Join at slido.com
#HousingPolicyForum1

① Start presenting to display the joining instructions on this slide.
What city are you joining us from?

Forum Participant Responses:

Los Angeles, San Bernardino, Ventura, Oxnard, Tustin CA, Pomona, Dana Point, San Dimas, San Diego, Lancaster, Yorba Linda, County of Los Angeles, Orange, Rancho Cucamonga, La, Altadena, City of Hemet, Rialto, Upland, Long Beach, Sierra Madre, Redondo Beach, Santa Ana, Victorville, Palmdale, Torrance, Stockton, Washington DC.
Which sector do you identify with?

Forum Participant Responses:

- Elected officials and government agency staff: 63%
- Housing development and finance professionals: 19%
- Community-based organizations: 20%
- Housing, transit, climate and environment, and parks advocates: 9%
- Employers and labor organizations: 1%
# Agenda

<table>
<thead>
<tr>
<th>Timeline</th>
<th>Agenda</th>
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</thead>
<tbody>
<tr>
<td>12:00-12:15 p.m.</td>
<td>Welcome</td>
</tr>
<tr>
<td></td>
<td> Clint Lorimore, President, SCAG</td>
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<td></td>
<td> Kome Ajise, Executive Director, SCAG</td>
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<tr>
<td></td>
<td> Jenna Hornstock, Deputy Director of Planning, Land Use, SCAG</td>
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<tr>
<td>12:15-12:45 p.m.</td>
<td>Rundown of Federal Housing Legislation and Budget</td>
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<td> Panel, Q&amp;A</td>
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<tr>
<td>12:45-1:45 p.m.</td>
<td>Rundown of State Funding and Legislation</td>
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<td> Presentation &amp; Group Analysis, Q&amp;A</td>
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<tr>
<td></td>
<td> Forecast of Issues to Watch in 2022</td>
</tr>
<tr>
<td>1:45-2:00 p.m.</td>
<td>Preview of Upcoming Events and Closing</td>
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</tbody>
</table>
Rundown of Federal Housing Legislation and Budget Activity

Panel Discussion
Panel Moderator and Speakers

Jennifer LeSar, CEO
LeSar Development Consultants
Moderator

Ann Oliva, Vice President
Center on Budget and Policy Priorities
Panelist

Mike Kingsella, CEO
Up For Growth
Panelist
Connecting State and Federal Policy
Shifting Focus of Housing Policy: 2014 – Pre-COVID

1. **Focus on Production**
   - A blueprint for addressing the global affordable housing challenge

2. **Beginning to Include Access**
   - A Toolkit to Close California's Housing Gap

3. **Balancing Physical and Social Needs**
   - Committee to House the Bay Area (2019)
   - CASA Compact: A 15-Year Emergency Policy Package

4. **Housing Policy Leadership Academy (2017+)**
   - Inclusive Housing Solutions Framework
COVID-Informed Housing Policy: Lens of the 5Ps Framework

PROMOTE
Equity & Inclusion

PREVENT
Displacement

PRODUCE
Housing for All

PRESERVE
Vulnerable Housing

PROTECT
Tenants/Small Landlords
Rethinking Housing Policy Post-COVID

- Reimagining how we live in a COVID-transformed world
- Housing as one path toward restorative justice
FY 2021-2022 California Budget

Housing | $10.3 Billion

- $5.2 billion in COVID 19 Rent Relief
- $1 billion in mortgage assistance
- $1.75 billion for the California Housing Accelerator Program
- $600 million for Regional Early Action Planning grants
- $900 million combined for Affordable Housing Sustainable Communities, Infill Infrastructure Grants, and Building Homes and Jobs

Homelessness | $12 Billion

- $2.75 billion over two years in Homekey funding
- $2 billion over two years for local governments through the Homeless Housing, Assistance, Prevention program
- $565 million for Family Homelessness Prevention
- $400 million for No Place Like Home
COVID informed housing policy: Lens of the 5Ps Framework

PROMOTE
Equity & Inclusion

PREVENT
Displacement

PRODUCE
Housing for All

PRESERVE
Vulnerable Housing

PROTECT
Tenants/Small Landlords
Promote Equity & Inclusion

2017 – 2021 Housing Policy and Legislation
### 2017-2020 State Housing Policy: Promote Equity and Inclusion

