



Legislative & Ballot Initiative Update

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Housing, Land Use & Transportation Committee
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Legislative Update

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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.



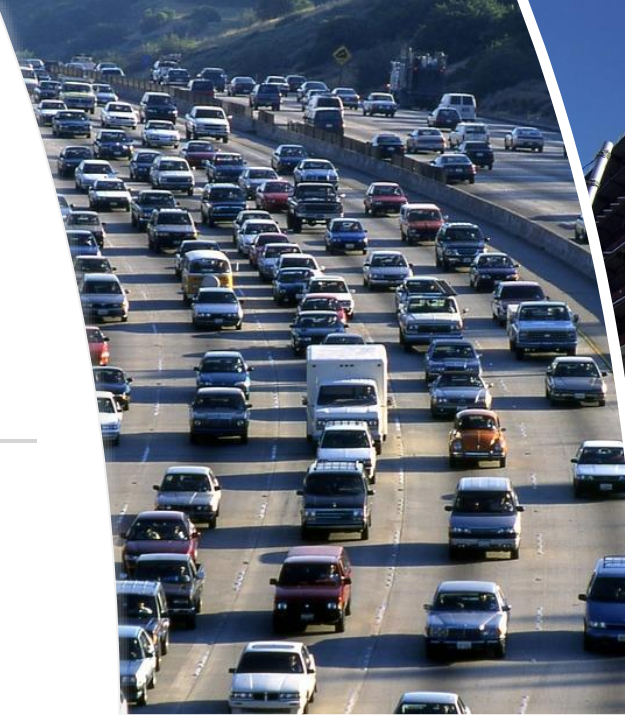
Land Use

❖ 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*



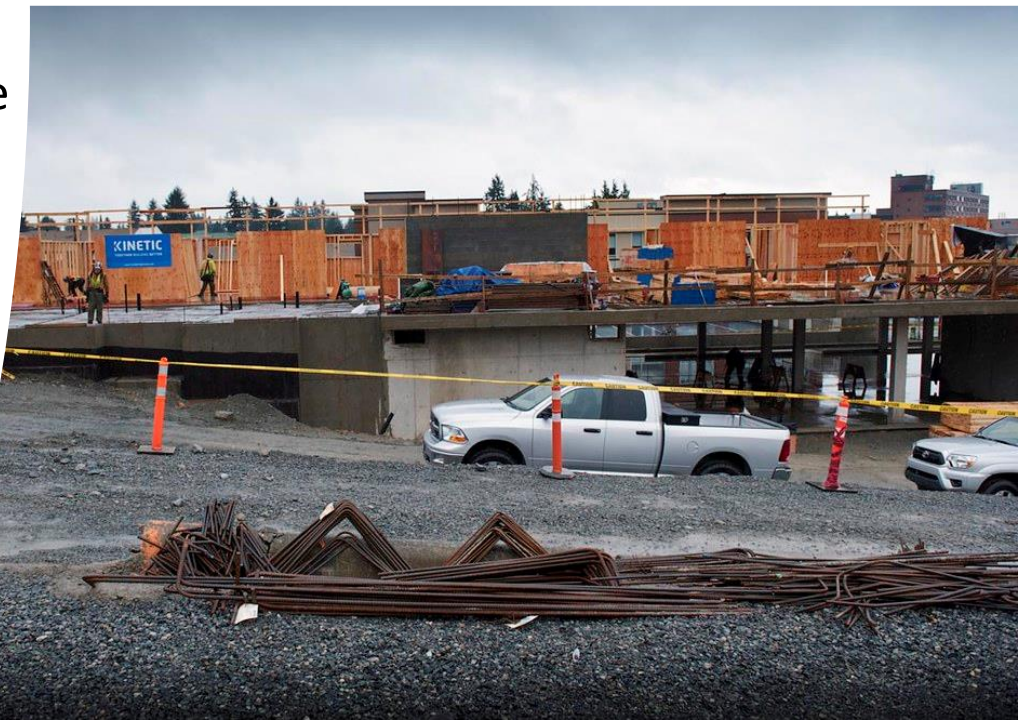
Initiative #1: Affordable Housing & Public Infrastructure

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:

- Repeals current Costa-Hawkins Act (1995) limits on local rent control laws.
- 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)



Zoning Designations	
Residential	Business
R1 - Single Family	B1 - Limited Business
R2 - Two Family	B1B - Limited Retail Business
R3 - General Residence	B2 - Retail Business
R3A - Three to Twenty-Four Family	B3 - General Business
R4 - Three and Four Family	B4 - Retail Office
R5 - Townhouse	B6 - Office Park
R7 - Apartment Park	B7 - Shopping Center
Industrial	Other
I1 - Light Industrial	PUD - Planned Urban District
I2 - General Industrial	POS - Parks and Open Space
IA - Modified General Industrial	ROW - Right of Way
RR - Railroad	Lake



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

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





Questions?