage provisions:
    - i. All construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area, as specified, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate;
    - ii. The development proponent must ensure that the prevailing wage requirement is included in all contracts for the performance of the work for those portions of the development that are not a public work; and
    - iii. All contractors and subcontractors for those portions of the development that are not a public work must maintain and verify payroll records, as specified, and make those records available for inspection and copying. This requirement does not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure.
  - c) The obligation of the contractors and subcontractors to pay prevailing wages pursuant to this bill are subject to the following enforcement provisions:
    - i. They may be enforced by the any of the following:
      1. The Labor Commissioner through the issuance of a civil wage and penalty assessment, as specified, within 18 months after the completion of the development;
      2. An underpaid worker through an administrative complaint or civil action; and
      3. A joint labor-management committee through a civil action, as specified.

- ii. If a civil wage and penalty assessment is issued pursuant to this section, the contractor, subcontractor, and surety on a bond or bonds issued to secure the payment of wages covered by the assessment shall be liable for liquidated damages, as specified; and
  - iii. These enforcement provisions do not apply if all contractors and subcontractors performing work on the development are subject to a project labor agreement that requires the payment of prevailing wages to all construction workers employed in the execution of the development and provides for enforcement of that obligation through an arbitration procedure.
- d) The requirement that the employer pay prevailing wages does not apply to those portions of development that are not a public work if otherwise provided in a bona fide collective bargaining agreement covering the worker;
  - e) Before placement of a measure on the ballot to raise revenue for the agency, the agency shall enter into a specific countywide project labor agreement with the San Diego County Building and Construction Trades Council and the San Diego Housing Federation; and
  - f) The labor provisions of this bill must not apply to new construction or preservation projects in which the project contains four units or fewer. This exemption specifically includes, but is not limited to, single-family homeowner properties and accessory dwelling units.
- 10) Requires the following performance and oversight provisions:
- a) The Board must provide for regular financial audits of the agency's accounts and records;
  - b) The Board must provide for annual financial and performance reports with significant input from the inspector general and the advisory committee;
  - c) The Board must develop an annual expenditure plan that describes how they intend to spend regional funds, including the portion of funds dedicated to each household income category the funding will serve, and beginning in the second year, information regarding project progress, as specified;
  - d) Specifies conditions that local jurisdictions must meet in order to be eligible for direct allocations, and prescribes specified compliance mechanisms if a jurisdiction does not meet affordability targets after three years; and
  - e) The Agency must submit a performance audit report to the Legislature every other year.
- 11) Provides that the Legislature finds and declares that a special statute is necessary and that a general statute cannot be made applicable because of the uniquely severe shortage of available funding and resources for the development and preservation of affordable housing and the particularly acute nature of the housing crisis within San Diego County.
- 12) Provides that the Legislature finds and declares that providing a regional financing mechanism for affordable equitable housing development, preservation, and renter



protections in San Diego County is a matter of statewide concern and is not a municipal affair, and that therefore this bill would apply to all cities within San Diego County, including charter cities. However, if the Commission on State Mandates determines that this act contains other costs mandated by the state, reimbursement to local agencies and school districts for those costs must be made.

**EXISTING LAW:**

- 1) Establishes the Bay Area Housing Finance Authority (BAHFA) to raise, administer, allocate funding for affordable housing in the San Francisco Bay Area, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. Sets forth the governing structure and powers of the BAHFA Board, allowable financing activities, and allowable expenditures of the revenues generated (Government Code Title 6.8).
- 2) Establishes a number of housing assistance programs for affordable housing at the Department of Housing and Community Development (HCD), The State Treasurer's Office, and the California Housing Finance Agency.
- 3) Establishes, through federal law, the State Constitution, and other state law, tax law and bond law, that establishes rules and limitations regarding efforts to raise revenues, such as special taxes require a 2/3 vote of the public, and that revenue from general obligation bonds must be spent on capital improvements and not on programs.

**FISCAL EFFECT:** Unknown.

**COMMENTS:**

**Author's Statement:** According to the author, "Just as the entirety of California is facing a housing crisis, the San Diego region is struggling to meet its housing demand. For the past decades, this has been driving up living costs, and forcing people to make the decision to live farther away from urban centers and commuting longer distances to work every day. With more congestion, increased traffic has only exacerbated pollution concerns, emphasizing the fact that our housing and climate crises are interconnected. These issues require sensible approaches that consider how we can best manage our need to increase housing with making sure that we are equitably distributing resources, because unfortunately, our lowest income residents and people of color are bearing the highest burdens associated with these crises. By establishing a regional housing agency in San Diego, we can make sure that we are doing our best to address these concerns on a larger scale, by coordinating efforts between cities to allocate resources more efficiently and more equitably. Everyone deserves a place to call home, and our goal is to help make that priority a reality for more San Diegans across the county."

