

Housing, Land Use and Transportation Policy Committee

CSAC Legislative Conference

May 17, 2018

Reforming California's Regional Housing Needs Process

Regional Housing Needs

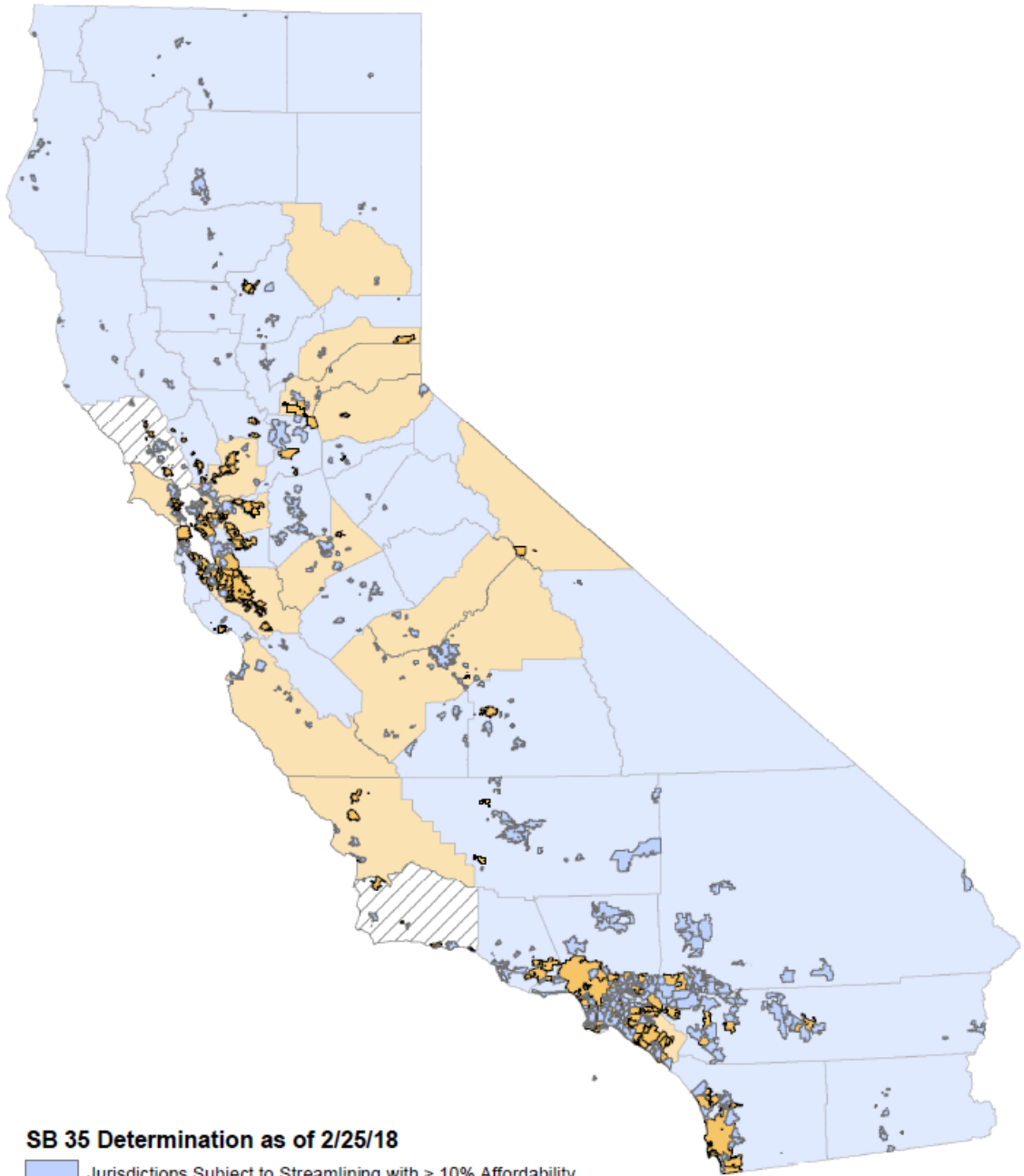
- HCD assesses future needs for housing by region (for MPOs) or by county (non-MPOs)
- Regional population projections over the planning period minus existing housing units
- Adjustments for:
 - Vacancy rate
 - Demolition rate
 - Overcrowding
 - Employment

Regional Housing Needs (cont.)




