

SENATE THIRD READING  
SB 175 (Committee on Budget and Fiscal Review)  
As Amended September 7, 2021  
Majority vote. Budget Bill Appropriation Takes Effect Immediately

## SUMMARY

This trailer bill contains changes necessary to implement the 2021 Budget Act related to housing and homelessness. Specifically, this bill:

### Major Provisions

#### *SB 1079 Clean up*

- 1) Makes clarifying amendments to SB 1079 (Skinner), Chapter 202, Statutes of 2020, related to residential property foreclosure including:
  - a) Specifying the form of affidavit or declaration that prospective bidders must use to attest to their status, in order to ensure that a uniform and legally binding form is used. The form is set forth in longstanding Code of Civil Procedure Section 2015.5.
  - b) Closing loopholes that might allow a foreclosed-on owner to reacquire their property, such as if the owner had held the property in a living trust prior to foreclosure.
  - c) Ensuring that foreclosure trustees have bidders' phone numbers and addresses.
  - d) Clarifying that foreclosure trustees must not provide prospective bidders with any information beyond what is specified in statute, in order to ensure an equal chance for all bidders.
  - e) Clarifying that bids, and notices of intent to bid, must be received by foreclosure trustees no later than 5 p.m.
  - f) Providing foreclosure trustees additional time to record deeds.
  - g) Establishing an effective date of January 1, 2022, in order to give foreclosure trustees, as well as prospective bidders (including community land trusts, affordable housing providers, other nonprofits, and public entities that seek to utilize the law) time to adjust their processes.

#### *Cal Expo Lot Z*

- 2) Authorizes the Cal Expo board of directors to enter a five-year agreement with the City of Sacramento and the County of Sacramento for the Cal Expo Lot Z, to provide emergency shelter and other services to individuals experiencing homelessness.
- 3) Authorizes the city and county to contract with a service provider and authorizes the city and the county to include mental health and substance abuse programs and emergency and interim housing solutions on the Cal Expo Lot Z property.
- 4) Requires the governing bodies of the city and county to each approve any agreement for the use of the Cal Expo Lot Z property at an open meeting.

- 5) Requires the city and county to prioritize the provision of emergency shelter and services to specified persons illegally camping in areas of the American River Parkway.
- 6) Provides that any agreement pursuant to these provisions are exempt from the Bushy Lake Preservation Act and the Urban American River Parkway Preservation Act.

*Metro North Hollywood Joint Development Project*

- 7) Provides that the surplus land disposal procedures as they existing on December 31, 2019, apply if a local agency, as of September 2019 has entered into an exclusive negotiating agreement or legally binding agreement to dispose of property related to the Metro North Hollywood Joint Development Project. Provides that the disposition shall be completed no later than December 31, 2024.

*Homeless Housing, Assistance, and Prevention Program 3.0 and 4.0 Clean Up*

- 8) Makes technical amendments to the HHAPP 3.0 and 4.0 programs included in AB 140 (Committee on Budget) Chapter 111, Statutes of 2021.

*Regional Early Action Planning (REAP) Grants Program*

- 9) Makes technical amendments to the REAP Grant program included in AB 140 (Budget Committee) Chapter 111, Statutes of 2021, including:
  - a) Specifying that a grant recipient shall obligate funds no later June 30, 2024, and expend funds no later than June 30, 2026. Additionally, extends from June 30, 2025 to June 30, 2026, the timeline for submitting a final report for a grant recipient.

## COMMENTS

- 1) This is a budget bill within the overall 2021-22 budget package necessary to implement actions related to housing and homelessness.
- 2) The Metro North Hollywood Joint Project Development will provide about 1,530 units at the North Hollywood light rail station and includes 20% affordable units which is about a little more than 300 units.

### According to the Author

#### Arguments in Support

None on file.

#### Arguments in Opposition

None on file.

## FISCAL COMMENTS

Appropriates \$30 million for support of the Department of Industrial Relations for strategic enforcement focused on construction, alteration, and repair projects for publically funded residential projects, including the Multifamily Housing Program.

## VOTES

### SENATE FLOOR: 29-8-2

**YES:** Allen, Archuleta, Atkins, Becker, Bradford, Caballero, Cortese, Dodd, Durazo, Eggman, Glazer, Gonzalez, Hertzberg, Hueso, Hurtado, Laird, Leyva, McGuire, Min, Newman, Pan, Portantino, Roth, Rubio, Skinner, Stern, Umberg, Wieckowski, Wiener

**NO:** Bates, Dahle, Grove, Jones, Melendez, Nielsen, Ochoa Bogh, Wilk

**ABS, ABST OR NV:** Borgeas, Limón

## UPDATED

VERSION: September 7, 2021

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