



**Housing, Land Use and Transportation Policy  
Committee**  
**CSAC Legislative Conference**  
**Thursday, May 17, 2018 — 8:45 a.m. – 10:30 a.m.**  
**Room 307, Sacramento Convention Center**  
**Sacramento County, California**

**Supervisor James Ramos, San Bernardino County, Chair**  
**Supervisor Oscar Villegas, Yolo County, Vice Chair**

- 8:45 a.m.      I.    **Welcome and Introductions**  
*Supervisor James Ramos, Chair*  
*Supervisor Oscar Villegas, Vice Chair*
- 8:50 a.m.      II.   **Reforming California's Regional Housing Needs Process**  
*Senator Scott Wiener (invited)*  
*Chris Lee, Associate Legislative Representative*  
*Geoff Neill, Principal Fiscal and Policy Analyst*
- 9:45 a.m.      III. **Transportation Funding Update**  
*Kiana Valentine, Senior Legislative Representative*  
*Brandon Castillo, Bicker, Castillo and Fairbanks*
- 10:05 a.m.    IV.   **Housing and Land Use Legislative Update**  
*Chris Lee, Associate Legislative Representative*  
Attachment One: Housing and Land Use Bills with Active Positions  
Attachment Two: Proponent's Summary of Supportive Housing  
Streamlined Permitting Bill – AB 2162 (Chiu)
- 10:30 a.m.    V.    **Closing Comments and Adjournment**  
*Supervisor James Ramos, Chair*  
*Supervisor Oscar Villegas, Vice Chair*

## **ATTACHMENTS**

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### **Housing and Land Use Legislative Update**

Attachment One .....Housing and Land Use Bills with Active Positions

Attachment Two .....Proponent's Summary of Supportive Housing Streamlined Permitting Bill – AB 2162 (Chiu)

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**Attachment One**  
Housing and Land Use Bills with Active Positions

## Housing and Land Use Bills with Active Positions Friday, May 04, 2018

- [AB 686](#) (Santiago D) Housing discrimination: affirmatively further fair housing.**  
**Introduced:** 2/15/2017  
**Last Amend:** 7/17/2017  
**Status:** 7/21/2017-Failed Deadline pursuant to Rule 61(a)(11). (Last location was T. & H. on 7/14/2017) (May be acted upon Jan 2018)  
**Location:** 7/21/2017-S. 2 YEAR  
**Summary:** Would require a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is inconsistent with this obligation. The bill would make it unlawful under the California Fair Employment and Housing Act for a public agency to fail to meet its obligation to affirmatively further fair housing, and would provide that failure would constitute housing discrimination under the act.  
**Organization CSAC Position**  
Chris Lee Pending
- [AB 1771](#) (Bloom D) Planning and zoning: regional housing needs assessment.**  
**Introduced:** 1/4/2018  
**Last Amend:** 4/17/2018  
**Status:** 4/26/2018-From committee: Do pass and re-refer to Com. on APPR. (Ayes 6. Noes 2.) (April 25). Re-referred to Com. on APPR.  
**Location:** 4/26/2018-A. APPR.  
**Summary:** The Planning and Zoning Law requires the appropriate council of governments, or, for cities and counties without a council of governments, the Department of Housing and Community Development, to adopt a final regional housing need allocation plan that allocates a share of the regional housing need to each city, county, or city and county and is consistent with specified objectives, including that the plan increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner. Current law defines the term "household income levels" for purposes of these provisions. This bill would revise the objectives required to be addressed in the regional housing needs allocation plan and additionally require the plan to include an objective to increase access to areas of high opportunity for lower-income residents, while avoiding displacement and affirmatively furthering fair housing.  
**Organization CSAC Position**  
Chris Lee Pending
- [AB 1804](#) (Berman D) California Environmental Quality Act: categorical exemption: infill development.**  
**Introduced:** 1/10/2018  
**Status:** 4/18/2018-In committee: Set, first hearing. Referred to APPR. suspense file.  
**Location:** 4/18/2018-A. APPR. SUSPENSE FILE  
**Summary:** CEQA requires the Office of Planning and Research to prepare and develop, and the Secretary of the Natural Resources Agency to certify and adopt, guidelines for the implementation of CEQA. CEQA requires the guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and that are required to be exempt from CEQA (categorical exemption). Current guidelines for the implementation of CEQA exempts from the requirements of CEQA infill development meeting certain requirements, including the requirement that the proposed development occurs within city limits. This bill would revise the above-described categorical exemption to include proposed residential and mixed-use housing projects occurring within an unincorporated area of a county.  
**Organization CSAC Position**  
Chris Lee Support
- [AB 2065](#) (Ting D) Local agencies: surplus land.**  
**Introduced:** 2/7/2018  
**Last Amend:** 4/16/2018  
**Status:** 5/2/2018-In committee: Set, first hearing. Referred to APPR. suspense file.  
**Location:** 5/2/2018-A. APPR. SUSPENSE FILE  
**Summary:** Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "local agency" for these purposes as every city, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property. This bill would expand the definition of "local agency" to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land.