**San Diego's housing challenges:** San Diego County's 3.3 million residents live in 18 cities and unincorporated areas throughout the county. Like much of the state, housing affordability is one of the greatest challenges facing San Diego. According to the San Diego Association of Governments (SANDAG), the San Diego region needs to permit an additional 90,000 homes to meet its needs. While the region has produced 92 percent of its need for above moderate-income housing, the region has only produced nine percent of its moderate-income housing need, 19

percent of its low-income housing need, and 10 percent of its very low-income housing need. The lack of housing has resulted in challenging conditions for the residents of San Diego County. In April of 2022, the median home price in the County exceeded \$1 million – a record high that is affordable to only a small fraction of residents. Over half of county renters are rent burdened – in that they pay so much in rent that they have to cut back on other essential goods like food and health care. And according to the 2022 point-in-time count, there are over 8,400 homeless individuals in the County – a 10 percent increase over three years ago.

***Creating the San Diego Regional Equitable and Environmentally Friendly Affordable***

***Housing Agency:*** This bill would create the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency (Agency). The purpose of the agency would be to address San Diego’s housing challenges at a county-wide level. As discussed in the Summary above, this bill provides the Agency with a governance and administrative structure, lays out the powers of the Agency, and specifies how the Agency may expend its revenues.

The Agency is modeled after the Bay Area Housing Finance Authority (BAHFA). In 2019, the Legislature enacted AB 1487 (Chiu, 2019), which established the BAHFA in the nine-county Bay Area region. The purpose of BAHFA is to facilitate tenant protection, affordable housing preservation, and new affordable housing production. BAHFA is governed by the two governmental entities provide region-wide housing planning: the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG). Among its powers, BAHFA allows its board to place various types of revenue-generating measures on the ballot in all nine Bay Area counties. AB 1487 also specified the expenditure requirements for BAHFA, including the types of uses revenue must be spent on, and the geographic distribution of those revenues. While BAHFA has yet to run a ballot measure to finance its efforts, the Budget Act of 2021 (SB 129, Skinner, 2021) allocated \$20 million to fund five BAHFA pilot programs.

***Is the Agency Set Up for Success?:*** Because housing markets are regional, and do not end at jurisdictional boundaries, a regional approach to housing would likely be beneficial to lower and middle income households in San Diego County. However, it is not clear that the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency, as proposed to be created by this bill, would be best way to address San Diego County’s housing in a regional way.

One concern is that this bill would create an entirely new and independent governing body in San Diego County that duplicates the powers and covers the same geography as already vested in the San Diego County Board of Supervisors. By contrast, BAHFA, which this bill emulates, was necessary because it created a fundraising and revenue sharing mechanism that did not previously exist for the nine-county Bay Area region. The author and the committee may wish to consider whether the interests of lower income and middle-income households in San Diego County would be better served by the existing body – which would still maintain its powers even with the creation of the Agency established by this bill.

Another concern is around the governance structure. BAHFA is effectively governed by both the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG) – two long-standing and large bodies, mostly consisting of local elected officials, that already serve multiple functions in the Bay Area, including regional planning and transportation funding. By contrast, the Agency created by this bill would be governed by a new body of only six members, all of whom would be appointed to serve on the Board of the Agency. While these

Board members will all have to be members of SANDAG, the author and the committee may wish to consider if the lower income and middle income households in San Diego County would be better served by having their interests represented by the existing County Board of Supervisors, whose members are directly elected by the public, or by SANDAG, the long-standing regional planning and transportation funding agency whose 21-member voting body already represents the breadth of San Diego County.

A third concern is around the complexity of the expenditures requirements for the bill. The bill includes substantial parameters around how the funding can be spent. The bill also establishes funding criteria that regarding use of matching funds, use of public lands, proximity to transit, schools, and amenities, and environmental criteria. While all laudable goals, it may be better to enable the Agency to establish more of its own parameters, so that it need not seek state legislation if and when some of the proposed parameters prove infeasible to implement.

A final concern is around support for this body. BAHFA was essentially created by MTC and ABAG, with the legislature adopting via AB 1487 the governance structure, powers, and expenditure plans that had been overwhelmingly approved by these two bodies. By contrast, it is unclear what the local buy-in has been or which stakeholders have been engaged in the determining how the funds will be allocated in this bill. At this point, neither the County nor SANDAG has taken an official position on this bill. It is opposed by the San Diego Housing Federation, which represents affordable housing developers in San Diego County. By contrast, BAHFA was sponsored by the Non-Profit Housing Association of Northern California, which represents affordable housing developers, and by Enterprise Community Partners, a social and racial equity and justice organization. The author and the committee may wish to consider how to ensure broader support for the Agency and whether to wait until such time to move forward this bill. Such a decision could be influenced by the fact that likely the first opportunity for the Agency to raise revenue would be at the November 2024 general election.