<table>
<thead>
<tr>
<th></th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
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</thead>
<tbody>
<tr>
<td><strong>AB 571</strong></td>
<td>Modifies state farmworker housing tax credit to increase use</td>
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<tr>
<td><strong>AB 1505</strong></td>
<td>Allows cities and counties to require low-income housing as a condition for rental housing developments</td>
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<tr>
<td><strong>AB 686</strong></td>
<td>Requires public agencies to comply with HUD’s Affirmatively Further Fair Housing requirement</td>
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<tr>
<td><strong>SB 918</strong></td>
<td>Establishes additional requirements for homeless youth for HCFC</td>
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<td><strong>SB 1152</strong></td>
<td>Prohibits hospitals from discharging patients to the street</td>
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<tr>
<td><strong>AB 2219</strong></td>
<td>Calls for landlords to accept non-cash payments from 3rd parties</td>
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**SB 329**: Prohibits discrimination towards tenants using Section 8

|                |                                                                      |                                                                      |                                                                      | AB 1845 (L. Rivas and Chiu): Establishes the Office to End Homelessness in the Governor’s office |
|----------------|                                                                      |                                                                      |                                                                      | AB 1561 (C. Garcia and Grayson): Requires localities to evaluate impact of government action on communities of color |
| **SB 1157**    | Requires landlords of assisted housing to offer tenants option to participate in credit reporting |                                                                      |                                                                      | AB 3121 (Weber): Establishes taskforce to Study and Develop Reparations Proposals for African Americans |
| **SB 1190**    | Allows victims of violent crimes longer to break lease without penalty |                                                                      |                                                                      | AB 3269 (Chiu and Santiago): Requires HCD to set homelessness reduction goals for state and local agencies and to adopt actionable plans and track progress |
| **AB 3269**    |                                                                      |                                                                      | AB 3300 (Santiago): Establishes the California Access to Housing Fund and appropriates $2 billion annually to address homelessness |

* Orange text indicates it did not pass
Promote Equity & Inclusion

What trends do you see happening?

Forum Participant Responses:

Landlords selling properties due lack of rent

Study vs. implementation

High Taxes

Activism

Reaction

AffH

Awareness

Socialism

Further privatization

Transparency

Financialization

Racism

Homelessness

Wealth disparity

Public health concerns

Widening wealth gap

Correcting wrongs

Prejudice
AB 721 (Bloom), chaptered: Makes restrictive covenants limiting the number, size, or location of residences or the number of people residing on the property unenforceable.

AB 816 (Chiu), chaptered: Prioritizes federal Housing Trust Fund allocations for projects serving people experiencing homelessness based on specified criteria.

AB 1043 (Rivas), chaptered: Creates a category of “acutely low-income households” with incomes up to 15% of AMI for the purpose of defining affordable rent.

AB 1304 (Santiago), chaptered: Clarifies how local jurisdictions can demonstrate whether the site inventory included in the Housing Element affirmatively furthers fair housing.

AB 1398 (Bloom), chaptered: Requires cities and counties that fail to adopt a legally compliant housing element within 120 days of the statutory deadline to complete a rezone program within one year instead of the current three-year requirement.
Jurisdictions must complete a Housing Element or site inventory that details where housing can be built.

**Major**
AB 1398 can significantly expedite development by reducing compliance timelines and adding enforcement measures.

<table>
<thead>
<tr>
<th>Background</th>
<th>Significance</th>
<th>Takeaway</th>
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<tbody>
<tr>
<td>Jurisdictions that do not meet key Housing Element deadlines will be subject to enforcement, including potential action by the State Attorney General.</td>
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</tbody>
</table>

**Summary**
- Requires that any local government that is more than 120 days late in adopting a Housing Element have only one year from the statutory deadline to complete required rezonings.
- Requires that HCD determine substantial compliance with Housing Element law to avoid the expedited timeframe.
2021 State Housing Policy: Promote Equity and Inclusion | Senate Bills

- **SB 17 (Pan):** Would establish independent Office of Racial Equity to develop and implement Racial Equity Framework across state agencies and in the Governor’s office.

- **SB 472 (Caballero):** Would extend the Pay for Success program model to provide new grants to five counties for recidivism reduction programs and extend the sunset date.

- **SB 478 (Weiner), chaptered:** Allows construction of small multifamily projects (3–10 units) in areas already zoned for multifamily housing; this bill opens up small, legally created parcels for development.

