

EXECUTIVE DEPARTMENT

State of California

FILED
In the office of the Secretary of State
of the State of California

FEB 13 1980

MARCH FONG EU, Secretary of State
By *Richard Nieto*
Deputy

EXECUTIVE ORDER B61-80

WHEREAS, the cost of both owned and rental housing in California is increasing at nearly twice the rate of household income; and

WHEREAS, the median price of new single-family dwelling units in California now exceeds \$100,000; and

WHEREAS, the sum total of all federal and state housing subsidies falls far short of meeting California's housing needs; and

WHEREAS, an increasing percentage of Californians are paying more than they can afford for housing;

NOW, THEREFORE, I, Edmund G. Brown Jr., Governor of the State of California, by virtue of the power and authority vested in me by the Constitution and statutes of the State of California, do hereby issue this order to become effective immediately:

THERE IS HEREBY CREATED the Governor's Task Force on Housing Affordability comprised of no more than twenty (20) members, appointed by the Governor, who shall to the maximum extent feasible include representatives from the residential construction and manufactured housing industries, consumer and minority advocates, government, major employers, and labor. Members of the Task Force shall serve voluntarily and without compensation, but their reasonable and necessary expenses may be reimbursed by the Department of Housing and Community Development, if approved in advance by the Director.

The Task Force shall meet at least once each month during calendar year 1980 and advise the Department of Housing and Community Development on means by which the cost of housing can be reduced, particularly for low and moderate-income households. The Task Force shall make specific recommendations for legislation and programs to reduce the cost of all types of housing, including but not limited to the following areas:

1. Reduce land costs

Recommend methods to make more efficient use of developable land, including higher density uses, "density bonuses," in-filling, "inclusionary" zoning, conversion of surplus lands, and infrastructure development.

2. Reduce construction costs

Recommend ways to produce lower cost housing such as "no frills" starter homes, greater use of manufactured, mobile, and modular homes, new materials and techniques, and owner -built housing.

3. Reduce financing costs

Recommend innovative ways to develop and utilize below market interest rate financing and bonding techniques for both rental and owned housing, and to explore equity-sharing, public co-investment, and deferred payment mortgage instruments.

4. Reduce development costs

Recommend ways to shorten the time required to bring a project to fruition, including fast permit process, use of development rights, and coordinated state and local approvals.

5. Reduce energy and operating costs

Recommend means of reducing the operating costs of housing, including the promotion of solar energy and energy conserving design and construction, encourage the development of housing near employment centers, providing other opportunities for training in anticipation of home-ownership, and promoting innovative and cost effective rental housing management.

6. Reduce costs due to overhead and profit

Encourage and assist the formation and activities of non-profit and limited-profit housing sponsors, and the utilization of limited equity co-operatives.

In its deliberations on each of these components of housing cost, the Task Force should also consider how the state can promote market and community acceptance of affordable housing, how currently available public subsidies can more effectively be employed, how other public policies such as

EXECUTIVE DEPARTMENT

State of California

page three

inclusionary housing programs affect housing costs, and how each of its recommendations can be expected to benefit low and moderate-income households. Ways to provide and maintain a stock of housing affordable to all Californians shall be the focus of the Task Force.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 12th day of February, nineteen hundred and eighty.

Ed R. Brown
Governor of California

ATTEST:

March Foreq Ee

Secretary of State

By *Ricardo Nieto*
Deputy

