

# ASSEMBLY BILL 1487 (CHIU)

## HOUSING ALLIANCE FOR THE BAY AREA

### SUMMARY

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This bill would create the Housing Alliance for the Bay Area (HABA) to address the lack of affordable housing in the San Francisco Bay Area. The HABA would have authority to place new funding measures on the ballot in the nine Bay Area counties to raise revenue that fund local strategies to produce new affordable units, preserve affordability of existing units, and assist tenants facing eviction.

### THE PROBLEM

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The Bay Area is facing the most significant housing crisis in the region's history, as countless residents are contemplating moving, spend hours driving every day, are one paycheck away from an eviction, or experience homelessness. The Bay Area faces this crisis because, as a region, it has failed to produce enough housing at all income levels, preserve affordable housing, protect existing residents from displacement, and address the housing issue regionally.

Housing is a regional issue that requires policy and funding coordination across jurisdictions. However, the current process is anything but regional; instead 101 cities and nine counties are each responsible for their own decisions around housing. Cumulatively, these decisions have resulted in a shortfall of 35,000 units per year and \$2.5 billion to build and preserve affordable housing and help keep existing low-income residents in their homes.

Additionally, there is no public entity in the Bay Area able to help solve this problem by generating new resources via ballot measures and providing coordination and technical assistance on a regional scale.

### THE SOLUTION

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AB 1487 fills these gaps by creating HABA, the first public entity focused entirely on the region's housing needs. HABA would be able to place new funding measures on the ballot in the nine Bay Area counties, enabling the region to raise up to \$1.5 billion annually for housing. These revenues would be additive to affordable housing funding already available in the region, and HABA would not divert any existing revenue streams from local jurisdictions.

With these revenues HABA would:

- Provide critical funding to affordable housing projects across the Bay Area;
- Provide staff support to local jurisdictions that require capacity or technical assistance to expedite the preservation and production of housing;
- Fund tenant services, such as emergency rental assistance and access to counsel, thereby relieving local jurisdictions of this cost and responsibility;
- Assemble parcels and acquiring land for the purpose of building affordable housing; and
- Monitor and report on progress at a regional scale.

Importantly, HABA will not have the authority to regulate or enforce local land use decisions or the ability to acquire property by the power of eminent domain.

HABA would be governed by a board composed of members of the Metropolitan Transportation Commission (MTC), the Association of Bay Area Governments (ABAG), and appointees of the Governor that have affordable housing expertise in the Bay Area. It would be supported by MTC staff.

AB 1487 empowers the Bay Area to help address its affordable housing needs by enabling the region to raise new revenue and support local jurisdictions, and thereby ensure that the entire Bay Area is on track to end the housing crisis by providing affordable housing efficiently and effectively to all residents.

Proposed Amendments: Authorize HABA to place the following revenue measures on the ballot: parcel tax, fee on new commercial development, gross receipts tax, employee tax, sales tax, and revenue bonds.

### SUPPORT

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Non-Profit Housing Association of Northern California (NPH) (Sponsor)  
Enterprise Community Partners (Sponsor)

### FOR MORE INFORMATION

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