**Organization**      **CSAC Position**  
Chris Lee              Oppose\_Unless\_Amended

**AB 2132    (Levine D) Building permit fees: waiver.**

**Introduced:** 2/12/2018

**Last Amend:** 4/16/2018

**Status:** 4/26/2018-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 4/26/2018-S. DESK

**Summary:** The State Housing Law authorizes cities and counties to prescribe fees for permits required or authorized pursuant to the State Housing Law. This bill would authorize these entities to waive or reduce all building permit fees for improvements to the home of a person at least 60 years of age with a qualifying disability that are made to accommodate that disability.

**Organization**      **CSAC Position**  
Chris Lee              Pending

**AB 2162    (Chiu D) Planning and zoning: housing development: supportive housing.**

**Introduced:** 2/12/2018

**Last Amend:** 4/10/2018

**Status:** 4/19/2018-From committee: Do pass and re-refer to Com. on APPR. (Ayes 6. Noes 3.) (April 18). Re-referred to Com. on APPR.

**Location:** 4/18/2018-A. APPR.

**Summary:** The Planning and Zoning Law requires the housing element to contain, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs and a program that sets forth a schedule of actions during the planning period, each with a timeline for implementation. That law specifies that transitional housing and supportive housing are a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. This bill would make a nonsubstantive change to this requirement.

**Organization**      **CSAC Position**  
Chris Lee              Pending

**AB 2219    (Ting D) Landlord-tenant: 3rd-party payments.**

**Introduced:** 2/12/2018

**Last Amend:** 5/1/2018

**Status:** 5/2/2018-Re-referred to Com. on JUD.

**Location:** 3/1/2018-A. JUD.

**Summary:** Current law regulates the terms and conditions of residential tenancies. Current law requires a landlord or his or her agent to allow a tenant to pay rent or a security deposit by at least one form of payment that is neither cash nor electronic funds transfer, except as specified. This bill would require, subject to specified limitations, a landlord or a landlord's agent to allow a tenant to pay rent through a third party.

**Organization**      **CSAC Position**  
Chris Lee              Support

**AB 2273    (Jones-Sawyer D) Electrified security fences: permitted use.**

**Introduced:** 2/13/2018

**Last Amend:** 3/19/2018

**Status:** 4/30/2018-In committee: Set, first hearing. Hearing canceled at the request of author.

**Location:** 3/1/2018-A. L. GOV.

**Summary:** Current law authorizes an owner of real property to install and operate an electrified security fence, as defined, that meets specified requirements on his or her property, except where a local ordinance prohibits that installation and operation. If a local ordinance allows the installation and operation of an electrified security fence, current law requires the installation and operation of the electrified security fence to meet those specified requirements and the requirements of that ordinance. This bill would include among the specified requirements the requirement that the property owner notify the local fire department of the installation and operation of the fence and the location of the property where the fence is installed.

**Organization**      **CSAC Position**  
Chris Lee              Pending

**AB 2485    (Chau D) Code enforcement: financially interested parties.**

**Introduced:** 2/14/2018

**Last Amend:** 4/16/2018

**Status:** 4/17/2018-Re-referred to Com. on L. GOV.

**Location:** 3/5/2018-A. L. GOV.

**Summary:** Would prohibit a local official, as defined, who inspects a commercial property or business for compliance with a state statute or regulation or local ordinance from being accompanied during the inspection by a person with a potential financial interest in the outcome of the inspection, as defined, unless the person is the owner of the property or business, is the agent or representative of the owner, or has an existing contract, as specified. This bill contains other related provisions.

