

Date of Hearing: August 12, 2013

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT
Ed Chau, Chair

SB 391 (DeSaulnier) – As Amended: August 8, 2013

SUBJECT: California Homes and Jobs Act of 2013

SUMMARY: Establishes the California Homes and Jobs Act of 2013 (the Act) to provide funding for affordable housing. Specifically, this bill:

- 1) Establishes the California Homes and Jobs Trust Fund (the Trust Fund) within the State Treasury.
- 2) Beginning January 1, 2014, imposes a \$75 fee on every real estate instrument, paper, or notice that is required or permitted by law, excluding real estate instruments, papers, or notices recorded in connection with a transfer subject to a documentary transfer tax.
- 3) Defines real estate instrument, paper, or notice as a document relating to real property, including but not limited to the following: deed, grant deed, trustee's deed, deed of trust, conveyance, quit claim deed, fictitious deed of trust, assignment of deed of trust, request for notice of default, abstract of judgment, subordination agreement, declaration of homestead, abandonment of homestead, notice of default, release or discharge, easement, notice of trustee sale, notice of completion, UCC financing statement, mechanic's lien maps, and covenants, conditions, and restrictions.
- 4) Requires the fee, minus any administrative cost to the county recorder for collection, to be transferred quarterly to the Department of Housing and Community Development (HCD) and deposited into the Trust Fund.
- 5) Requires a county to pay HCD any interest, at the legal rate, on any funds that are not transferred within 30 days of the end of a quarter.
- 6) Requires any interest or other increment resulting from the investment of money in the Trust Fund to be deposited into the Trust Fund.
- 7) Prohibits the transfer of any money in the fund to any other fund except for the Surplus Money Investment Fund.
- 8) Allows money in the Trust Fund, upon appropriation by the Legislature to be used to support the development, acquisition, rehabilitation, and preservation of housing affordable to low- and moderate-income households, including but not limited to the following:
 - a) Transitional and permanent rental housing, including necessary services and operating subsidies;
 - b) Homeownership opportunities;
 - c) Emergency shelters and rapid rehousing services;

- d) Accessibility modifications; and
 - e) Efforts to acquire and rehabilitate foreclosed, vacant, or blighted homes.
- 9) Allows up to 5% of the Trust Fund to be used to administer the housing programs that receive an appropriation from the Trust Fund.
- 10) Requires HCD, in consultation with the California Housing Finance Agency (CalHFA), the California Tax Credit Allocation Committee (TCAC), and the California Debt Limit Allocation Committee (CDLAC), to develop a California Homes and Jobs Trust Fund Investment Strategy (investment strategy).
- 11) Requires HCD to submit the first investment strategy to the Legislature as part of the Governor's May Revise of the Budget Act in 2014-15 and every five years after as part of the Budget Act beginning in 2019-20.
- 12) Requires the investment strategy to do all of the following:
- a) Identify the statewide needs, goals, objectives, and outcomes for housing for a five-year time period;
 - b) Promote a geographically balanced distribution of funds, including consideration of a direct allocation of funds to local governments;
 - c) Emphasize investments that serve households that are at or below 60% of area median income (AMI); and
 - d) Meet the following minimum objectives:
 - i) Encourage economic development and job creation by meeting the housing needs of a growing workforce up to 120% of AMI;
 - ii) Identify opportunities to coordinate among state departments and agencies to achieve greater efficiencies; increase the amount of federal investment in housing production, services, and operating costs; and promote energy efficiency in housing produced;
 - iii) Incentivize the use and coordination of nontraditional funding sources, including philanthropic funds, local realignment funds, non-housing tax increment, federal Patient Protection and Affordable Care Act funds, and other resources;
 - iv) Incentivize innovative approaches that produce savings to local and state services by reducing the instability of housing for frequent high-cost users of institutions such as hospitals, jails, detoxification facilities, psychiatric hospitals, and emergency shelters; and
 - v) Incentivize regional partnerships that serve people who have a high level of housing instability.

