



Update on Housing-Related Legislation Introduced in the California State Legislature

ALBANY CITY COUNCIL
MARCH 18, 2019

THIS EVENING

- Background on SB 827 "Transit Zoning Bill"
- Current Proposal: SB 50 "More Homes Act"
- Latest Status & Public Opinion
- How the legislation would impact Albany
- CASA Compact
- Plan Bay Area Update
- RHNA Status

SB 827

- SB 827 “Transit Zoning Bill” was introduced in 2018 by Senator Scott Wiener (D-SF) and would have allowed for the development of up to five story multi-family developments in proximity to transit stations with relaxation of local development standards.
- The bill did not proceed past the first Transportation and Housing Committee hearing on April 17, 2018.
 - City Council approved and sent a letter of opposition to the bill based on the draft language and offered comments for refinement.

SB 827-COUNCIL COMMENTS

- Council suggestions for refinement included:
 - Link expanded developer rights to the success of the City's RHNA goal
 - Add affordable housing requirement to the bill
 - Allow cities to maintain reasonable design review standards for the building exterior
 - Height standards should be linked to lot size, street dimensions and existing height requirements
 - Include a provision allowing more housing to be built in urban areas where jobs have been created but no new housing has been built.

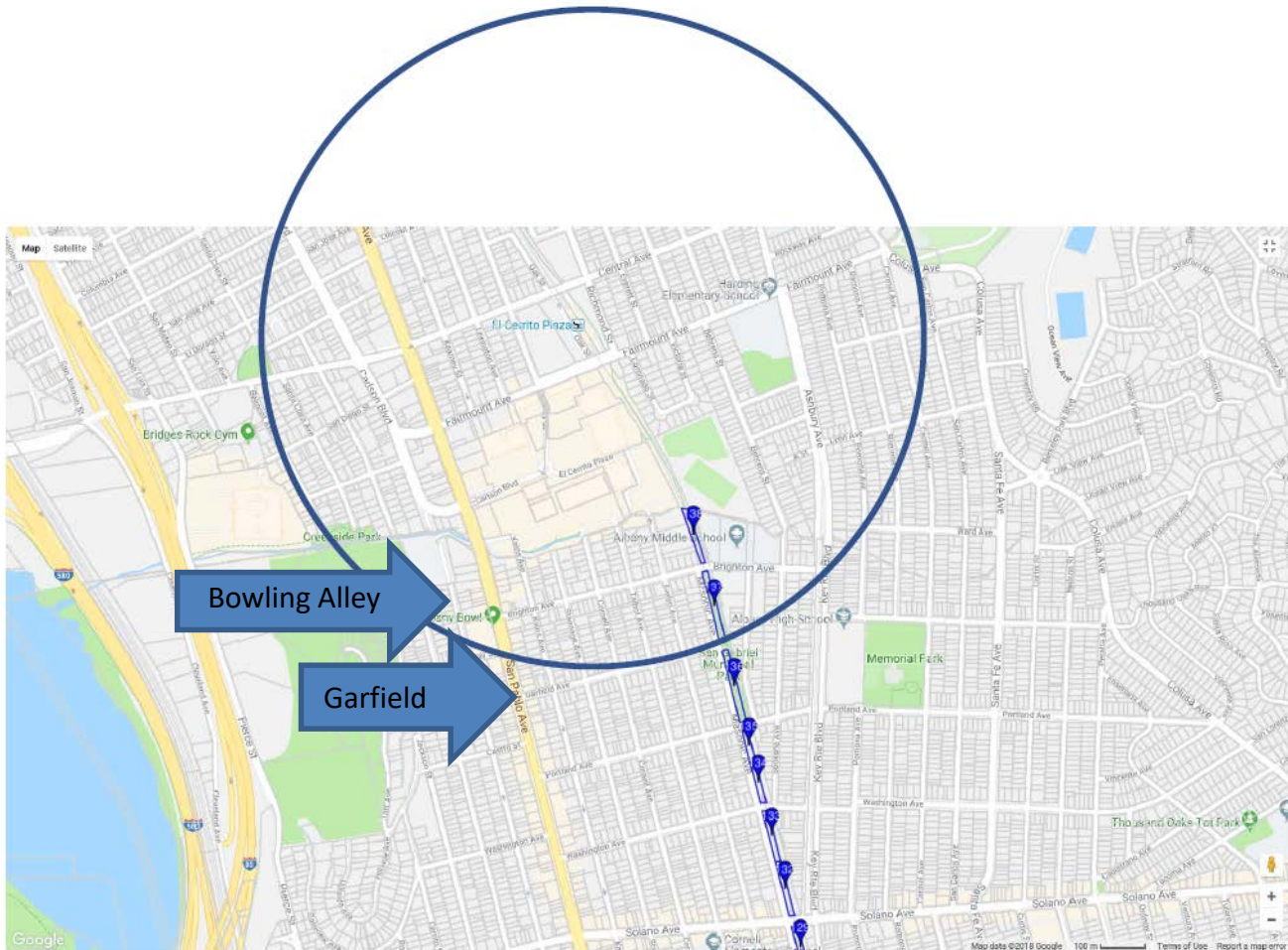
SB 50

- SB 50 "More HOMES Act" (Housing, Opportunity, Mobility, Equity, and Stability) was introduced by Senator Wiener on December 3, 2018.
- The proposed bill is modeled after SB 827 with modifications:
 - Preserves statewide labor standards
 - Inclusionary zoning requirement of 15-25% low-income homes depending on project size
 - Qualifying projects proposed for either the "job-rich" or "transit-rich" development zones would be exempt from density and parking requirements
 - Rental properties that have housed tenants any time in the last seven years or where owners have evicted tenants under the state's Ellis Act in the last 15 years will be ineligible for zoning waivers

REGIONAL POLITICAL SUPPORT

- BART Board of Directors (5-3 vote)
- Libby Schaff, Mayor of Oakland
- London Breed, Mayor of San Francisco
- Gabriel Quinto, Mayor of El Cerrito
- State & Building Trades Council of California
- The California Apartment Association
- Natural Resources Defense Council

IN ALBANY



CASA COMPACT

- CASA is a blue-ribbon task force of elected and civic leaders convened by the Association of Bay Area Governments (ABAG) and Metropolitan Transportation Commission (MTC) to examine regional housing strategies.
- The CASA Compact is a 15-year emergency policy package to confront the region's housing crisis.
- It includes a series of policy reforms that will allow the Bay Area to build more housing at all income levels while protecting tenants and low-income communities from unjust evictions and displacement.

CASA COMPACT

1. Just cause eviction
2. Emergency rent caps
3. Emergency rent assistance and access to legal counsel
4. Barriers to ADU
5. Minimum zoning near transit
6. Housing approval process
7. Housing incentives
8. Public Lands
9. Funding and Financing
10. Regional Housing Enterprise

PLAN BAY AREA

- Integration of land use policy decision and transportation funding
- Sets mandates for General Plan housing elements in the Bay Area
- “2040 Plan” adopted in 2013 and updated in 2017
 - Included recommendation for CASA
- “2050 Plan” underway
 - Current phase: “Horizon” papers
 - Draft plan in 2020. Final approval in 2021
 - Regional Housing Needs Allocation (RHNA) to be prepared 2019-2021

NEXT ROUND OF HOUSING ELEMENT UPDATES

- RHNA Allocation Prepared by ABAG/MTC
- The allocation process driven by state law and subject to legislative change
- Bay Area cities must complete new Housing Element by January 2023

The Community Development Department will start preparation of the Housing Element in January 2021