- Housing needs subsequently allocated among jurisdictions
- Allocation methodology factors should include
 - Jobs-housing balance
 - Availability of land for development
 - Capacity of sewer water infrastructure
 - Protection of ag land and open space
 - Demand for housing and cost burdens
 - Agreements to direct growth to cities

Implications of RHNA Goals

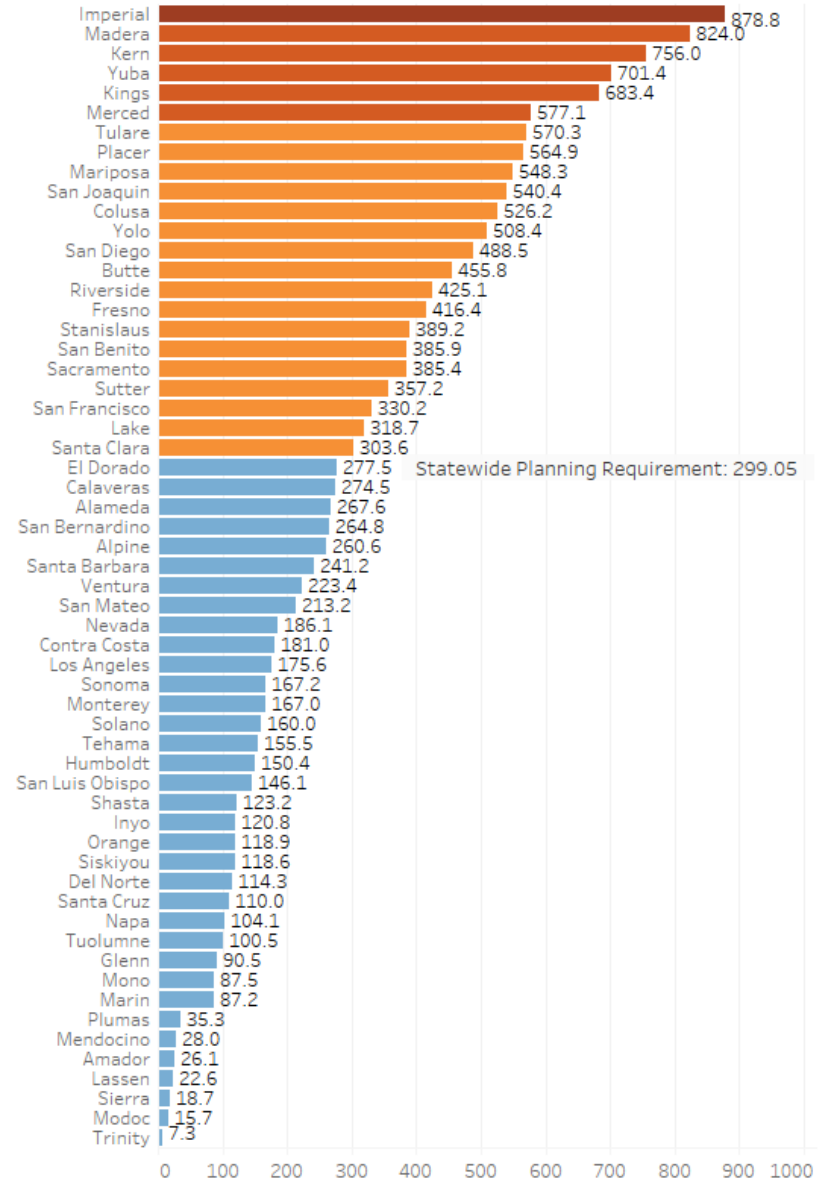
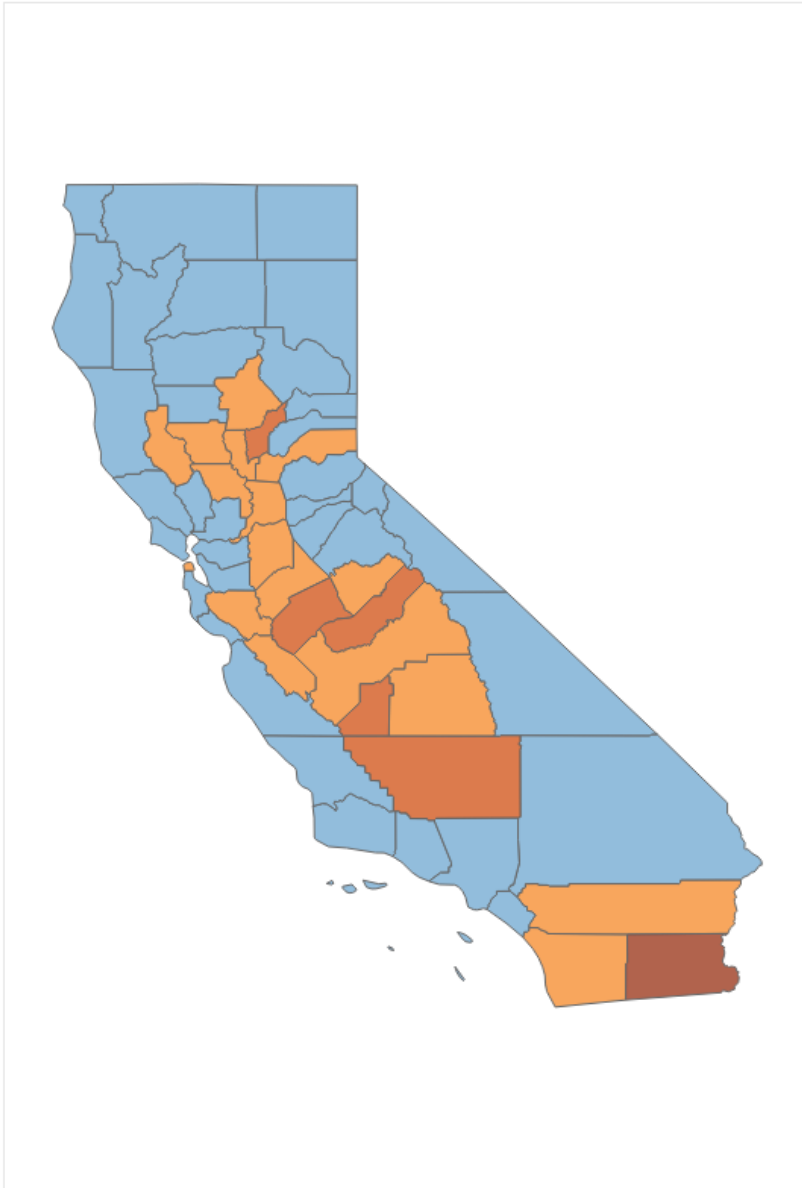
- [SB 35 \(Wiener, 2017\)](#)
 - “By-right” process with conditions offered if behind on above-moderate or below-moderate housing allocation
 - Nearly all jurisdictions behind
- Building quota?
 - Proposals to make funding contingent on “meeting RHNA goals”