- **SB 591 (Becker), chaptered:** Authorizes intergenerational housing developments for seniors, caregivers, and transition age youth.

* Orange text indicates it did not pass.
PROMOTE | SB 478 (Weiner)

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<tr>
<td>Floor Area Ratio (FAR) requirements limit the floor area of a new home in relation to lot size. If FARs are restrictive, they can make development of small-scale multifamily homes infeasible.</td>
<td><strong>Major</strong> By setting FAR standards for small multifamily, SB 478 enforcement provisions ensure that the number of homes projected in a local housing element are indeed real.</td>
<td>This bill encourages more development of missing middle, low density housing in areas zoned for this use and also includes accountability provisions.</td>
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</tbody>
</table>

**Summary**

- Establishes requirements for floor area ratios (FAR) and minimum lot sizes for land zoned for small multifamily housing development of up to ten units.
- The bill prohibits a local agency from requiring a FAR that is less than 1.0 for a development of 3–7 homes, and less than 1.25 for a project of 8–10 homes.
Produce Housing For All

2017 – 2021 Housing Policy and Legislation
# 2017-2019 State Housing Policy:
**Produce Housing for All**

<table>
<thead>
<tr>
<th>Year</th>
<th>Bill</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>2017</td>
<td>SB 2</td>
<td>Imposes fee on real estate transactions, expected to produce approx. $250 million/year for homeless and low-income housing</td>
</tr>
<tr>
<td>2017</td>
<td>SB 3</td>
<td>Provided authority to put $4B housing bond on 11/18 ballot; Prop I; Veterans and AH Act of 2018 approved by voters</td>
</tr>
<tr>
<td>2017</td>
<td>SB 35</td>
<td>Streamlines approval for developments</td>
</tr>
<tr>
<td>2017</td>
<td>SB 166</td>
<td>Cities must identify replacement site(s) for lost AH</td>
</tr>
<tr>
<td>2017</td>
<td>SB 540</td>
<td>Incentivizes minimizing project-level environmental review</td>
</tr>
<tr>
<td>2017</td>
<td>AB 72</td>
<td>Authorizes HCD to refer violations of state law to Attorney General</td>
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<tr>
<td>2017</td>
<td>AB 73</td>
<td>Incentivizes streamlined zoning in cities and counties</td>
</tr>
<tr>
<td>2017</td>
<td>AB 678/SB 167</td>
<td>Makes it more difficult to deny AH projects</td>
</tr>
<tr>
<td>2017</td>
<td>AB 879</td>
<td>Adds implementation reporting to housing element</td>
</tr>
<tr>
<td>2017</td>
<td>AB 1397</td>
<td>Changes how cities zone and grants by-right for residential development</td>
</tr>
<tr>
<td>2017</td>
<td>AB 1515</td>
<td>Imposed “reasonable person” standard for land use compliance</td>
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<tr>
<td>2018</td>
<td>SB 828</td>
<td>Makes changes to RHNA process to ensure fair and accurate calculations across all jurisdictions</td>
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<tr>
<td>2018</td>
<td>AB 829</td>
<td>Eliminates ability of legislators to block development by requiring, then withholding, certain documentation</td>
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<tr>
<td>2018</td>
<td>AB 2162</td>
<td>Expands by-right supportive housing development</td>
</tr>
<tr>
<td>2018</td>
<td>AB 2923</td>
<td>Streamlines TOD in BART infill areas</td>
</tr>
<tr>
<td>2018</td>
<td>AB 3194</td>
<td>Prohibits jurisdictions from rejecting a development for other than objective general plan standards</td>
</tr>
<tr>
<td>2019</td>
<td>AB 101</td>
<td>Funds a variety of housing programs and authorizes creation of REAP/LEAP and development of prohousing designation</td>
</tr>
<tr>
<td>2019</td>
<td>SB 13/AB 68/AB 881</td>
<td>Reduces impact fees and simplifies ministerial review for ADU construction</td>
</tr>
<tr>
<td>2019</td>
<td>SB 21</td>
<td>Allows use of public land for homeless shelters or safe parking</td>
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<tr>
<td>2019</td>
<td>SB 330</td>
<td>Suspends certain restrictions on new housing until 2025</td>
</tr>
<tr>
<td>2019</td>
<td>AB 1485</td>
<td>Allows transit-oriented development projects on San Francisco BART land to receive ministerial approval</td>
</tr>
<tr>
<td>2019</td>
<td>AB 1486</td>
<td>Requires cities, counties, and special districts to notify HCD of available public land suitable for housing development</td>
</tr>
<tr>
<td>2019</td>
<td>AB 1763</td>
<td>Gives 100% affordable projects with up to 20% set-aside for moderate-income households a density bonus of 80%</td>
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### Senate

