



CALIFORNIA
Counties

Housing, Land Use & Transportation Policy Committee

April 21, 2021

Small Neighborhood Infill

- [SB 9 \(Atkins\)](#). Establishes a streamlined process allowing duplexes and lot splits in single family residential neighborhoods. Support if amended.
- [SB 10 \(Wiener\)](#). Allows a streamlined rezoning process on qualifying infill sites to allow up to 10 units without CEQA review. Infill definition will have limited applicability to county unincorporated areas.
- [SB 478 \(Wiener\)](#). Prohibits local agencies from imposing floor-to-area ratio limits of less than 1.5 and minimum lot size requirements that exceed unspecified amounts.
[Oppose Unless Amended.](#)

Housing on Commercial Zones/Hotels

- [SB 6 \(Caballero\)](#). Allows housing on qualifying commercially-zoned sites without rezoning. Authorizes subset of these projects to use streamlined SB 35 process. [Oppose Unless Amended](#).
- [AB 115 \(Bloom\)](#). Housing on commercial sites with 20% affordable units. [Oppose Unless Amended](#).
- [SB 621 \(Eggman\)](#). Streamlined conversion of a motel into multifamily housing. Support in concept on last year's version.

State Housing Oversight

- [AB 215 \(Chiu\)](#). Regional housing need allocation. Mid-cycle housing element review with Housing and Community Development Department. Requirement to take action to achieve “pro-housing” designation per pending HCD regulations. [Oppose](#).
- [AB 989 \(Gabriel\)](#). New housing appeals board within Department of Housing and Community Development – alternative to litigation. Members appointed or report to the Governor. [Oppose](#).

New Housing Tools for Counties

- [AB 880 \(Aguiar-Curry\)](#). Creates a program to, upon appropriation of at least \$200 million, fund development or preservation of affordable housing in declared disaster areas that have experienced damage and loss of homes occupied by or affecting low income households. [Support](#).
- [AB 950 \(Ward\)](#). Authorizes Caltrans to sell surplus property to local governments if they agree to use it solely for purposes of implementing affordable housing. [Support](#).
- [SCA 2 \(Allen\)](#). Asks voters to repeal Article 34 of the California Constitution, which requires majority approval by the voters to fund affordable housing projects. [Support](#).

Development Impact Fees

- [AB 602 \(Grayson\)](#). Impact fee nexus study requirements. Working to align bill with CSAC policy principles for impact fee reforms. Currently “[oppose unless amended](#).”
- Problematic bills no longer moving forward this year:
 - [AB 59 \(Gabriel\)](#). New statute of limitations to challenge locally adopted fees and charges.
 - [AB 678 \(Grayson\)](#). Impact fee cap and state review of local impact fees and exactions.
 - [SB 695 \(Ochoa-Bogh\)](#). Similar to last session’s AB 1484. New nexus study requirements– conflates impact fees and other taxes and charges.

Transportation Legislation and Funding

- [AB 1035 \(Salas\)](#). Requires counties to apply standard specifications allowing for the use of recycled materials when feasible and cost effective.
- [SB 580 \(Hueso\)](#). Authorizes Caltrans to conduct a study assessing the the benefits of including recycled plastics in asphalt paving materials. Requires local adoption of Caltrans

Transportation Funding Opportunities

- [Fixing America's Bridges Act \(HR 1299\)](#). Restores the Highway Bridge Replacement and Rehabilitation Program as a core Federal Highway Administration program. Support.
- Infrastructure funding – federal and state opportunities:
 - Local Highway Bridge Program
 - Local Highway Safety Improvement Program
 - Active Transportation Program

Other State Budget Items

- [Infill Infrastructure Grant \(IIG\) Program](#). Governor's proposed budget includes \$500 million for the IIG Program to support grants for remediation of brownfields through the IIG Program of 2007. Support with Amendments.
- [Local Streets and Roads Maintenance of Effort](#). Provides relief to local governments by making changes to the maintenance of effort requirement for local governments to receive funding from the state for local streets and roads. Support.



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Questions and Discussion?

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