- 13) Requires HCD to hold at least four public workshops in different regions of the state to inform development of the investment strategy.
- 14) Requires expenditure requests contained in the Governor's proposed budget to be consistent with the investment strategy.
- 15) Requires moneys in the Trust Fund to be appropriated through the annual budget act.
- 16) Requires the State Auditor to conduct periodic audits to determine if HCD is awarding the annual allocation to individual programs in a timely manner and consistent with the Act.
- 17) Requires HCD to provide the following information in its annual report to the Legislature:
 - a) How funds were allocated in the prior year;
 - b) Efforts to promote geographic balance when distributing the funds;
 - c) An assessment of the impact of the Trust Fund on job creation and the economy; and
 - d) The effectiveness of programs directed toward persons who are homeless or at risk of homelessness at keeping those persons housed.
- 18) Requires the Department in Industrial Relations (DIR) to monitor and enforce compliance with prevailing wage requirements for any construction contract on a project in excess of \$1 million that is funded in whole or in part by the Trust Fund.
- 19) Excludes from DIR's monitoring and enforcement construction projects with a collective bargaining agreement that binds all contractors performing work on the project and that includes a mechanism for resolving disputes regarding the payment of wages.
- 20) Requires DIR to charge each person or entity awarding a construction contract for the reasonable and directly related costs of monitoring and enforcing compliance with prevailing wage requirements.
- 21) Allows DIR, with the approval of the Department of Finance, to from time to time amend the amount DIR charges for monitoring and enforcement.
- 22) Prohibits DIR from charging more than one-fourth of 1% of the amount of a construction contract to fund its monitoring and enforcement activities.

EXISTING LAW

- 1) Establishes a number of programs at HCD and CalHFA to make housing more affordable to California families and individuals, including the following main programs:
 - a) The Multifamily Housing Program, which funds the new construction, rehabilitation, and preservation of permanent and transitional rental homes for lower-income households through loans to local governments, non-profit developers, and for-profit developers.

- b) The Joe Serna, Jr., Farmworker Housing Program, which funds the development of ownership or rental homes for agricultural workers through grants to local governments and non-profit organizations.
 - c) The Emergency Housing and Assistance Program, which funds emergency shelters and transitional homes for homeless individuals and families through grants to counties and non-profit entities for rehabilitation, renovation, expansion, site acquisition, and equipment.
 - d) The CalHome Program, which funds downpayment assistance, home rehabilitation, counseling, self-help mortgage assistance, and technical assistance for self-help and shared housing through grants and loans.
 - e) The California Homebuyer Downpayment Assistance Program, which aids first-time homebuyers with downpayments and/or closing costs.
- 2) Authorizes a county to adopt an ordinance authorizing a fee for recording and indexing every instrument, paper, or notice required or permitted by law to be recorded. The base rate of the fee is \$10 for recording the first page and \$3 for each additional page. The recorder has discretion to charge additional fees including:
- a) Three dollars (\$3) per page on every extra page or sheet of the document if the document does not conform to the dimension requirements in statute;
 - b) One dollar (\$1) for recording the first page on every instrument, paper, or notice required or permitted by law to be recorded to fund a social security truncation program.(Government Code Section 27361)
- 3) Exempts public agencies from paying a fee for filing any document or paper in the performance of any official service or for the filing of any stipulation or agreement that may constitute an appearance in any court by any other party to the stipulation or agreement. (Government Code Section 6103)

FISCAL EFFECT: According to the Senate Appropriations Committee, the fee would generate unknown revenue ranging from \$300 million to \$720 million per year depending on the volume of recorded documents. Estimated annual administrative costs would be approximately \$5.4 million to fund up to 47 positions at HCD, which would be fully covered by fees collected. Costs would be in the range of \$250,000 to \$350,000 in 2016-17 for BSA to conduct an initial audit, with ongoing periodic audit costs in the range of \$150,000 to \$250,000. All BSA audit costs would be fully covered by fees collected.

COMMENTS:

Purpose of the bill: According to the author, "everyone in California needs a safe and affordable place to call home. Rents and mortgages within the reach of working families are critical to maintaining California's business competitiveness. For U.S. military veterans, former foster youth, families with children, people with disabilities, seniors on fixed incomes, and other vulnerable Californians, the housing crisis isn't over. In fact, millions of Californians are caught in the "perfect storm" — mortgages remain out of reach, credit standards have tightened, and the

foreclosure crisis has pushed more people into a rental market already suffering from decades of short supply — leading to record-setting rent increases. The most vulnerable, who struggled to make rent before the foreclosure crisis, face even more uncertainty in today's rental market. They risk joining the 130,000+ Californians who are homeless on any given night."

