

2015-2016

LEGISLATIVE SESSION UPDATE



What's Different About This Year?

- 2015 – Major Initiatives Stumble
 - AB 1335
 - AB 35
- 2016
 - First Week – Major Housing Proposals Emerge
 - Everyone needs a bill

No Place Like Home

- \$2 billion bond - to construct permanent supportive housing for people who are chronically homeless and have a mental illness.
- **Emergency Solutions Grants:** \$45 million to fund rapid re-housing, outreach, shelters, and homeless prevention.
- **Bringing Families Home:** \$10 million to reduce homelessness among families who are part of the child welfare system.
- **CalWORKs Housing Support Program:** \$47 million to rapidly re-house CalWORKs eligible families experiencing housing instability.

Assembly Funding Effort

- \$1 Billion for Affordable Housing, \$1.3 Billion, \$650 million, No funding but By-Right, \$400 million
- May Revise - Governor's By-right

By Right Proposal

- “Use by right”
 - ***The local government’s review of multifamily residential use may not require:***
 - a conditional use permit
 - planned unit development permit, or
 - other discretionary local government review or approval that would constitute a “project” for purposes of (CEQA)
 - This means that the projects that conform with the governors new policy would not trigger CEQA review
- What developments qualify?
 - Consistent with objective planning standards
 - Located on a site that is immediately adjacent to parcels that are developed with urban uses
 - Must be an attached housing development with a land-use restriction:
 - 30 years for owner-occupied developments / 55 years for rental developments.
 - Public agency and any member or members of the public, including non-profit corporations, may bring an enforcement action to assure compliance with this land use restriction

By Right Proposal

- Affordability requirement:
 - **within a transit priority area:**
 - At least ten percent of the total units of a housing development for lower income households
 - At least five percent of the total units of a housing development for very low income households
 - **not within** a transit priority area,
 - at least twenty (20) percent or more of the residential units restricted to and occupied by individuals whose income is eighty (80) percent or less of gross county area median income.
- No Net Loss
 - To qualify for by right, the development must replace units at a level of affordability equal or greater than the level of a previous restriction
 - Includes: deed restricted, rent control, low-income occupied
 - 5-year look back

By Right Proposal

- By-right proposal is on life-support
- \$400 million stranded

Thank You

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