<table>
<thead>
<tr>
<th>Bill</th>
<th>Description</th>
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<tbody>
<tr>
<td>SB 288 (Wiener):</td>
<td>Exempts specified public and active transit projects from CEQA until 2023</td>
</tr>
<tr>
<td>SB 899 (Wiener):</td>
<td>Allows housing by-right on land owned by religious institutions or private colleges</td>
</tr>
<tr>
<td>SB 902 (Wiener):</td>
<td>Allows local governments to pass ordinances exempting projects of up to 10 units in infill, transit priority or high opportunity areas from CEQA</td>
</tr>
<tr>
<td>SB 995 (Atkins):</td>
<td>Extends the AB 900 process (CEQA streamlining for large projects) and creates a housing-specific track</td>
</tr>
<tr>
<td>SB 1085 (Skinner):</td>
<td>Modifies existing Density Bonus Law to increase developer incentives to provide moderate-income rental housing</td>
</tr>
<tr>
<td>SB 1120 (Atkins):</td>
<td>Creates ministerial approval process for duplexes and urban lot splits of up to 4 units/parcel</td>
</tr>
<tr>
<td>SB 1138 (Wiener):</td>
<td>Updates Housing Element Law requires greater specificity about where emergency shelters must be zoned; expedites required rezoning</td>
</tr>
<tr>
<td>SB 1385 (Caballero):</td>
<td>Makes housing an allowable use on office and retail commercial sites and expands SB-35 to include chronically vacant/underutilized office and retail commercial sites</td>
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</table>

### Assembly

<table>
<thead>
<tr>
<th>Bill</th>
<th>Description</th>
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<tbody>
<tr>
<td>AB 725 (Wicks):</td>
<td>Requires local governments to zone at least 25% of their moderate-income RHNA allocation as multifamily instead of single-family</td>
</tr>
<tr>
<td>AB 831 (Grayson):</td>
<td>Allows for modifications to approved developments</td>
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<tr>
<td>AB 1851 (Wicks):</td>
<td>Allows religious institutions to eliminate parking without replacement if building affordable housing</td>
</tr>
<tr>
<td>AB 2345 (Gonzalez):</td>
<td>Modifies an existing Density Bonus Law to increase developer incentives to provide more low-income units</td>
</tr>
<tr>
<td>AB 1279 (Bloom):</td>
<td>Allows up to 120 units by-right (with specified height allowances) in high-opportunity areas if providing specified affordability</td>
</tr>
<tr>
<td>AB 2323 (Friedman):</td>
<td>Provides CEQA exemption for projects in defined very-low vehicle travel areas</td>
</tr>
<tr>
<td>AB 3107 (Bloom):</td>
<td>Authorizes a housing development project to be an authorized use on a commercial site</td>
</tr>
<tr>
<td>AB 3040 (Chiu):</td>
<td>Allows local governments to receive RHNA credit for rezoning single-family neighborhoods to allow fourplexes</td>
</tr>
<tr>
<td>AB 3279 (Friedman):</td>
<td>Streamlines CEQA by requiring court to begin appeals within 270 days</td>
</tr>
</tbody>
</table>

* = Senate's "Housing Package bills"  Orange = Bills that did not pass
What trends do you see happening?

Forum Participant Responses:

- Priorities to make development more feasible
- Turning the whole state URBAN
- Housing Streamlining
deprioritizing of truly affordable housing units
- No public hearings
- Cookie cutter
- Realism
- Loss of local control
- Loss of lock control

One size fits all

- Jr ADU
- ADUs
- Reactive
- Parking
- More funding
- Not going far enough
- Missing middle
- Crowding neighborhoods
- Unholy alliances with trades
- Resources for affordable housing
2021 State Housing Policy: Produce Housing for All | Senate Bills

- **SB 6 (Caballero):** Would expedite redevelopment of retail and commercial property for residential use.

