



A Rundown of Federal and State Legislation

Housing Policy Forum Series





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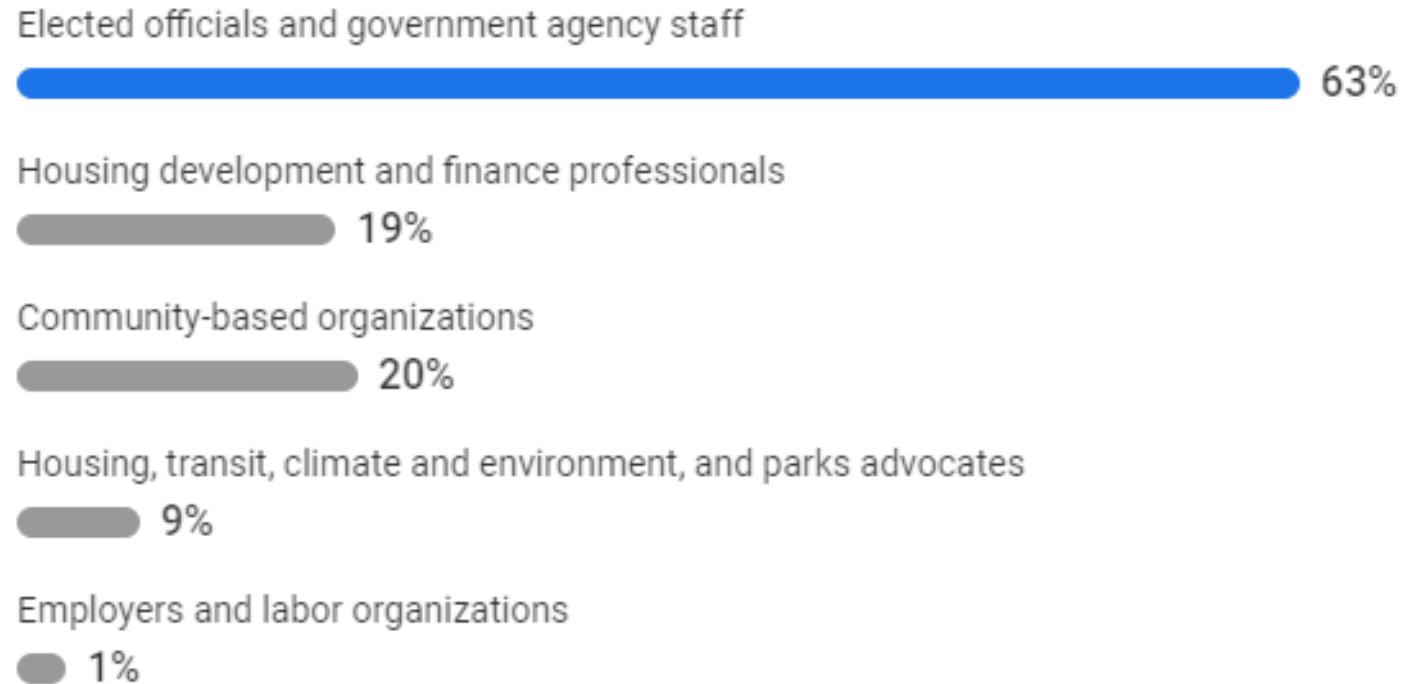
What city are you joining us from?

Forum Participant Responses:



Which sector do you identify with?

Forum Participant Responses:



Timeline	Agenda
12:00-12:15 p.m.	Welcome <ul style="list-style-type: none">■ Clint Lorimore, President, SCAG■ Kome Ajise, Executive Director, SCAG■ Jenna Hornstock, Deputy Director of Planning, Land Use, SCAG
12:15-12:45 p.m.	Rundown of Federal Housing Legislation and Budget <ul style="list-style-type: none">■ Panel, Q&A
12:45-1:45 p.m.	Rundown of State Funding and Legislation <ul style="list-style-type: none">■ Presentation & Group Analysis, Q&A■ Forecast of Issues to Watch in 2022
1:45-2:00 p.m.	Preview of Upcoming Events and Closing