Previous state funding for housing: Historically, the state has invested in low- and moderate-income housing primarily by providing funding for construction. Because of the high cost of land and construction and the subsidy needed to keep housing affordable to residents, affordable housing is expensive to build. Developers typically use multiple sources of financing, including voter-approved housing bonds, state and federal low-income housing tax credits, private bank financing, and local matching dollars.

Voter-approved bonds have been an important source of funding to support the construction of affordable housing. Proposition 46 of 2002 and Proposition 1C of 2006 together provided \$4.95 billion for affordable housing. These funds financed the construction, rehabilitation, and preservation of 57,220 affordable apartments, including 2,500 supportive homes for people experiencing homelessness, and over 11,600 shelter spaces. In addition, these funds have helped 57,290 families become or remain homeowners. Nearly all of these funds have been awarded.

Until 2011, the Community Redevelopment Law required redevelopment agencies to set aside 20% of all tax increment revenue to increase, improve, and preserve the community's supply of low- and moderate-income housing. In fiscal year 2009-10, redevelopment agencies collectively deposited \$1.075 billion of property tax increment revenues into their low- and moderate-income housing funds. With the elimination of redevelopment agencies, this source of funding for affordable housing is no longer available.

Funding mechanism: Although an important source of funding in the past for affordable housing, voter-approved bonds are not a permanent or reliable source. The state's credit rating over the past few years has raised questions regarding the fiscal prudence of relying significantly on bonds to support state affordable housing investment. To provide for a stable and permanent source of funding for affordable housing, several states have set up state housing trust funds funded by a document recording fee. SB 391 would establish the California Homes and Jobs Trust Fund, to be funded by a \$75 fee on recorded real estate documents, excluding those recorded in connection with the sale of a property. Estimates suggest that the recording fee would generate an average of \$525 million a year for affordable housing.

How the Trust Fund can be used: SB 391 authorizes funds in the Trust Fund to be appropriated to support the development, acquisition, rehabilitation, and preservation of low- and moderate-income housing. Moderate-income housing is generally defined as housing affordable to households making up to 120% of the area median income (AMI). Included in the list of eligible uses for the Trust Fund are transitional and permanent rental housing, including necessary services and operating subsidies; homeownership opportunities; emergency shelters and rapid rehousing services; accessibility modifications; and efforts to acquire and rehabilitate foreclosed, vacant, or blighted homes. Unlike voter-approved bond funds, the Trust Fund could be used to support services and operating expenses for supportive and transitional housing.

Investment strategy: SB 391 gives the Legislature the authority to appropriate funds that are deposited into the Trust Fund. In order to direct that investment through an informed and strategic process, the bill requires HCD, in consultation with other relevant state housing

agencies and committees, to develop an investment strategy for the Trust Fund. HCD would be required to submit the first investment strategy to the Legislature as part of the May revision to the Governor's proposed budget in 2014-15. Every five years after, beginning in 2019-20, HCD would be required to revise the investment strategy. To inform the investment strategy, HCD must hold four public hearings throughout the state. HCD is already required to develop a Statewide Housing Plan every four years to identify the statewide needs, goals, objectives, and outcomes for housing, which would inform the investment strategy.

In preparing the investment strategy, HCD would be required to promote a geographically balanced distribution of the funds, including some consideration of providing funds directly to local governments. In addition, the investment strategy would have to emphasize investments in housing affordable to households at or below 60% of AMI, generally referred to as low-, very low- and extremely low-income households. The investment strategy would also have to address the following minimum objectives:

- Encourage economic development and job creation by meeting the housing needs of a growing workforce up to 120% of AMI;
- Identify opportunities to coordinate among state departments and agencies to achieve greater efficiencies; increase the amount of federal investment in housing production, services, and operating costs; and promote energy efficiency in housing produced;
- Incentivize the use and coordination of nontraditional funding sources, including philanthropic funds, local realignment funds, non-housing tax increment, federal Patient Protection and Affordable Care Act funds, and other resources;
- Incentivize innovative approaches that produce savings to local and state services by reducing the instability of housing for frequent high-cost users of institutions like hospitals, jails, detoxification facilities, psychiatric hospitals, and emergency shelters; and
- Incentivize regional partnerships that serve people that have a high cost of housing instability.