- **SB 7 (Atkins), chaptered:** Re-establishes expedited CEQA review procedures for Leadership Projects, includes $15 million – $100 million projects with 15% affordable to lower-income households.

- **SB 8 (Skinner), chaptered:** Extends the provisions of SB 330, the Housing Crisis Act of 2019, until 2030, and clarifies language to improve streamlining of housing approvals that meet existing zoning and other rules, and to better address displacement by improving protections for low-income renters.

- **SB 9 (Atkins), chaptered:** Requires ministerial approval of duplexes in SF zoning, enables lot splits; new housing created must meet specified criteria, including anti-displacement measures.

- **SB 10 (Wiener), chaptered:** Allows cities to upzone a transit-rich area or urban infill site for 10 units by-right.

- **SB 15 (Portantino):** Would establish grant program for local governments to rezone idle big box commercial shopping centers for low- and moderate-income housing.

* Orange text indicates it did not pass.
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<tr>
<td>SB 7 reenacts AB 900 of 2011, which established expedited CEQA review procedures for large scale developments that met higher environmental and community investment standards.</td>
<td>Major SB 7 advances projects certified by AB 900 that missed the Jan ’21 deadline for approval. The bill also opens up the opportunity for small infill developments to take advantage of the bill.</td>
<td>SB 7 streamlines the development process for qualifying projects by reducing CEQA challenge timelines to less than 1 year, and extends the benefit to small infill housing development projects.</td>
</tr>
</tbody>
</table>

**Summary**
- Reenacts AB 900 and re–establishes expedited CEQA review procedures for qualifying Leadership Projects; includes more substantial GHG and labor requirements.
- The bill extends benefits to small infill housing development projects of between $15M and $100M, where a minimum of 15% of the homes are affordable to low-income households.
## Background

Zoning land as single-family has been a trend that has limited where people can afford and choose to live.

## Significance

**Major**

SB 9 essentially ended single-family zoning in California to address issues of opportunity and segregation and make better use of scarce land resources possible.

## Takeaway

SB 9 creates a way to provide more naturally affordable, missing middle housing without government subsidy. Includes a provision that the homeowner must attest to remaining in one of the units for a minimum of three years.

## Summary

- Makes statewide changes allowing for the by-right development of small-scale projects of four or fewer homes on lots zoned single-family.
- Any new housing must meet requirements such as local set-back/design, anti-displacement, and historic preservation.
## Background

Previous bills similar to SB 10 (SB 50 and SB 902) did not pass. This bill provides similar measures to increase density but makes it voluntary for cities.

## Significance

**Potentially Major**

SB 10 could have a big impact in how cities think about zoning. Unlike SB 9, the bill is not required so impact is not as clear.

## Takeaway

The bill gives cities and counties a new tool as they plan to address increased Regional Housing Needs Assessment (RHNA) goals.

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### Summary

- Provides a streamlined path to rezone infill parcels to create light-touch, missing middle housing densities.
- Requires local governments to pass an ordinance that is not subject to CEQA to up zone any parcel up to 10 units if they are near transit, job centers, or are urban infill lots.
- The bill does not exempt the projects themselves from CEQA requirements.
2021 State Housing Policy: Produce Housing for All | Senate Bills

- **SB 477 (Weiner)**: Would require cities and counties to report the number of times a preliminary application expired or projects were subject to additional requirements after submittal (Vetoed)

- **SB 679 (Kamlager)**: Would establish and authorize Los Angeles County Affordable Housing Solutions Agency (LACAHSA) to use financing tools to fund renter protections and the preservation and production of new units

- **SB 780 (Cortese), chaptered**: Increases enhanced infrastructure financing districts (EIFDs) and community revitalization infrastructure authorities (CRIAs)

- **SB 791 (Cortese), chaptered**: Establishes the California Surplus Land Unit within HCD
2021 State Housing Policy: Produce Housing for All | Assembly Bills

- **AB 115 (Bloom):** Would allow residential housing in commercial zones if certain conditions are met

- **AB 215 (Chiu), chaptered:** Creates a new, mid-cycle regional housing needs progress determination process and requires that cities and counties with low progress in meeting their targets consult with HCD and adopt policies consistent with the forthcoming HCD regulations

- **AB 989 (Gabriel):** Would create an office to handle appeals to review alleged violations of the Housing Accountability Act

- **AB 1401 (Friedman):** Would prohibit public agencies from imposing parking minimums on developments near public transit

- **AB 1423 (Daly), vetoed:** Would allow developers to receive construction loans from HCD

* Orange text indicates it did not pass
Produce Housing for All

What solutions do you see as promising in your community or others?