***Arguments in Support:*** Supporters of the bill include community groups and elected officials in San Diego County that are in favor of raising additional funding to improve housing affordability. According to the San Diego Regional Task Force on Homelessness, “this bill will strengthen the San Diego region by providing more affordable homes for working and middle-class families and ensure that all residents have a safe, stable, affordable place to call home.”

Supporters of the bill also include organized labor groups, which support the labor standards included in the bill. According to the San Diego Building Trades and Construction Trades Council, “SB 1105 will provide significant pathways to the middle class for construction workers, while producing the housing our communities so badly need.”

***Arguments in Opposition:*** Opponents of the bill argue include property owners and business groups that are concerned about the increase in taxes that would occur if the Agency successfully passed a ballot measure, as well as the duplicative nature of the Agency’s taxing authority. According to the California Building Industry Association, “while it is clear that the San Diego region has not met its housing needs, creating another agency with unchecked and duplicative taxing authority is not a proven approach to solving the area’s housing needs.”

Opponents also include affordable housing developers, who are concerned about the labor standards in the bill and about the workability of the bill. According to the San Diego Housing Federation, “While we appreciate the intent of SB 1105, we believe more time is needed to work with

stakeholders, including the affordable housing sector in San Diego, to develop bill language that will ensure successful outcomes for the intended purpose of this legislation.”

***Committee Amendments:*** This bill currently requires the Agency to enter into a project labor agreement (PLA) with the San Diego Building and Construction Trades Council and the San Diego Housing Federation before placing a measure on the ballot to raise revenue. This language could merit further refining to improve its clarity and workability. **As such, the Committee may wish to recommend the following amendments:**

- Require that the PLA must cover all construction and rehabilitation work to be funded or financed by the ballot measure;
- Require that, as a condition of receiving funding or financing from the ballot measure, the recipient must become a party to the countywide project labor agreement;
- Require that the Agency cannot undertake, fund or finance other projects that involve construction or rehabilitation work unless the agency has entered into a PLA with the San Diego County Building and Construction Trades Council that will cover such projects;
- Require that, as a condition of receiving funding or financing from the agency, the recipient must become a party to that project labor agreement; and
- Remove the requirement for the San Diego Housing Federation to be a signatory to the PLA.

These amendments must be taken in the Assembly Committee on Local Government, which is hearing the bill the same day as it is heard in this Committee.

***Related Legislation:***

AB 1487 (Chiu, Chapter 598, Statutes of 2019): This bill is the precursor to SB 697. It established BAHFA throughout the San Francisco Bay Area and sets forth the governing structure and powers of the BAHFA Board, allowable financing activities, and allowable expenditures of the revenues generated.

SB 679 (Kamlager), 2021: This bill is similar to SB 1105, except focused on Los Angeles County. It would establish LACAHSAs, and authorizes LACAHSAs to utilize specified local financing tools for the purpose of funding renter protections, and the preservation and production of housing units affordable to households earning up to 80 percent of the area median income (AMI). This bill is pending hearing in this committee.

***Double referred:*** This bill was also referred to the Assembly Committee on Local Government, where it will be heard should it pass out of this committee.

**REGISTERED SUPPORT / OPPOSITION:**

**Support**

AARP  
Business for Good San Diego  
Center on Policy Initiatives  
City Heights Community Development Corporation

Climate Action Campaign  
 Connect Foundation  
 County of San Diego Third District Supervisor Terra Lawson-Remer  
 Encinitas4equality  
 Endangered Habitats League  
 Escondido Community Housing Coalition  
 Faith in Action Ministry of St. Andrew's Episcopal Church, Encinitas  
 IBEW Local Union 569  
 Interfaith Community Services  
 Keys4homes, Robert Kent  
 LISC San Diego  
 Mayor Alejandra Sotelo-Solis, City of National City  
 Mayor Lesa Heebner, City of Solana Beach  
 Professor Emeritus, SDSU Graduate Program in City Planning  
 San Diego & Imperial Counties Labor Council  
 San Diego Community College District  
 San Diego Continuing Education Foundation  
 San Diego County Building & Construction Trades Council  
 San Diego Organizing Project  
 San Diego Regional Task Force on Homelessness  
 Sandiego350  
 State Building & Construction Trades Council of California  
 Vice Mayor Jack Shu, City of La Mesa  
 YMCA of San Diego County, Youth and Family Services

*Support If Amended*

Mayor Todd Gloria, City of San Diego

**Opposition**

Apartment Association of Greater Los Angeles  
 California Business Roundtable  
 California Rental Housing Association  
 California Taxpayers Association  
 City of Carlsbad  
 Plumbing-Heating-Cooling Contractors Association of California  
 San Diego Housing Federation  
 Western Electrical Contractors Association

*Oppose Unless Amended*

California Apartment Association  
 California Association of Realtors  
 California Building Industry Association  
 Southern California Rental Housing Association

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