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

**Focus on
Production**



**Beginning to
Include Access**



**Balancing
Physical and
Social Needs**

**McKinsey Global Institute
(2014)**

A blueprint for addressing
the global affordable housing
challenge

**San Diego Housing
Commission (2015)**

Addressing the Housing
Affordability Crisis in San
Diego and Beyond

**McKinsey Global Institute
(2016)**

A Toolkit to Close
California's Housing Gap

**Committee to House the
Bay Area (2019)**

CASA Compact: A 15-
Year Emergency Policy
Package

**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



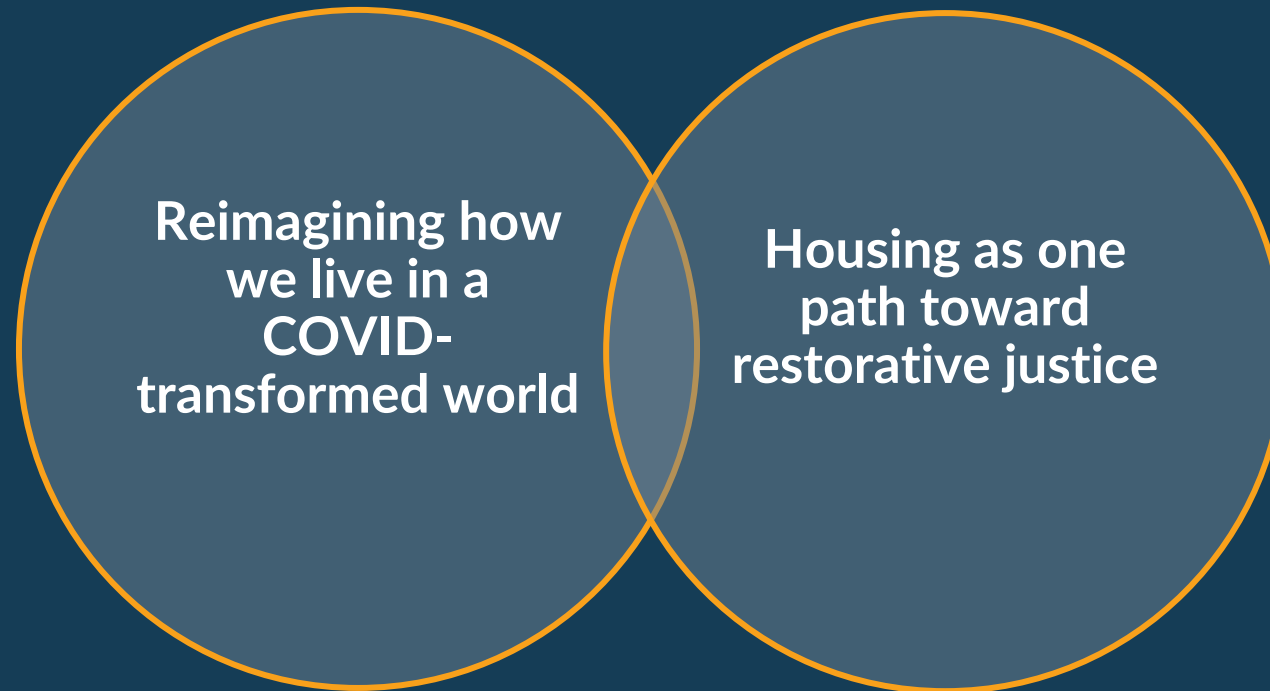
PRESERVE
Vulnerable Housing



PROTECT
Tenants/
Small Landlords



Rethinking Housing Policy Post-COVID



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



2017	2018	2019	2020
<p>AB 571: Modifies state farmworker housing tax credit to increase use</p> <p>AB 1505: Allows cities and counties to require low-income housing as a condition for rental housing developments</p>	<p>AB 686: Requires public agencies to comply with HUD's Affirmatively Further Fair Housing requirement</p> <p>SB 918: Establishes additional requirements for homeless youth for HCFC</p> <p>SB 1152: Prohibits hospitals from discharging patients to the street</p> <p>AB 2219: Calls for landlords to accept non-cash payments from 3rd parties</p>	<p>SB 329: Prohibits discrimination towards tenants using Section 8</p>	<p>AB 1845 (L. Rivas and Chiu): Establishes the Office to End Homelessness in the Governor's office</p> <p>AB 1561 (C. Garcia and Grayson): Requires localities to evaluate impact of government action on communities of color</p> <p>AB 3121 (Weber): Establishes taskforce to Study and Develop Reparations Proposals for African Americans</p> <p>SB 1157 (Bradford): Requires landlords of assisted housing to offer tenants option to participate in credit reporting</p> <p>SB 1190 (Durazo): Allows victims of violent crimes longer to break lease without penalty</p> <p>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</p> <p>AB 3300 (Santiago): Establishes the California Access to Housing Fund and appropriates \$2 billion annually to address homelessness</p>