**Forum Participant Responses:**

- Rezoning funded by SB 2
- Still going to have single-family homes
- More funding for cities to build affordable housing
- Statewide TOPA
- Vacancy tax
- Local funding
- Kindness
- Streamlining
- Opt in bills
- SB 9
- More funding
- Lower DIFs
- Build taller
- Redevelopment

**Restore redevelopment**

**Local housing Trust Funds**

- Local cities need to prioritize permitting LI
- Decommodify housing (housing = right not commodity)
Preserve Vulnerable Housing

2017 – 2021 Housing Policy and Legislation
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<tr>
<td><strong>AB 1521:</strong> Requires sellers of subsidized housing to entertain offers from non-profits and others able to maintain subsidies</td>
<td><strong>SB 330:</strong> Establishes the Housing Crisis Act of 2019 which works to streamline development by prohibiting local actions that reduce housing capacity</td>
<td><strong>Homekey:</strong> utilizing Federal COVID-relief funds is providing $$$ for hotels/motels providing and other property types providing for adaptive re-use, and preservation opportunities</td>
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<tr>
<td><strong>SB 136:</strong> Allows existing funding to support technical assistance for mobilehome park rehabilitation and purchase</td>
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**2017-2020 State Housing Policy:**
*Preserve Vulnerable Housing*
2021 State Housing Policy: Preserve Vulnerable Housing

SB 8 (Skinner), chaptered: Extends the sunset date of the Housing Crisis Act of 2019 (SB 330) from January 1, 2025 to January 1, 2030 and extends provisions to January 1, 2034.

AB 140 (Committee on Budget), chaptered: Creates the Foreclosure Intervention Housing Preservation Program

AB 140 (Committee on Budget), chaptered: Funding provided through the American Rescue Plan Act for the preservation of Deed Restricted Housing

SB 679 (Kamlager): Would have established and authorized Los Angeles County Affordable Housing Solutions Agency (LACAHSA) to use financing tools to fund renter protections as well as the preservation and production of new units

AB 1029 (Mullin), chaptered: Adds preservation of affordable housing units to list of eligible pro-housing policies

AB 787 (Gabriel), chaptered: Allows cities to earn credit toward their regional housing need for converting above moderate-income units into moderate-income units with a minimum 55-year deed restriction

* Orange text indicates it did not pass
### Background
AB 787 responds to several agencies that have developed a new model to provide housing that is affordable without public subsidy.

### Significance
**Medium**
AB 787 provides incentives to jurisdictions to meet part of their moderate-income housing need through this program.

### Takeaway
This bill extends current law to allow the conversion of market rate units to moderate-income units to count toward meeting up to 25% of their moderate-income housing element goals.

### Summary
- AB 787 addresses the need to increase housing for the "missing middle" by encouraging new models of preservation without the need for public subsidy.
- This bill allows units preserved for moderate-income households to contribute to meeting a jurisdiction's housing element goals if restricted for at least 55 years and the new rent is at least 10% lower than the rent charged over the 12 months prior to conversion.
Preserve Vulnerable Housing

Which strategies would be the most effective in preserving vulnerable housing within the community you live or work in?

Forum Participant Responses:

- Redevelopment
- public private partnership
- GHG credits for preservation
- stronger tenant protections, just cause
- sustainability S$ (presumably meant to be sustainability funds)
- statewide TOPA
- funding to purchase NOAHs

Redevelopment Funds

Rent-to-own models
Rent stabilization
Project base
Systematic code enforcement

Tax Incentives

not allowing corporations to purchase housing stock
Form-based codes
Prevent Displacement & Protect Tenants/Small Landlords

2017 – 2021 Housing Policy and Legislation
### 2017-2020 State Housing Policy: Prevent Displacement

