Legislative & Ballot Initiative Update

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Housing, Land Use & Transportation Committee
November 15, 2023
Housing

❖ **AB 1033 (Ting): ADU Transfers**
Allows counties to adopt local ordinance to allow ADUs to be sold separately from the primary residence.

❖ **SB 4 (Wiener): Ed & Relig. Housing**
Requires a housing development project to be a use by right on land owned by specific education or religious institutions. Expires in 2036.

❖ **SB 91 (Umberg): Supportive Housing**
Permanently extends existing law that allows motel, hotel, or hostel projects converted into a supportive/transitional housing to be exempt from CEQA.
Land Use

❖ **AB 1307 (Wicks)**
For purposes of CEQA, specifies noise generated by occupants is not a significant environment impact for residential projects.

❖ **SB 684 (Caballero)**
Requires local agencies to ministerially approve maps for specific projects in urban areas that include 10 or fewer housing units.
Transportation

- **AB 6 (Friedman)**
  - Resets CARB emission reduction targets to 2035 for cars and 2045 for light trucks
  - Requires MPO’s to work w/ CARB on their technical methodologies, adds authority for CARB to approve the methodology
  - Expands CARB ‘s ability to review and accept or reject Sustainable Communities Strategies

- **AB 744 (J. Carrillo)**
  - Requires the California Transportation Commission (once funded) to:
    - Acquire or procure licensed data modeling tools to support the state’s sustainable transportation
    - Provide this planning software to counties & other local governments
Initiative Update

Mark Neuburger
Legislative Advocate
Ballot Initiative Basics

Steps
1. Draft Initiative Language
2. Submit to AG for ‘Title & Summary’
3. Gather Signatures
4. Signatures Verified by County & State
5. Obtain reqd. signatures 131 days before election*

*All public ballot initiatives are presented on even year November ballots
Initiative #1: Affordable Housing & Public Infrastructure

**Sponsors:**
- State Legislature (ACA 1, 2023)
- Firefighters & Building Trades

**What it Does:**
- Lowers voter threshold to 55% for specific county bond and tax increase measures
- Measure resources must support the construction/replacement of:
  - Public Infrastructure
  - Affordable housing
  - Perm. Supportive housing
Initiative #2:
Public Housing Projects

**Sponsors:**
- State Legislature (SCA 2, 2022)
- Calif. Realtors Association, YIMBY

**What it Does:**
- Repeals Article 34 of the State Constitution.
- Article 34 requires majority voter approval for all publicly funded low rent housing projects.
Initiative #3:  
Local Gov. Rent Control Authority  
“Justice for Renters Act”

Sponsors:  
• Justice for Renters coalition  
• AIDS Healthcare Foundation

What it Does:  
➢ Allows counties to adopt ordinances to regulate rents.  
➢ Prohibits state from limiting county ability to enact, maintain or expand rent control.
Initiative #4
Limits State Ability in Land Use Policy
“Our Neighborhood Voices”

Sponsors:
• Our Neighborhood Voices
• AIDS Healthcare Foundation

What it Does:
➢ Amends constitution to specify county land use/zoning laws prevail over conflicting state law
➢ Allows state laws that address areas of statewide concern to prevail if specific goals, purposes and objectives are stated
➢ Limits state's ability to tie funding to state goals
➢ Repeals Article 34 of State Constitution (Public Housing)
Initiative #5
“The California Homeownership Affordability Act”

Sponsors:
• Californians for Homeownership
• Golden Together

What it Does:
➢ Limits CEQA challenges to DA’s and AG.
➢ Caps county housing project related fees to 2% of construction costs.
➢ Caps state regulatory fees on housing/infra./public service projects at 1% of construction costs.
➢ Prohibits Vehicle Miles Traveled (VMT) fees being assessed on housing/infra./public service projects.

Fiscal Impacts
o Reduced local government development fee revenue, likely in the hundreds of millions to $1+ billion per year.
o Uncertain savings related to potential reduction in CEQA legal challenges to public projects.
Questions?