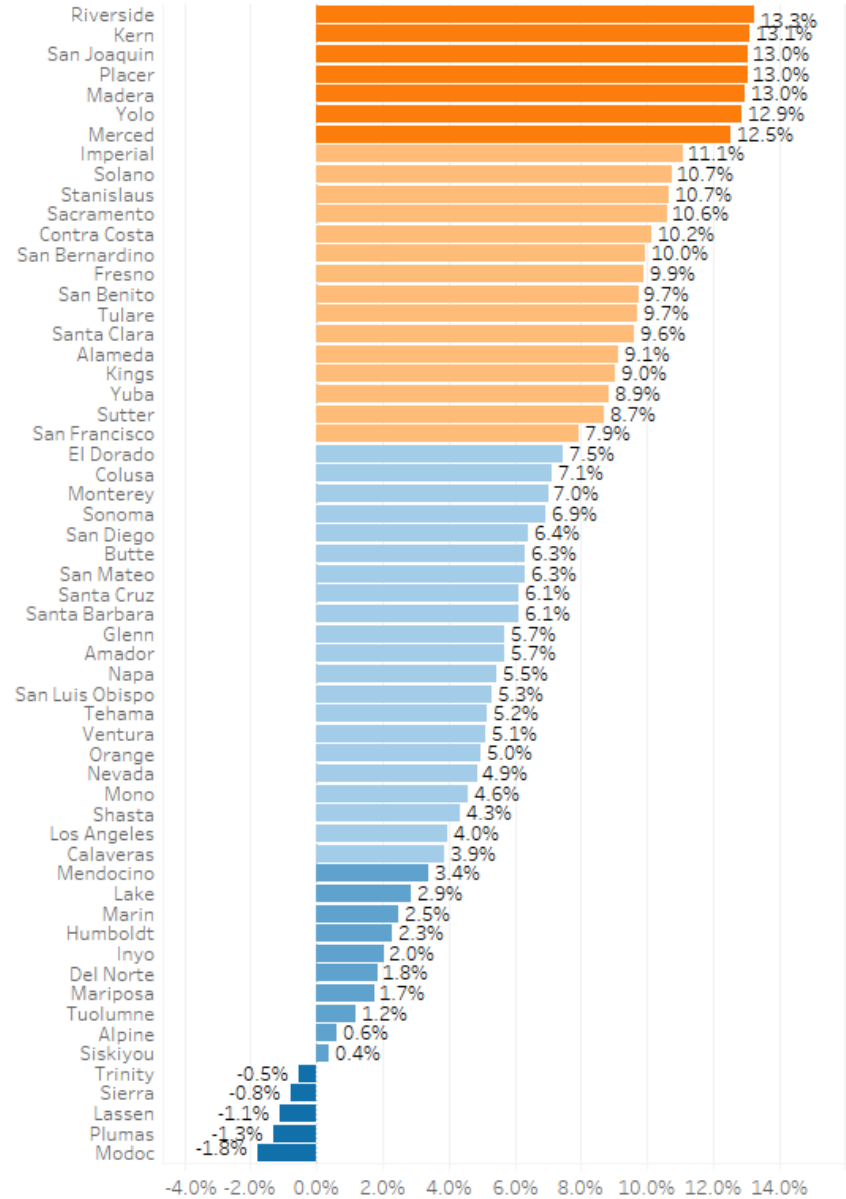
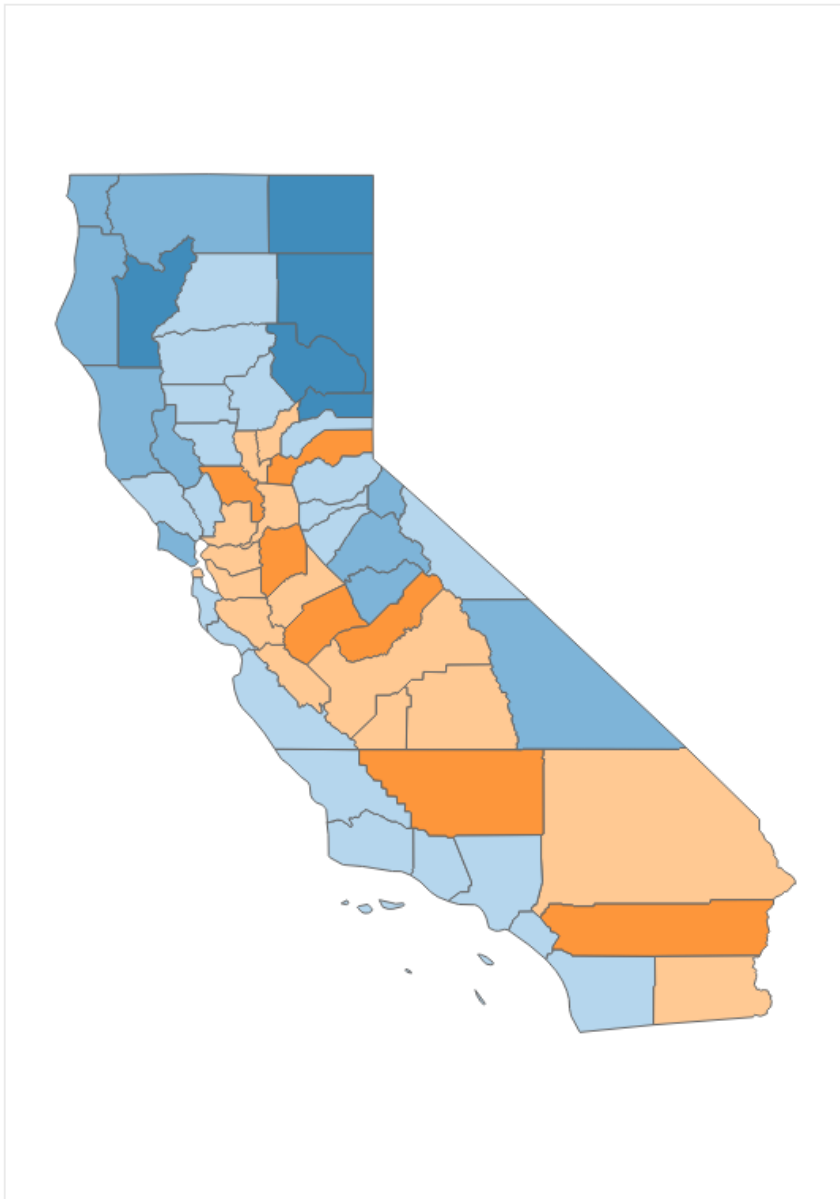
SB 35 Determination as of 2/25/18