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<td></td>
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<td></td>
<td><strong>AB 1885 (Committee on Budget):</strong> Expands homestead exemption bankruptcy protections</td>
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<td><strong>SB 1079 (Skinner):</strong> Homes for Homeowners, Not Corporations modifies foreclosure auction process</td>
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AB 71 (Rivas): Would establish a permanent source of funding rental assistance and supportive, affordable, and interim housing and services and a collaborative statewide strategy for solving homelessness through funding from large and multinational corporations; would require annual reporting and strengthens data collection at the local and state levels

AB 1487 (Gabriel), vetoed: Would establish the Homelessness Prevention Fund to provide grants for legal aid services, education, and outreach for low-Income tenants facing eviction or displacement

SB 8 (Skinner), chaptered: Extends the provisions of SB 330, the Housing Crisis Act of 2019, until 2030, and clarifies language to improve streamlining of housing approvals that meet existing zoning and other rules, and to better address displacement by improving protections for low-income renters

AB 787 (Gabriel), chaptered: Allows cities to earn credit toward their regional housing need for converting above moderate-income units into moderate-income units with a minimum 55-year deed restriction

* Orange text indicates it did not pass
### Background

| SB 330 (2019) was originally passed to remove constraints for developers to get through the entitlement process, with a five-year sunset of 1/1/2025. |

### Significance

| **Major** SB 8 streamlines approvals and makes necessary clarifications and fixes to SB 330. |

### Takeaway

| SB 8 increases certainty and accountability for developers by extending the Housing Accountability Act (HCA) and clarifying its provisions to ensure that streamlining is achieved. |

### Summary

- Extends HCA to 1/1/2030 and extends the provisions to 1/1/2034 for any housing development that submits a preliminary application by 1/1/2030.
- Caps the number of hearings required, bars cities from reducing the number of homes that can be built, and prohibits fee-hikes mid-development, among other actions.
### 2017-2020 State Housing Policy: Protect Tenants & Small Landlords

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<th>2017 / 2018</th>
<th>2019</th>
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<tr>
<td><strong>SB 329 (Mitchell):</strong></td>
<td>Prohibits landlord discrimination against housing voucher holders</td>
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<td>AB 3088 (Chiu et al.): COVID-impacted renters who missed payments through August are protected from evictions until February 1, 2021 and must pay 25% of rent moving forward from September through January</td>
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<td><strong>AB 1482: Tenant Protection Act of 2019 (Chiu):</strong></td>
<td>Sets maximum percentage for rent increases until 2030</td>
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<td><strong>AB 3182 (Ting):</strong></td>
<td>Requires common interest developments (CIDds) to allow owners to rent or lease units.</td>
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<td><strong>AB 1436 (Chiu et al.):</strong></td>
<td>Bans evictions during the COVID state of emergency plus 90 days.</td>
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<td><strong>SB 1410 (Hertzberg and Atkins):</strong></td>
<td>Allows rent stabilization agreements between landlords and tenants.</td>
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* Orange text indicates it did not pass
2021 State Housing Policy: Protect Tenants & Small Landlords

- **SB 91 (Committee on Budget and Fiscal Review), chaptered**: Extends eviction moratorium until June 30, 2021, and establishes state rental assistance program
- **SB 649 (Cortese)**: Would support local tenant preferences for lower-income households at risk of displacement and allow local governments and developers to restrict occupancy to those at risk of displacement
- **AB 832 (Chiu, Bloom, Caballero, Reyes), chaptered**: Extends tenant, landlord, and homeowners protections through September 30, 2021, increases emergency rental assistance reimbursements to 100%
- **AB 838 (Friedman), chaptered**: Requires that local governments act quickly to respond to reports of lead hazards and complaints of substandard buildings from tenants and other parties
- **AB 889 (Gipson)**: Would require corporations and LLCs owning and operating residential property to identify owners
- **AB 1487 (Gabriel, Chiu, Santiago), vetoed**: Would establish Homelessness Prevention Fund to provide grants for legal aid services, education, and outreach for low-income tenants facing eviction or displacement

* Orange text indicates it did not pass
### Background

Renters do not own their homes and face challenges obtaining inspections for lead hazards and substandard building conditions that create serious health and safety risks.

### Significance

**Major**

AB 838 makes a path for tenants to obtain inspection reports and removes preconditions that make it difficult to respond to hazardous conditions.

### Takeaway

AB 838 takes effect on 7/1/2022 and will require that local governments act quickly to respond to reports of lead hazards and complaints of substandard buildings.