**Organization**      **CSAC Position**  
Chris Lee              Pending

**AB 2598**      **(Quirk D) Cities: ordinances: violations.**

**Introduced:** 2/15/2018

**Last Amend:** 4/16/2018

**Status:** 5/3/2018-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.

**Location:** 5/3/2018-S. DESK

**Summary:** Current law authorizes the legislative body of a city or a county to make, by ordinance, any violation of an ordinance subject to an administrative fine or penalty and limits the maximum fine or penalty amounts for infractions. For violations of city or county building and safety codes determined to be an infraction, existing law limits the amount of the fine to \$100 for a first violation, \$500 for a 2nd violation of the same ordinance within one year, and \$1,000 for each additional violation of the same ordinance within one year of the first violation. The bill would, for violations of a local building and safety code determined to be an infraction, increase the amounts of the fines to \$130 for a first violation, \$700 for a 2nd violation of the same ordinance within one year, and \$1,300 for each additional violation of the same ordinance within one year of the first violation.

**Organization**      **CSAC Position**  
Chris Lee              Support

**AB 2890**      **(Ting D) Land use: accessory dwelling units.**

**Introduced:** 2/16/2018

**Last Amend:** 5/1/2018

**Status:** 5/2/2018-Re-referred to Com. on APPR.

**Location:** 5/1/2018-A. APPR.

**Summary:** The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth standards the ordinance is required to impose, including, among others, maximum unit size, parking, lot coverage, and height standards. Existing law prohibits the ordinance from establishing size requirements for accessory dwelling units that do not permit at least an efficiency unit to be constructed. This bill would prohibit the imposition of lot coverage standards or requirements on minimum lot size, lot coverage, or floor area ratio, and would prohibit an ordinance from establishing size requirements for accessory dwelling units that do not permit at least an 800 square foot unit to be constructed.

**Organization**      **CSAC Position**  
Chris Lee              Oppose

**AB 2923**      **(Chiu D) San Francisco Bay Area Rapid Transit District: transit-oriented development.**

**Introduced:** 2/16/2018

**Last Amend:** 4/30/2018

**Status:** 5/1/2018-Re-referred to Com. on APPR.

**Location:** 4/30/2018-A. APPR.

**Summary:** Current law establishes the San Francisco Bay Area Rapid Transit District (BART) with various powers and duties and establishes a board of directors as the legislative body of the district. This bill would require the board to adopt new transit-oriented development (TOD) guidelines by a majority vote at a duly noticed public meeting that establish minimum local zoning requirements for BART-owned land that is located on contiguous parcels larger than 0.25 acres, within 1/2 mile of an existing or planned BART station entrance, in areas having representation on the BART board of directors.

**Organization**      **CSAC Position**  
Chris Lee              Concerns

**AB 2973**      **(Gray D) Land use: Subdivision Map Act: expiration dates.**

**Introduced:** 2/16/2018

**Status:** 4/25/2018-From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (April 25). Re-referred to Com. on APPR.

**Location:** 4/25/2018-A. APPR.

**Summary:** The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency, and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of

tentative, final, and parcel maps, and the modification thereof. This bill would extend by 24 months the expiration date of any approved tentative map or vesting tentative map that was approved on or after January 1, 2002, and not later than July 11, 2013, within a county that meets certain criteria, and for which the expiration date has been previously extended pursuant to specified provisions, if tentative map, vesting tentative map, or parcel map relates to the construction of single or multifamily housing, as specified.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 3072](#) (Chiu D) Income taxes: credits: low-income housing: farmworker housing.**

**Introduced:** 2/16/2018

**Last Amend:** 4/17/2018

**Status:** 4/25/2018-From committee: Do pass and re-refer to Com. on REV. & TAX. (Ayes 7. Noes 0.) (April 25). Re-referred to Com. on REV. & TAX.

