

AMENDED IN ASSEMBLY MARCH 28, 2022

CALIFORNIA LEGISLATURE—2021–22 REGULAR SESSION

ASSEMBLY BILL

No. 2439

Introduced by Assembly Member Bloom

February 17, 2022

An act to add Section 14670.23 to the Government Code, relating to state property.

LEGISLATIVE COUNSEL’S DIGEST

AB 2439, as amended, Bloom. State property: Department of Motor Vehicles field offices: affordable housing.

Existing law establishes the Department of General Services in the Government Operations Agency under the control of an executive officer known as the Director of General Services to provide centralized services, including, but not limited to, planning, acquisition, construction, and maintenance of state buildings and property, purchasing, printing, architectural services, administrative hearings, and accounting services.

Existing law establishes the Department of Motor Vehicles in the Transportation Agency under the control of the Director of Motor Vehicles and sets forth the powers and duties of the department, including possession and control of all offices. Existing law requires the director to administer and enforce the provisions of the Vehicle Code relating to the Department of Motor Vehicles.

Existing law authorizes the Director of General Services, with the consent of the Department of Motor Vehicles, to lease or exchange, for a term of years, as determined by the director, and for fair market value, specified parcels of real property that are acquired and used by the state for the benefit of the Department of Motor Vehicles, for the purpose of

developing mixed public- and private use facilities, subject to specified conditions.

This bill would require the Director of General Services, in consultation with the Director of Motor Vehicles, *Vehicles and the city in which specified properties are located*, to enter into a public-private partnership agreement with a housing developer for the lease for a term of years, as determined by the Director of General Services, of specified parcels of real property that are acquired and used by the state for the benefit of the Department of Motor Vehicles ~~for the purpose of developing~~ *to develop* affordable housing and new field offices for the Department of Motor Vehicles, subject to specified conditions. The bill would require the Department of Motor Vehicle to assist the Director of General Services in the fulfillment of these requirements.

This bill would also make findings and declarations related to a gift of public funds.

Vote: majority. Appropriation: no. Fiscal committee: yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 14670.23 is added to the Government
- 2 Code, to read:
- 3 14670.23. (a) Notwithstanding any other ~~provision of law~~, the
- 4 Director of General Services, in consultation with the Director of
- 5 Motor Vehicles, *Vehicles and the city in which the properties, as*
- 6 *described in this section, are located*, shall enter into a
- 7 public-private partnership agreement with a housing developer for
- 8 the lease for a term of years, as determined by the Director of
- 9 General Services, of portions of parcels of real property that are
- 10 acquired and used by the state for the benefit of the Department
- 11 of Motor Vehicles, as described in subdivision (b), for the purpose
- 12 of developing affordable housing and new field offices for the
- 13 Department of Motor Vehicles, subject to all of the following
- 14 conditions:
- 15 (1) The lease shall be at no cost to the housing developer except
- 16 that the housing developer shall pay for all costs required to
- 17 construct affordable housing units and a new field office for the
- 18 Department of Motor Vehicles.
- 19 (2) One hundred percent of the housing units developed pursuant
- 20 to this section shall be offered for rent at affordable rates.

1 (3) The Department of Motor Vehicles shall continue to provide
2 limited services at the field office during the construction process.
3 If the Department of Motor Vehicles is unable to provide certain
4 in-person services, including, but not limited to, driving tests, at
5 the field office, the Department of Motor Vehicles shall notify the
6 public of other field offices that offer those services.

7 (b) For purposes of this section, *all of* the following parcels of
8 real properties shall be leased pursuant to subdivision (a):

9 (1) 2235 Colorado Avenue, Santa Monica.

10 (2) 11400 W Washington Blvd, Culver City.

11 (3) 803 Cole Avenue, Los Angeles.

12 (c) The Department of Motor Vehicles shall assist the Director
13 of General Services in the fulfillment of the requirements of this
14 section.

15 SEC. 2. The Legislature hereby finds and declares that the
16 lease authorized by Section 14670.23 of the Government Code as
17 added by this bill serves the public purpose of supporting the
18 development of affordable housing and new Department of Motor
19 Vehicle field offices, and does not constitute a gift of public funds
20 within the meaning of Section 6 of Article XVI of the California
21 Constitution.