-  Jurisdictions Subject to Streamlining with $\geq 10\%$ Affordability
-  Jurisdictions Subject to Streamlining with $\geq 50\%$ Affordability
-  Not Currently Subject to SB 35 Streamlining

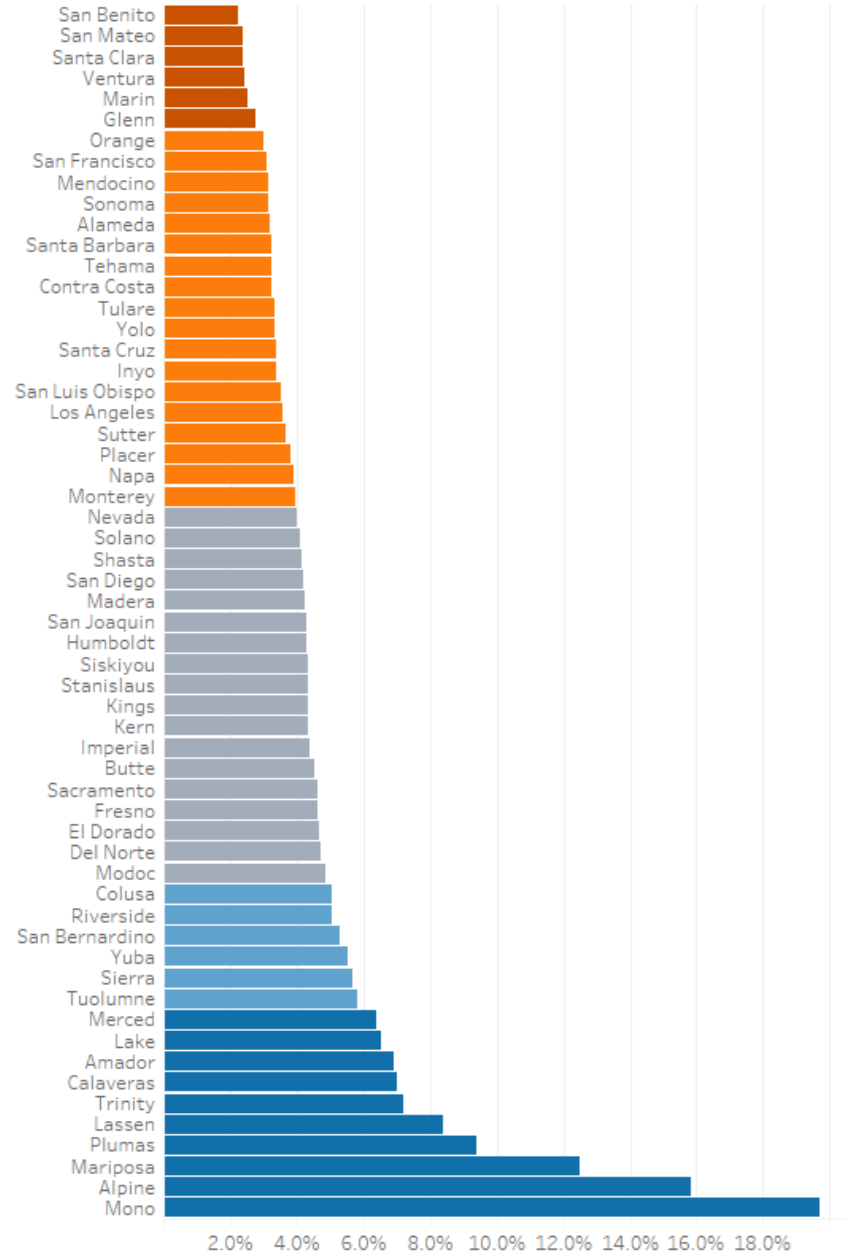
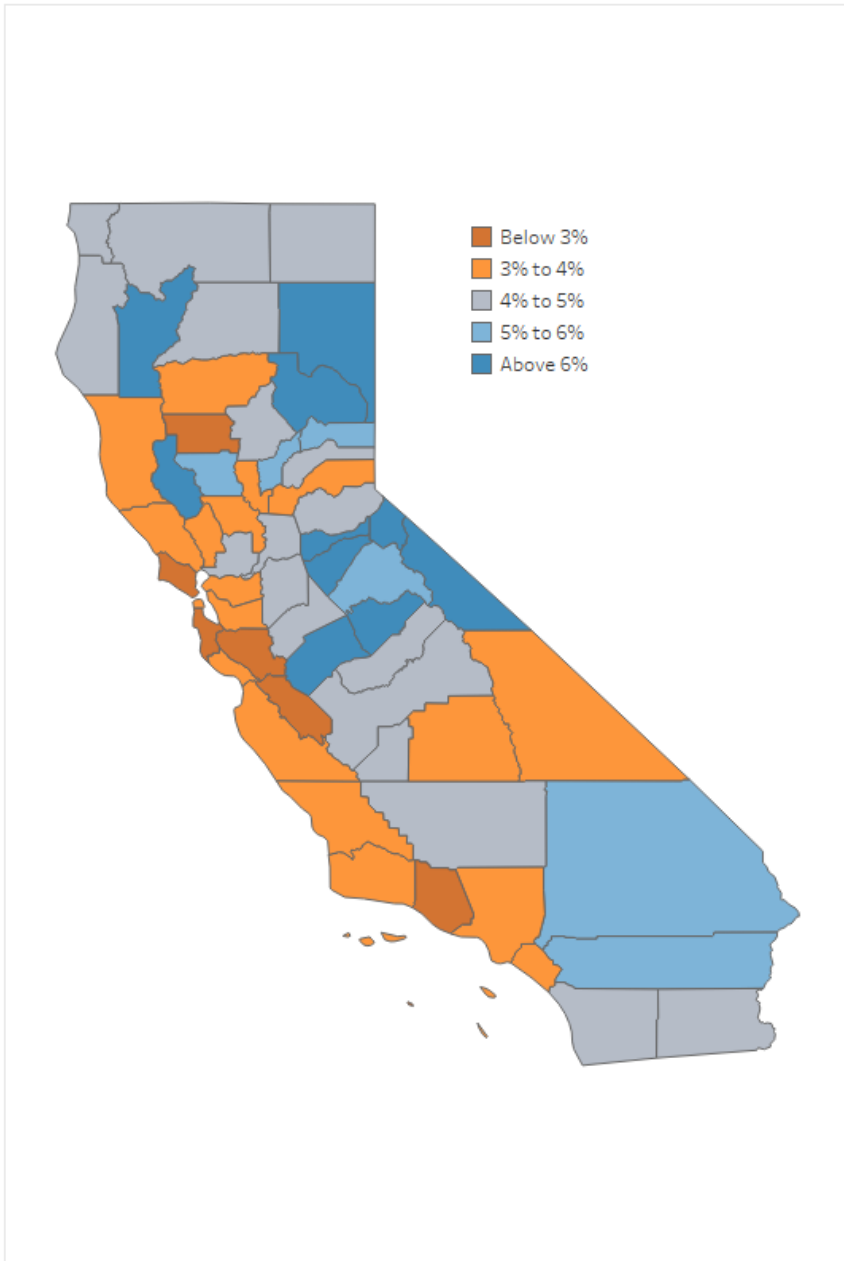
RHNA Planning Requirement per 10,000 People