Accountability and reporting: SB 391 requires HCD to submit an annual report to the Legislature that describes how the funds were expended for the last year and efforts to promote a geographically balanced distribution of funds. The annual report also must include an assessment of the effect the Trust Fund has had on the economy overall and on job creation. In order to insure that investments from the Trust Fund are achieving results, the annual report must also determine if programs or entities that receive funding to house or support persons who are homeless or at risk of homelessness are successful at keeping people housed.

Arguments in support: Several organizations representing businesses, including the Bay Area Council, the Los Angeles Area Chamber of Commerce, and the Orange County Business Council, support creating a sustainable and self-renewing source of funding that will leverage billions in federal and local funds and bank loans to develop and operate housing affordable to families, seniors, people with disabilities, and persons experiencing homelessness. The sponsors of the bill estimate that the Trust Fund could generate 29,000 jobs annually, primarily in the construction sector.

Arguments in opposition: The County Recorders Association of California and its members point out that some recordings or transactions involve more than one document, in which case the per-document fee will add to the already substantial cost of recording. In addition, county recorders will encounter significant increases in staff time to collect fees and address unsatisfied customers. Opponents have also argued that the fee should be reduced and applied to all documents, including those reordered in the sale of a property, because those purchasing a property have the means to pay the recording fee required by this bill.

Double referred: If SB 391 passes this committee it will be referred to the Committee on Labor and Employment.

REGISTERED SUPPORT / OPPOSITION:

Support

California Housing Consortium (sponsor)
Housing California (sponsor)
AARP
Abode Communities
A Community of Friends
Advent Companies
Affordable Housing Management Association-Northern California, Nevada and Hawaii
Alameda County Developmental Disabilities Council
Alameda County Transportation Commission
Alliance of Californians for Community Empowerment (ACCE Action)
Alpha Construction Company
AMCAL Multi-Housing
American Baptist Homes of the West
American Federation of State, County and Municipal Employees (AFSCME)
American Planning Association, California Chapter
Amity Foundation
Amstutz Associates
Angelus Plaza
Ashwood Construction
Asian Pacific Environmental Network
Asian Pacific Islander Small Business Program
Aspiranet
Association of Regional Center Agencies
Asthma Coalition of Los Angeles County
Bay Area Business Roundtable
Bay Area Community Land Trust
Bay Area Council
Bay Area Rapid Transit District
Bay Area Regional Health Inequities Initiative
BRC Advisors
BRIDGE Housing
Building Industry of Southern California, Los Angeles-Ventura County Chapters
Burbank Housing Development Corporation

Cabrillo Economic Development Corporation
Cahill Contractors
California Apartment Association
California Association of Housing Authorities
California Association of Local Housing Finance Agencies
California Building Industry Association
California Coalition for Rural Housing
California Coalition for Youth
California Commission on Aging
California Conference of Carpenters
California Council for Affordable Housing
California Council of Community Mental Health Agencies
California Democratic Party
California Disability Services Association
California Environmental Justice Alliance
California Foundation for Independent Living Centers
California Housing Partnership Corporation
California Labor Federation
California Mental Health Directors Association
California Mental Health Planning Council
California/Nevada Community Action Partnership
Californians for Disability Rights
California Partnership to End Domestic Violence
California Police Chiefs Association
California Professional Firefighters
California Reinvestment Coalition
California Retailers Association
California Rural Legal Assistance Foundation
California School Employees Association
California State Council on Developmental Disabilities
Carson Chamber of Commerce
Casa Major
Central City Association
Century Housing
Century Villages at Cabrillo
Cesar Chavez Foundation
Channel Islands Social Services
Channing House, Palo Alto
CHISPA
Cities Association of Santa Clara County
Cities of Alameda, Arroyo Grande, Berkeley, Blue Lake, Burbank, Calexico, Carlsbad, Carson, Del Mar, El Centro, El Monte, Emeryville, Fairfield, Goleta, Huntington Park, Jurupa Valley, Livingston, Los Angeles, Lynwood, Oakland, Oxnard, Pasadena, Sacramento, San Diego, City and County of San Francisco, San Joaquin, San Jose, San Luis Obispo, San Mateo, Santa Barbara, Santa Monica, Torrance, Tulare, Ventura, Vista, Walnut Creek, Watsonville, and West Hollywood
Coachella Valley Housing Coalition
Coalition for Housing Accessibility, Needs, Choices, and Equality