**Location:** 4/25/2018-A. REV. & TAX

**Summary:** Would, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, for calendar years beginning in 2019, would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by an additional \$300,000,000, as specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Pending

**[AB 3147](#) (Caballero D) Fee mitigation act: housing developments.**

**Introduced:** 2/16/2018

**Last Amend:** 4/30/2018

**Status:** 5/1/2018-Re-referred to Com. on APPR.

**Location:** 4/26/2018-A. APPR.

**Summary:** The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. This bill would require, at the time that an application for a housing development project is deemed complete, a city, county, and city and county to provide a good faith statement disclosing the amount of impact and development fees applicable to the housing development. The bill would also prohibit these disclosed impact and development fees from being increased for 2 years following issuance of the good faith statement.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Oppose

**[AB 3194](#) (Daly D) Housing Accountability Act: project approval.**

**Introduced:** 2/16/2018

**Last Amend:** 4/30/2018

**Status:** 5/1/2018-Re-referred to Com. on L. GOV.

**Location:** 4/25/2018-A. L. GOV.

**Summary:** Would prohibit a housing development project from being found inconsistent, not in compliance, or not in conformity, with the applicable zoning ordinance, and would prohibit a local government from requiring a rezoning of the project site, if the existing zoning ordinance does not allow the maximum residential use, density, and intensity allocable on the site by the housing element or by the land use element of the general plan. plan if it was adopted or updated within the previous 10 years, as specified.

<b>Organization</b>	<b>CSAC Position</b>
Chris Lee	Oppose_Unless_Amended

**[ACA 4](#) (Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.**

**Introduced:** 2/17/2017

**Status:** 4/24/2017-Referred to Coms. on L. GOV. and APPR.

**Location:** 4/24/2017-A. L. GOV.

**Summary:** Local government financing: affordable housing and public infrastructure: voter approval.

<b>Organization</b>	<b>CSAC Position</b>
Kiana Valentine	Support

**[SB 828](#) (Wiener D) Land use: housing element.**

**Introduced:** 1/3/2018

**Last Amend:** 4/26/2018

**Status:** 4/26/2018-Read second time and amended. Re-referred to Com. on APPR.

**Location:** 4/26/2018-S. APPR.

**Summary:** The Planning and Zoning Law requires a city or county to adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Current law requires a planning agency to submit a draft of the housing element to the Department of Housing and Community Development for review, as specified. This bill would require the program to identify actions that will be taken to accommodate 125% of the city's or county's share of the regional housing need that could not be accommodated on the sites identified in the inventory of land without rezoning of those sites. The bill would also require those actions be taken to make at least 100% of the city's or county's share so identified be available for multifamily housing located within developed areas.

**Organization**      **CSAC Position**

Chris Lee              Concerns

**SB 831**      **(Wieckowski D) Land use: accessory dwelling units.**

**Introduced:** 1/4/2018

**Last Amend:** 5/1/2018

**Status:** 5/1/2018-Read second time and amended. Re-referred to Com. on APPR.

**Location:** 5/1/2018-S. APPR.

**Summary:** Would require the ordinance for the creation of accessory dwelling units to designate areas where accessory dwelling units may be excluded for health and safety purposes, as specified. The bill would revise the standards for the local ordinance to, among other things, include a prohibition on considering the square footage of a proposed accessory dwelling unit when calculating an allowable floor-to-area ratio for the lot. The bill would require that a permit application for an accessory dwelling unit be approved or disapproved within 60 days and would specify that if a local agency does not act on an application for a accessory dwelling unit within 60 days, then the application shall be deemed approved.

**Organization**      **CSAC Position**

Chris Lee              Oppose

**SB 912**      **(Beall D) Housing: homelessness programs and affordable housing.**

**Introduced:** 1/18/2018

**Last Amend:** 4/12/2018

**Status:** 4/27/2018-Set for hearing May 7.

**Location:** 4/25/2018-S. APPR.

**Summary:** Would, upon appropriation in the annual Budget Act, require that the sum of \$2,000,000,000 be allocated from the General Fund to the Department of Housing and Community Development. The bill would require that \$1,000,000,000 of that money be transferred to the Housing Rehabilitation Loan Fund and expended to assist in the new construction, rehabilitation, and preservation of permanent and transitional rental housing for persons with incomes of up to 60% of the area median income.