* 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







2021 State Housing Policy: Promote Equity and Inclusion | Assembly Bills



- **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

PROMOTE | AB 1398 (Bloom)

Background	Significance	Takeaway
		
<p>Jurisdictions must complete a Housing Element or site inventory that details where housing can be built.</p>	<p>Major AB 1398 can significantly expedite development by reducing compliance timelines and adding enforcement measures.</p>	<p>Jurisdictions that do not meet key Housing Element deadlines will be subject to enforcement, including potential action by the State Attorney General.</p>




Summary	<ul style="list-style-type: none"> 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

Background	Significance	Takeaway
		
<p>Floor Area Ratio (FAR) requirements limit the floor area of a new home in relation to lot size.</p> <p>If FARs are restrictive, they can make development of small-scale multifamily homes infeasible.</p>	<p>Major</p> <p>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.</p>	<p>This bill encourages more development of missing middle, low density housing in areas zoned for this use and also includes accountability provisions.</p>

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



2017	2018	2019
<p>SB 2: Imposes fee on real estate transactions, expected to produce approx. \$250 million/year for homeless and low-income housing</p> <p>SB 3: Provided authority to put \$4B housing bond on 11/18 ballot; Prop 1; Veterans and AH Act of 2018 approved by voters</p> <p>SB 35: Streamlines approval for developments</p> <p>SB 166: Cities must identify replacement site(s) for lost AH</p> <p>SB 540: Incentivizes minimizing project-level environmental review</p> <p>AB 72: Authorizes HCD to refer violations of state law to Attorney General</p> <p>AB 73: Incentivizes streamlined zoning in cities and counties</p> <p>AB 678/SB 167: Makes it more difficult to deny AH projects</p> <p>AB 879: Adds implementation reporting to housing element</p> <p>AB 1397: Changes how cities zone and grants by-right for residential development</p> <p>AB 1515: Imposed “reasonable person” standard for land use compliance</p>	<p>SB 828: Makes changes to RHNA process to ensure fair and accurate calculations across all jurisdictions</p> <p>AB 829: Eliminates ability of legislators to block development by requiring, then withholding, certain documentation</p> <p>AB 2162: Expands by-right supportive housing development</p> <p>AB 2923: Streamlines TOD in BART infill areas</p> <p>AB 3194: Prohibits jurisdictions from rejecting a development for other than objective general plan standards</p>	<p>AB 101: Funds a variety of housing programs and authorizes creation of REAP/LEAP and development of prohousing designation</p> <p>SB 13/AB 68/AB 881: Reduces impact fees and simplifies ministerial review for ADU construction</p> <p>SB 211: Allows use of public land for homeless shelters or safe parking</p> <p>SB 330: Suspends certain restrictions on new housing until 2025</p> <p>AB 1485: Allows transit-oriented development projects on San Francisco BART land to receive ministerial approval</p> <p>AB 1486: Requires cities, counties, and special districts to notify HCD of available public land suitable for housing development</p> <p>AB 1763: Gives 100% affordable projects with up to 20% set-aside for moderate-income households a density bonus of 80%</p>



2020 State Housing Policy: Produce Housing for All



Senate

SB 288 (Wiener): Exempts specified public and active transit projects from CEQA until 2023

***SB 899 (Wiener):** Allows housing by-right on land owned by religious institutions or private colleges

***SB 902 (Wiener):** Allows local governments to pass ordinances exempting projects of up to 10 units in infill, transit priority or high opportunity areas from CEQA

***SB 995 (Atkins):** Extends the AB 900 process (CEQA streamlining for large projects) and creates a housing-specific track

***SB 1085 (Skinner):** Modifies existing Density Bonus Law to increase developer incentives to provide moderate-income rental housing

***SB 1120 (Atkins):** Creates ministerial approval process for duplexes and urban lot splits of up to 4 units/parcel

SB 1138 (Wiener): Updates Housing Element Law requires greater specificity about where emergency shelters must be zoned; expedites required rezoning