Community Action to Fight Asthma
Community Corporation of Santa Monica
Community Health Improvement Partners
Community Hospital of San Bernardino
Community Housing Improvement Program
Community Housing Opportunities Corporation
Community Housing Works
Community Working Group
Congress of California Seniors
Contra Costa ARC
Contra Costa Health Services
Corporation for Supportive Housing
County of Alameda
County of Contra Costa
County of San Mateo
Courage Campaign
Curtom-Dunsmuir
Dignity Health
Disability Rights California
DMB Pacific Ventures
Domus Development
Drug Policy Alliance
Duncan Group
EAH Housing
East Bay Developmental Disabilities Legislative Coalition
East Bay Housing Organizations
East LA Community Corporation
Ecumenical Council Pasadena Area Congregations
Eden Housing
El Monte/South El Monte Chamber of Commerce
Energy Inspectors
Enterprise Community Partners
Environmental Health Coalition
Episcopal Community Services of San Francisco
Father Joe's Villages, San Diego
First Place for Youth
Foundation for Affordable Housing
Fullerton Chamber of Commerce
Gonzalez Goodale Architects
Habitat for Humanity California
Habitat for Humanity East Bay/Silicon Valley
Habitat for Humanity Greater Los Angeles
Habitat for Humanity Greater San Francisco
Habitat for Humanity Inland Valley
Habitat for Humanity Pomona Valley
Habitat for Humanity Riverside
Habitat for Humanity San Gabriel Valley
Habitat for Humanity San Luis Obispo County
Habitat for Humanity Santa Cruz County

Hamilton Family Center
Heavenly Choice, Montebello
Highridge Costa Housing Partners
Highridge Costa Investors, LLC
Hollywood Community Housing Corporation
Home Builders Association of Tulare/Kings Counties
Home Start
Homes for Life Foundation
Housing Authority for the City of San Buenaventura
Housing Choices Coalition for People with Developmental Disabilities
Housing Consortium of the East Bay
Housing Leadership Council of San Mateo County
Housing Now
Housing Works
ICON Builders
InnerCity Struggle
Integrity Housing
Interfaith Community Services
International Association for Women of Color Day
JAG Interiors
Jamboree Housing Corporation
Jericho
John Stewart Company
Kennedy Commission
The KTG Y Group
Larkin Street Youth Services
Laurin Associates
Lauterbach and Associates
Leading Age California
League of California Cities
LeSar Development Consultants
LifeSTEPS
LINC Housing
Little Tokyo Service Center
Loaves and Fishes
Local Initiatives Support Corporation
Los Angeles Area Chamber of Commerce
Los Angeles Business Council
Los Angeles Business Leaders Task Force on Homelessness
Los Angeles Community Action Network
Los Angeles Homeless Services Authority
Los Angeles Regional Reentry Partnership
L.A. Family Housing
LA Voice
LA Works
Law Foundation of Silicon Valley
Leading Age California
League of Women Voters of California
Long Beach Area Coalition for the Homeless

Lutheran Office of Public Policy
Mammoth Lakes Housing
Marin Workforce Housing Trust
Mental Health America of California
Mental Health America of Los Angeles
Mental Health Systems
Mercy Housing
Metropolitan Transportation Commission
MidPen Housing Corporation
Montebello Housing Development Corporation
Move LA
Multicultural Communities for Mobility
Mutual Housing California
Nancy Lewis Associates
National Association of Social Workers – California Chapter
National Community Renaissance
National Council of La Raza
National Housing Law Project
National Multiple Sclerosis Society – California Action Network
Natural Resources Defense Council
Neighborhood Housing Services of Los Angeles County
Neighborhood Housing Services of the Inland Empire
Neighborhood Partnership Housing Services
NeighborWorks Orange County
Nevada/California Indian Housing Association
New Directions
Non-Profit Housing Association of Northern California
North Bay Leadership Council, Petaluma
Northern Circle Indian Housing Authority
Northern California Community Loan Fund
O'Connor Woods, Stockton
Opportune Companies
Orange County Business Council
Orange County Housing Trust
Pacific Clinics
Palm Communities
Partner Energy
Partnership for Children and Youth
Pasadena Police Department
Pasadena Public Health Department
Peace Officers Research Association of California
Peninsula Interfaith Action
Penny Lane Centers
People Assisting the Homeless
Peoples' Self-Help Housing Corporation
PICO California
PMG
PolicyLink