**Organization**      **CSAC Position**

Chris Lee              Support

**SB 1296**      **(Glazer D) Department of Housing and Community Development: database of local fees.**

**Introduced:** 2/16/2018

**Last Amend:** 4/5/2018

**Status:** 4/27/2018-Set for hearing May 7.

**Location:** 4/25/2018-S. APPR.

**Summary:** Would, by December 31, 2019, additionally require the Department of Housing and Community Development to collect information from cities, counties, and special districts on the fees imposed for new developments and to publish and make available a database of the fees charged by those public agencies to new developments by jurisdiction. The bill would also require the department to periodically update this database. The bill would require each special district to annually report to the department the fees that the special district charges to new developments.

**Organization**      **CSAC Position**

Chris Lee              Pending

**SB 1323**      **(Hernandez D) Maintenance districts: County of Los Angeles.**

**Introduced:** 2/16/2018

**Status:** 5/3/2018-Referred to Com. on L. GOV.

**Location:** 5/3/2018-A. L. GOV.

**Summary:** Current law, the Landscaping and Lighting Act of 1972, authorizes local agencies, including a city or county, to form an assessment district for the purpose of making improvements by, among other things, installing landscaping. This bill would, in addition to a district's current authority to perform specified maintenance under the Improvement Act of 1911, authorize the county lighting maintenance



districts for the County of Los Angeles to also perform maintenance and make improvements pursuant to the Landscaping and Lighting Act of 1972.

**Organization CSAC Position**

Kiana Valentine Support

**SB 1415 (McGuire D) Housing.**

**Introduced:** 2/16/2018

**Last Amend:** 4/23/2018

**Status:** 4/25/2018-Withdrawn from committee. Re-referred to Com. on APPR.

**Location:** 4/25/2018-S. APPR.

**Summary:** Would require each entity responsible for enforcing building standards and other regulations of the State Fire Marshal, as specified, to inspect, every 5 years, all structures within the entity's responsibility that are in the Factory Industrial Group F, High-Hazard Group H, and Storage Group S occupancy classifications, as described, for compliance with those standards and regulations, or, if applicable, more stringent or restrictive local regulations. The bill would authorize an entity that inspects a structure pursuant to these provisions to charge and collect a fee from the owner of the structure to recover the costs of the inspection or related fire and life safety activities.

**Organization CSAC Position**

Chris Lee Pending

**SB 1416 (McGuire D) Local government: nuisance abatement.**

**Introduced:** 2/16/2018

**Last Amend:** 4/4/2018

**Status:** 4/19/2018-Set for hearing May 9.

**Location:** 4/12/2018-S. GOV. & F.

**Summary:** Current law authorizes the legislative body of a city or county to establish a procedure to use a nuisance abatement lien or a special assessment to collect abatement costs and related administrative costs. This bill would authorize, until January 1, 2024, the legislative body of a city or county to also collect fines related to the nuisance abatement using a nuisance abatement lien or a special assessment.

**Organization CSAC Position**

Chris Lee Pending

**SB 1469 (Skinner D) Land use: accessory dwelling units.**

**Introduced:** 2/16/2018

**Last Amend:** 5/1/2018

**Status:** 5/1/2018-Read second time and amended. Re-referred to Com. on APPR.

**Location:** 5/1/2018-S. APPR.

**Summary:** The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones, requires the ordinance to designate areas within the local jurisdiction where accessory dwelling units may be permitted, and sets forth standards the ordinance is required to impose, including, among others, maximum unit size, parking, lot coverage, and height standards. The State Housing Law requires, with an exception for building standards adopted, amended or repealed by the State Fire Marshal, the Department of Housing and Community Development to propose the adoption, amendment, or repeal of building standards to the California Building Standards Commission. This bill would revise and recast the above-described provisions regarding accessory dwelling units to authorize the ordinance adopted for the creation of accessory dwelling units to designate areas where accessory dwelling units are excluded for health and safety purposes based on clear findings supported by substantial evidence.