***SB 1385 (Caballero):** 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

Assembly

AB 725 (Wicks): Requires local governments to zone at least 25% of their moderate-income RHNA allocation as multifamily instead of single-family

AB 831 (Grayson): Allows for modifications to approved developments

AB 1851 (Wicks): Allows religious institutions to eliminate parking without replacement if building affordable housing

AB 2345 (Gonzalez): Modifies an existing Density Bonus Law to increase developer incentives to provide more low-income units

AB 1279 (Bloom): Allows up to 120 units by-right (with specified height allowances) in high-opportunity areas if providing specified affordability

AB 2323 (Friedman): Provides CEQA exemption for projects in defined very-low vehicle travel areas

AB 3107 (Bloom): Authorizes a housing development project to be an authorized use on a commercial site

AB 3040 (Chiu): Allows local governments to receive RHNA credit for rezoning single-family neighborhoods to allow fourplexes

AB 3279 (Friedman): Streamlines CEQA by requiring court to begin appeals within 270 days

* = 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 Loss of lock control
 Cookie cutter Realism **Loss of local control**
One size fits all Jr ADU
 Reactive **ADUs** reliance on ADUs
 Parking crowding neighborhoods
 More funding not going far enough Missing middle
 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

Background	Significance	Takeaway
		
<p>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.</p>	<p>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.</p>	<p>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.</p>

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	Significance	Takeaway
		
<p>Zoning land as single-family has been a trend that has limited where people can afford and choose to live.</p>	<p>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 .</p>	<p>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.</p>


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	Significance	Takeaway
		
<p>Previous bills similar to SB 10 (SB 50 and SB 902) did not pass.</p> <p>This bill provides similar measures to increase density but makes it voluntary for cities.</p>	<p>Potentially Major</p> <p>SB 10 could have a big impact in how cities think about zoning.</p> <p>Unlike SB 9, the bill is not required so impact is not as clear.</p>	<p>The bill gives cities and counties a new tool as they plan to address increased Regional Housing Needs Assessment (RHNA) goals.</p>

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 (LACAHS) 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



* Orange text indicates it did not pass

- **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

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 singlefamily homes

more funding for cities to build affordable housin

Local funding statewide TOPA Vacancy tax

Streamlining kindness opt in bills **more funding** Lower DIFs

SB 9 **Redevelopment** Build taller

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



2017-2020 State Housing Policy: Preserve Vulnerable Housing



2017	2018	2019	2020
<p>AB 1521: Requires sellers of subsidized housing to entertain offers from non-profits and others able to maintain subsidies</p> <p>SB 136: Allows existing funding to support technical assistance for mobilehome park rehabilitation and purchase</p>		<p>SB 330: Establishes the Housing Crisis Act of 2019 which works to streamline development by prohibiting local actions that reduce housing capacity</p>	<p>Homekey: utilizing Federal COVID-relief funds is providing \$\$ for hotels/motels providing and other property types providing for adaptive re-use, and preservation opportunities</p>

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 (LACAHS) 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	Significance	Takeaway
		
<p>AB 787 responds to several agencies that have developed a new model to provide housing that is affordable without public subsidy.</p>	<p>Medium AB 787 provides incentives to jurisdictions to meet part of their moderate-income housing need through this program.</p>	<p>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.</p>

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:



Prevent Displacement & Protect Tenants/Small Landlords

2017 – 2021 Housing Policy and Legislation



2017-2020 State Housing Policy: Prevent Displacement






2017	2018	2019	2020
			<p>AB 1885 (Committee on Budget): Expands homestead exemption bankruptcy protections</p> <p>SB 1079 (Skinner): Homes for Homeowners, Not Corporations modifies foreclosure auction process</p>

2021 State Housing Policy: Prevent Displacement



- **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	Significance	Takeaway
		
<p>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.</p>	<p>Major SB 8 streamlines approvals and makes necessary clarifications and fixes to SB 330.</p>	<p>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.</p>