### Summary

- Prohibits local governments from placing conditions on inspections.
- Guarantees tenants a free and timely inspection when complaints are lodged.
- Provides that the local government cite any violations and provide free copies of the inspection report to the complainant and others who may be impacted.
Prevent Displacement & Protect Renters/Small Landlords

What promising policies or programs are you seeing to prevent displacement and protect tenants?

Forum Participant Responses:

- Covid rental ans utility assistance at state level
- Extend to Mobile home parks
- None all reactive
- Mobile homes
- Education on rights
- Not enough
- Legal help
- Communication
- Rent stabilization
- Kindness
- None - need financial education
- Small Landlords are losing out
- Continuation of cvid rental assistance $$
Forecast

2022+ Housing Policy and Legislation
Forecasting Housing Policy Issues for 2022+

Which of these housing policy issues do you think are most important to address our housing crisis for 2022+?

Forum Participant Responses:

- Increasing funding to acquire, construct, and rehabilitate housing: 61%
- Promoting updates to zoning and land use laws to make it easier to build: 34%
- Increasing local accountability to develop housing: 21%
- Making public land available for housing: 31%
- Protecting tenants and landlords from the impact of the housing crisis and pandemic: 28%
- Increasing funding to preserve affordable housing: 57%
- Increasing focus on cross-sector policy approaches—infrastructure, health, and disaster recovery: 33%
Forecasting Housing Policy Issues for 2022+

What else do you think will be prominent in state housing policy in the coming years?

Forum Participant Responses:

- Gap financing for municipalities
- Property tax reform
- Homeownership (affordable)
- Infrastructure funding
- More tenant protections
- Extra costs like solar
- Wealth building, discriminatory appraisals
- CDFW reform
- CEQA reform
- Repeal Costa Hawkins and Ellis Act
- Preservation of affordable projects
- Tenant Opportunity to Purchase Act
- Successor agency properties for affordable housing
- RDA
- Less single family
- NIMBY vs. YIMBY
- Pathway to homeownership
2021 State Housing Policy: Forecast for 2022+ Actions

- **Commercial Land for Housing:** SB 6 and AB 115 both sought to make it easier for developers to build new homes on commercially-zoned land. This idea got caught up in conversations around skilled labor requirements.

- **Regional Housing Agencies:** SB 679 creating the LA County Affordable Housing Solutions Agency and other efforts to support regional coordination, tools and technical assistance are likely to come back to help regions meet their housing needs.

- **Housing Accountability:** AB 989 would have altered the Housing Accountability Act by creating a new process for appeals of local development decisions, making it harder to deny projects consistent with local zoning and General Plans.

- **Repealing Article 34:** this State Constitutional Amendment would have asked the state's voters to repeal Article 34, which prohibits development of affordable homes unless the voters pass a measure by majority vote in support. This measure requires a 2/3 vote of the legislature to add to the ballot.

- **55% Vote for Affordable Housing:** ACA 1, another State Constitutional Amendment, would lower the vote threshold for affordable housing finance measures from 2/3 of the state voters to 55 percent.
Preview of Upcoming Events and Closing
WHAT ARE THE ROOT CAUSES OF THE HOUSING CRISIS? JOIN US TO DISCUSS BEST PRACTICE POLICY SOLUTIONS.

SCAG Housing Policy Leadership Academy:
10-session interactive course beginning Winter 2022
Registration Closes on January 10, 2022
Housing Policy Leadership Academy

Purpose:
Explore and understand the root causes of the housing crisis and best practice policies to develop and advance equitable solutions that accelerate housing production and end the housing affordability crisis.

What Is It? When? Who Should Apply? How to Apply

- 8 virtual regional Academies organized by geographic region
- Academies run February–December 2022
- Approx. 40 people per cohort
- Meet once a month for 10 months
- Work with a small group to draft a housing policy proposal
- Community leaders and influencers, including:
  - Elected officials
  - Government agency staff
  - Housing developers
  - Community-based organizations
  - Housing, transit, climate and environment, and parks advocates
  - Employers
  - Labor organizations
- Online application at scag.ca.gov/hpla
- Application deadline Jan. 10, 2022
- Selected applicants notified no later than Jan. 18, 2022
Thank you!

Questions about the SCAG Housing Policy Forum Series?
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anaya@scag.ca.gov
www.scag.ca.gov