

# **CALED's 38<sup>th</sup> Annual Training Conference:**

**Housing and Economic Development:  
Finding Solutions  
March 16, 2018**

# 2017 Housing Package

- ✓ 15 bills comprised the “Housing Package” signed by the Governor.
  
- ✓ Three broad categories of bills:
  - Local Accountability.
  - Streamlining.
  - Funding.

# 2017 Housing Package

## Local Accountability Bills

- ✓ Housing Accountability Act (SB 167/AB 678/AB 1515).
- ✓ Housing Element
  - New Content (AB 879).
  - Site Inventory Changes (AB 1397).
  - New Authority for HCD (AB 72).
- ✓ Annual Reports (AB 879/SB 35/SB 540).
- ✓ No Net Loss (SB 166).

# 2017 Housing Package

## **Streamlining Bills:**

- ✓ City-Initiated (SB 540, AB 73).
- ✓ Developer-Initiated (SB 35).

# 2017 Housing Package

## Funding Bills

- ✓ The Building Homes and Jobs Act (SB 2).
  - May generate \$250 million per year.
- ✓ Veterans and Affordable Housing Bond Act (SB 3).
  - \$4 billion GO Bond.

# 2018 Housing Package

## What's Coming This Year?

- ✓ More than 300 bills introduced – housing, land use, homelessness, ADUs, economic development.
- ✓ 5361 total bills introduced in the 2017-18 Session.
- ✓ Nearly every area of housing law is impacted – HAA, density bonus, parking, Mitigation Fee Act, RHNA.

# 2018 Housing Package

## Planning and Zoning Bills

- ✓ SB 827 (Wiener) Planning and Zoning: Transit
  - Exempts certain housing projects from locally developed and adopted height limitations, densities, parking requirements, and design review standards.
  - Allows developer to determine density and height: 45ft-105ft depending on radius from “transit corridor” or “major transit stop.” State density bonus law applies.

# 2018 Housing Package

## Planning and Zoning Bills Cont.

- ✓ SB 828 (Wiener) Land Use: RHNA
  - Mainly contains “intent language.”
  - Requires a local jurisdiction to plan and accommodate 200% of RHNA.
  - Establish a methodology for the comprehensive assessment for unmet housing need.
  
- ✓ AB 1771 (Bloom) Regional Housing Needs Assessment
  - Spot bill – wants to change the allocation process.



# 2018 Housing Package

## Planning and Zoning Bills Cont.

- ✓ AB 2923 (Chiu, Grayson, Mullin) BART: TOD
  - Gives BART land use authority over their property.
  - Requires BART to establish TOD zoning standards – minimum 75 units per acre, no parking requirements, mix use.
  - City must update their zoning within 2 years.
  - Applies to 250 acres at 27 current and planned stations.
  - Applies SB 35 streamlining even in non SB 35 cities.
  - Requires SB 35 labor provisions.

# 2018 Housing Package

## Accessory Dwelling Units

- ✓ SB 831 (Wieckowski) Accessory Dwelling Units
  - Allows ADUs on any lot that allows for the construction of a home.
  - Local agency must act within 120 days of submitted application or application is deemed approved.
  - No minimum lot size requirements unless specific findings are made that identify adverse public safety impacts.
  - No fees – impacts fees, connection fees, capacity charges, or ANY other fee levied by a local agency, school district, special district, or water corporation.

# 2018 Housing Package

## Density Bonus

- ✓ SB 1227 (Skinner) Density Bonus
  - Requires a density bonus to be provided if the development includes at least 20% of the total rental beds for students enrolled at an institution of higher education accredited by the Western Association of Schools and Colleges.
  - Requires that these units be subject to a recorded affordability restriction of 55 years and be provided at the same affordability level as very low income units.
  - Sets the density bonus at 35% of the number of these units.

# 2018 Housing Package

## Parking Restrictions

- ✓ AB 2263 (Friedman) State Historical Buildings: Parking
  - For the conversion of a historical structure for residential or mixed use purposes, prohibits a local ordinance from imposing parking standards that exceed the parking standards that applied at the time the historical building was originally constructed.
  
- ✓ AB 3000 (Friedman) New Housing Developments: Parking Requirements
  - Prohibits a city, county, or city and county from imposing minimum parking requirements for new housing developments where offstreet parking is permitted.

# 2018 Housing Package

## Homelessness

- ✓ AB 2162 (Chiu) Planning and Zoning: Supportive Housing
  - Requires that supportive housing be a use by right in zones where multiple dwelling uses are permitted, including commercial zones.
  - Projects must:
    - Be subject to recorded affordability restrictions for 55 years.
    - 100% of the units are dedicated to “low-income households” (80%).
    - 35% of the units are restricted to supportive housing.

# 2018 Housing Package

## Homelessness Cont.

- ✓ AB 3171 (Ting) Homeless Persons Services Block Grant
  - Establishes the Local Homelessness Solutions Program for the purpose of providing funding to cities to create innovative and immediate solutions to the problems caused by homelessness.
  - \$1.5 billion.
  
- ✓ Assembly Member Chiu Budget Request Letter \$1 billion
  - \$500 million for programs that target chronically homeless.
  - \$500 million for the Multifamily Housing Program for affordable housing development.

# 2018 Housing Package

## Homelessness Cont.

- ✓ SB 912 (Beall) Homelessness and Housing
  - Would state that it is the intent of the Legislature to enact legislation that would make a one-time allocation of \$2,000,000,000 in general funds for the purpose of funding programs that serve the homeless as well as existing housing programs administered by the Department of Housing and Community Development dedicated to housing low- and moderate-income families.

# 2018 Housing and Land Use Legislation

## Other Bill of Note

### ✓ SB 946 (Lara) Sidewalk Vendors

- Prohibits a local authority from adopting rules or regulations that regulate or prohibit sidewalk vendors unless it first adopts a sidewalk vending licensing program that requires a sidewalk vendor to obtain a license from the local authority before selling food or merchandise.
- Prohibits restricting the location of a licensed sidewalk vendor unless the restriction is directly related to objective health, safety, or welfare concerns.
- Prohibits restricting licensed sidewalk vendors from selling food or merchandise in a park.



# 2018 Housing and Land Use Legislation

## Other Bill of Note Cont.

- ✓ AB 3037 (Chiu) Redevelopment
  - Placeholder bill for possible RDA language.
  
- ✓ SB 1145 (Leyva) EIFD Maintenance
  - Would authorize a district to finance the ongoing or capitalized costs to maintain public capital facilities financed by the district.

# Contact Information

**Jason Rhine**

Legislative Representative, League of California Cities®

[jrhone@cacities.org](mailto:jrhine@cacities.org)