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



2017 / 2018	2019	2020
	<p>SB 329 (Mitchell): Prohibits landlord discrimination against housing voucher holders</p> <p>AB 1482: Tenant Protection Act of 2019 (Chiu) Sets maximum percentage for rent increases until 2030</p>	<p>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</p> <p>AB 3182 (Ting): Requires common interest developments (CIDs) to allow owners to rent or lease units.</p> <p>AB 1436 (Chiu et al.): Bans evictions during the COVID state of emergency plus 90 days.</p> <p>SB 1410 (Hertzberg and Atkins): Allows rent stabilization agreements between landlords and tenants</p>




* 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	Significance	Takeaway
		
<p>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.</p>	<p>Major AB 838 makes a path for tenants to obtain inspection reports and removes preconditions that make it difficult to respond to hazardous conditions.</p>	<p>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.</p>

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 **Protect small landlords**
legal help Sb 1079 AB 1487
communication **None** Rent assistance
rent stabilization kindness AB1482
none - need financial education
Small Landlords are losing out
Continuation of covid rental assistance \$\$

Forecast

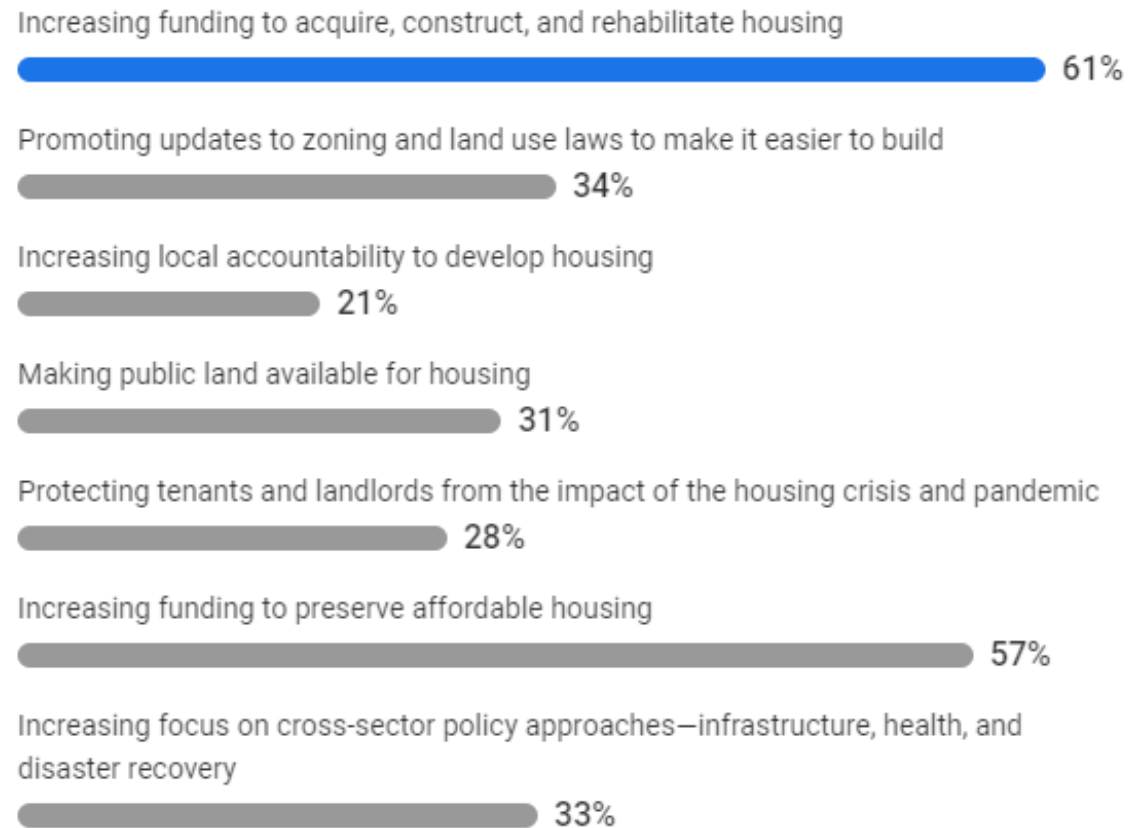
2022+ Housing Policy and Legislation



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:



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:



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



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?

- 8 virtual regional Academies organized by geographic region
- Approx. 40 people per cohort
- Work with a small group to draft a housing policy proposal

When?

- Academies run February–December 2022
- Meet once a month for 10 months

Who Should Apply?

- 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

How to Apply

- 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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