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 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.
Questions and Discussion?

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HLT Legislative Tracking Available Here