Expected Growth Rate - 2018 to 2027 (Compared to Statewide 7.5% Rate)

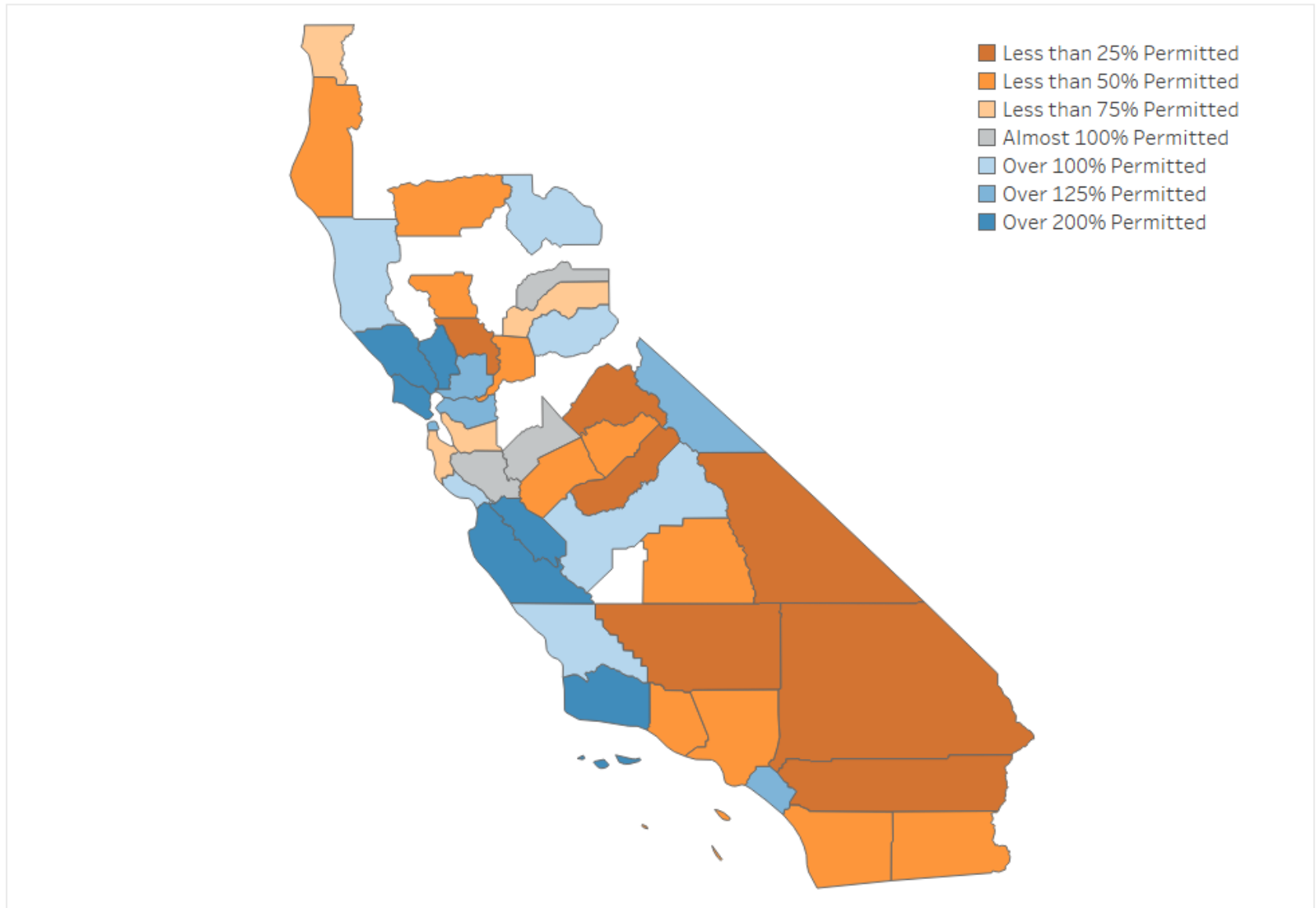


Housing Vacancy Rate

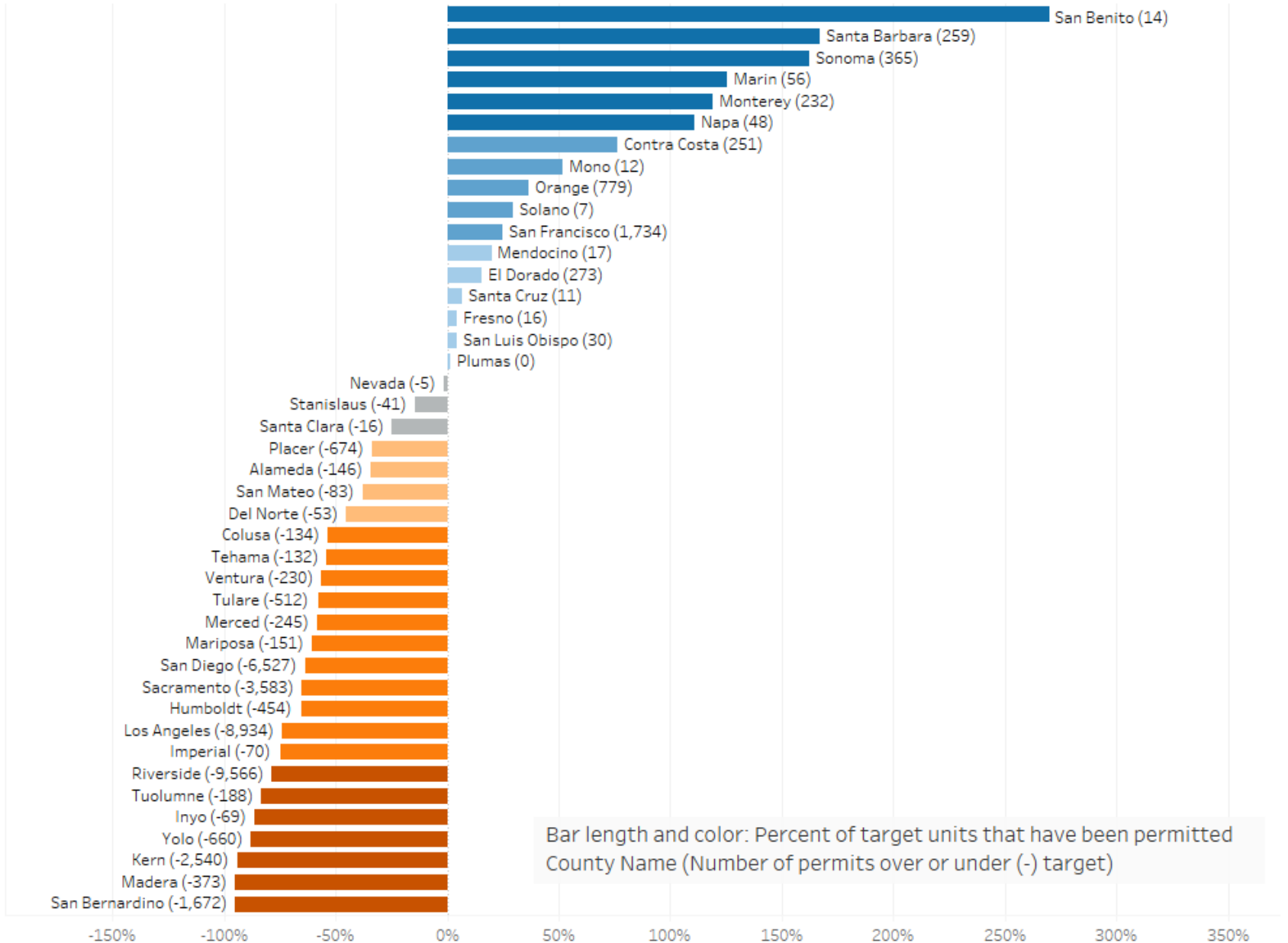


Behind or Ahead of Schedule?

County Progress to Meeting RHNA Allocations Through 2016
Compared to Target Based on Elapsed Days in Planning Period



Behind or Ahead of Schedule?



RHNA Legislation – SB 828

- [SB 828 \(Wiener\)](#)
 - HCD audit of housing backlog
 - Roll-forward prior period’s production “deficit”
 - Rezone to 125% of allocation
 - Changes to factors considered in assessment
 - 6% vacancy rate
 - Households with costs above 30% of income
 - County multifamily zoned in “developed areas”
 - “Demonstrate government efforts to reverse racial and wealth disparities”

SB 828 (cont.)

- Issues:
 - Entitled but unbuilt units aren't counted against allocated units, but zoned capacity didn't go away
 - Bills last year addressed site availability and imposed new restrictions:
 - “Better sites” – AB 1397 (Low)
 - “Enough sites” – SB 166 (Skinner)
 - Unincorporated sprawl?

RHNA Bills – [AB 1771](#)

- Additional factors for allocation plan
 - Housing cost burdens by jurisdiction
 - Overcrowding by jurisdiction
 - Jobs-housing “fit”
 - “Increasing access to areas of high opportunity for lower-income residents, avoiding displacement and affirmatively furthering fair housing” (see AB 686, Santiago)
- Adds appeal opportunity for non-profit housing organizations

Transportation Funding Update

Kiana Valentine

Brandon Castillo

Land Use and Housing Legislation

Streamlined Supportive Housing

- [AB 2162 \(Chiu\)](#) – by-right process for supportive housing in all zones where multifamily and mixed uses are permitted
- Transitional housing considered a residential use of property
- Qualifying developments