Public Advocates
Related California
Resources for Community Development
River City Food Bank
Ruiz Brothers Construction Co.
Rural Community Assistance Corporation
Rural Communities Housing Development Corporation
Sacramento Homeless Organizing Committee
Sacramento Housing Alliance
St. Anthony Foundation, San Francisco
St. Joseph Center
St. Joseph Health
St. Paul's Senior Home and Services
San Benito County Housing and Economic Development Department
San Diego Community Land Trust
San Diego Regional Chamber of Commerce
San Francisco Labor Council
San Gabriel Valley Consortium on Homelessness
San Gabriel Valley Council of Governments
San Luis Obispo County Commission on Aging
San Luis Obispo County Housing Trust Fund
San Mateo County Central Labor Council
Santa Monica Chamber of Commerce
Self-Help Enterprises
Service Employees International Union (SEIU) California State Council
Shelter Partnership
Sierra Business Council
Sierra Club California
Silicon Valley Bank
Silicon Valley Leadership Group
Skid Row Housing Trust
Sonoma County Task Force for the Homeless
Southeast Asian Community Alliance
Southern California Association of Non-Profit Housing
SPUR
SRO Housing Corporation
Stand Up for Neighborly Novato
State Building and Construction Trades Council of California
State Controller John Chiang
State Council on Developmental Disabilities
State Independent Living Council
State Treasurer Bill Lockyer
Step Up on Second
Studio One Eleven
Sun Country Builders
Sunseri Construction
Supervisor Mark Ridley-Thomas, Los Angeles County
Swords to Plowshares

TELACU Residential Management, Inc.
Tenderloin Neighborhood Development Corporation
Thai Community Development Center
The Arc
Thomas Safran and Associates
TransForm, Oakland
T.R.U.S.T. South LA
Turning Point Community Programs
United Cerebral Palsy California
United Cerebral Palsy of the North
United Homeless Healthcare Partners
United States Veterans Initiative
United Ways of California
United Way of the Bay Area
United Way of Fresno County
United Way of Greater Los Angeles
United Way of Silicon Valley
Valley Economic Development Center
Venice Community Housing Corporation
Ventura County Community Development Corporation
Veterans of Foreign Wars of the U.S. Greater El Monte Post
Visionary Home Builders
Wakeland Housing and Development Corporation
Walton Construction Services
Ward Economic Development Corporation
Watts/Century Latino Organization
Wellspace Health
West Angeles Community Development Corporation
Western Center on Law and Poverty
Westport Construction
Westside Center for Independent Living
Westside Shelter and Hunger Coalition
WNC & Associates, Irvine
Women Organizing Resources, Knowledge, and Services (WORKS)

Opposition

Air Conditioning Trade Association
Associated Builders and Contractors of California
Board of Equalization Member George Runner
Board of Equalization Member Michelle Steel
Butte County Clerk-Recorder
Calaveras County Clerk-Recorder
California Assessor's Association
California Association of Legal Document Assistants
California Association of Realtors
California Credit Union League
California Document Preparers

California Escrow Association
California Land Surveyors Association
California Land Title Association
California Taxpayers Association
City of Camarillo
City of Cypress
City of Waterford
Colusa County Clerk Recorder
Community Associations Institute
Contra Costa County Clerk-Recorder-Elections Department
County Recorders' Association of California
County of Butte
County of Colusa
County of Lassen
County of Mono
County of Orange
County of San Luis Obispo
County of Sierra
County of Siskiyou
El Dorado County Recorder-Clerk
Glenn County Clerk-Recorder Sheryl Thur
Hamman Real Estate
Inyo County Clerk Recorder
Laguna Woods Village
Kern County Assessor-Recorder
Marin County Assessor-Recorder-Clerk
Nevada County Clerk-Recorder
Orange County Clerk-Recorder
Orange County Taxpayers Association
Plumas County Clerk
Plumbing-Heating-Cooling Contractors Association of California
Riverside County Assessor-County Clerk-Recorder
San Bernardino County Recorder-Clerk
San Diego County Assessor/Recorder/Clerk Ernest J. Dronenburg, jr.
San Luis Obispo County Clerk-Recorder
Santa Barbara County Clerk, Recorder and Assessor
Sierra County Clerk-Recorder
Sonoma County Clerk-Recorder-Assessor
Stanislaus County Clerk-Recorder
Western Electrical Contractors Association
Western Mining Alliance
Yolo County Clerk-Recorder
Yuba County Clerk-Recorder Terry A. Hansen

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