**Organization CSAC Position**

Chris Lee Oppose

**Total Measures: 25**

**Total Tracking Forms: 25**

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**Attachment Two**  
Proponent's Summary of Supportive Housing Streamlined Permitting Bill –  
AB 2162 (Chiu)



## AB 2162 (CHIU): STREAMLINING APPROVAL OF SUPPORTIVE HOUSING

### HOMELESSNESS IN CALIFORNIA

Homelessness in California is increasing, particularly among some of our most vulnerable populations:

- Over 134,000 Californians experience homelessness at any point in time. Up to 400,000 Californians are homeless throughout the course of a single year.
- In 2017, California was home to over 42% of Americans experiencing chronic homelessness (prolonged or repeated episodes of homelessness among people with disabling conditions).
- Already the state with the largest homeless population, California suffered the largest increase in the number of residents experiencing homelessness between 2016 and 2017: over 16,000.

### A PROVEN SOLUTION – SUPPORTIVE HOUSING

Decades of research shows providing people with a stable, affordable place to live that does not limit length of stay, along with services that promote housing stability—the combination known as “supportive housing”—ends homelessness among people with the greatest vulnerabilities, including people experiencing chronic homelessness.

- Studies show supportive housing reduces public health costs significantly.
- Supportive housing reduces blight and improves property values.
- Supportive housing decreases recidivism to our local jails and state prisons.

For these reasons, **the State has invested millions of dollars in leveraging federal and local dollars to create more supportive housing.** California needs more developers to build supportive housing to use these resources more efficiently.

### THE PROBLEM

Despite growing local, State, and federal recognition of supportive housing as an evidence-based intervention, **planners and local policymakers are subjected to vocal opposition to supportive housing projects, making these projects more difficult to site, more time-consuming to approve, and more costly to build. In fact, these projects take three or more years to develop in California,** far exceeding the time it takes to develop in other states.

### AB 2162: SUPPORTIVE HOUSING STREAMLINING

AB 2162 (Chiu) will allow developers to build supportive housing “by right,” promoting siting of supportive housing, without battling stigma of housing people with disabilities. While local jurisdictions would be able to apply objective standards to reviewing an application to build supportive housing, AB 2162 would allow non-profit developers to build supportive housing without the prolonged approval process typically required in these projects.

- Expediting approval of supportive housing would enable developers to create supportive housing without winning over every potential neighbor, and would free councilmembers/supervisors to approve projects without fearing retribution.
- It would allow developers and local jurisdictions to use public dollars more effectively and quickly.

- It would encourage developers to create more housing for people experiencing homelessness.

## DIFFERENCES WITH EXISTING STREAMLINING LAW

In 2017, the Governor signed Senate Bill 35 (Wiener), which will streamline the development of affordable and market-rate housing. Some supportive housing projects will fall under this new law and will be built “by right” as a result. However, legislation to streamline the development of supportive housing is necessary to ensure supportive housing is created by right statewide:

- AB 2162 would **simplify and expedite approval of applications for development**, beyond the process identified in SB 35, allowing developers to complete projects within shorter timeframe, at lower costs.
- AB 2162 would allow supportive housing development by right throughout the State, in areas falling outside the scope of SB 35. It would **encourage more developers to build in areas where little to no supportive housing currently exists**.
- AB 2162 would allow developers to build in areas where cities allow for multifamily development, but may not have specifically zoned for residential use. Supportive housing developers currently build in areas commercially-zoned, but proposed projects under SB 35 must be on land specifically zoned for residential use.
- AB 2162 would **help developers turn blighted projects or properties into housing that enriches the community**. SB 35 excludes projects undergoing rehabilitation of existing units or new construction projects requiring demolition of housing occupied in the last 10 years (even if not currently occupied).

Streamlining the development of supportive housing would not only further the efforts of State and local governments to reduce homelessness among residents with the greatest vulnerabilities, it would expedite such developments, lower development costs, and ensure projects can be sited statewide.

## CONTACT

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 Tyrone Buckley, Housing California: (916) 287-9887, [tbuckley@housingca.org](mailto:tbuckley@housingca.org)

## SUPPORT

Corporation for Supportive Housing (sponsor)	Housing California (sponsor)
A Community of Friends	Destination: Home
EAH Housing	Los Angeles Homeless Services Authority
Non-Profit Housing Association of Northern California (NPH)	
PATH	San Diego Housing Federation
Southern CA Association of Non-Profit Housing (SCANPH)	
Supportive Housing Alliance	Venice Community Housing Corp.