 - 100% affordable to lower-income households
 - At least 35 percent of the units in the development or 15 units for residents in supportive housing
- No discretionary permit if project complies with objective zoning standards
- No parking for supportive units if near transit
- 60 days review after complete application (or 120 if above 50 units)

Accessory Dwelling Units

- [AB 2890 \(Ting\)](#), [SB 831 \(Wieckowski\)](#), [SB 1469 Skinner](#), all amend 2016 law
- Ordinance must allow by default, with exceptions for health and safety reasons
- Prohibition on most impact fees
- Changes to default “by-right” ADU
 - 800 square foot, multifamily properties, conversions
- No parcel size limitations
- 60-day permit timeframe

“Hurry up and Wait”

- [AB 3147 \(Caballero\)](#) – freezes impact fees for two years upon complete application
 - Excludes some utility fees and community benefit agreements
 - Exceptions for CEQA and health and safety
 - Exception for fees with a built-in COLA
- [AB 2913 \(Wood\)](#) – building permits valid for three-years from issuance

More Fees

- [SB 1296 \(Glazer\)](#) would require HCD to develop a fee database
- Broader report on mitigation fee act due to the Legislature in 2019 ([AB 879](#))

General Plan and Zoning

- [AB 3194 \(Daly\)](#) - Amends Housing Accountability Act
- Local governments could not require rezoning if development is below maximum land use intensity in the General Plan
- Under existing law, zoning can be consistent with the General Plan, but at the low-end of the density
- Leapfrog growth?

AB 1804 (Berman)

- CEQA streamlining for unincorporated area infill projects
- Categorical exemption for residential or mixed-use housing project
 - Project site of no more than five acres
 - Substantially surrounded by urban uses