



THE RENT IS  
**TOO DAMN**  
**HIGH!**



# California State Housing Legislation 2017-18



# 2017 State Housing Package

## Revenue for Affordable Housing



- **SB 2 - \$75 fee on real estate transaction documents**
  - Excludes home sales
  - Up to three docs (\$225) per transaction
  - Projected annual revenues: \$200-300 million
- **SB 3 – Affordable Housing Bond Act of 2018**
  - Placed a \$4 billion general obligation bond on the November 2018 ballot
  - \$1 billion set aside for veterans' home loan program
  - Enables the state to receive additional federal affordable housing funding



# 2017 State Housing Package

## By Right Housing



- **SB 35 – Streamlined Housing Approval Process**
  - Requires cities and counties that fail to meet state-mandated housing production goals to approve multi-family, urban development projects that meet certain requirements
    - For example: paying prevailing wage
- **SB 540 – Workforce Housing Opportunity Zones**
  - Allows cities to create priority housing zones
  - These zones are front-loaded with pre-approved planning and environmental reviews
  - Development projects that meet these requirements can thereby win expedited approval



# 2018 Housing Legislation

## CEQA Reform



- **SB 1340 – Time limits on housing lawsuits**
  - Places a 270-day limit on courts to rule on housing projects that face lawsuits
  - Expedites the judicial process to get housing development underway
- **SB 1341 – Anonymity in CEQA lawsuits**
  - At present, plaintiffs can file CEQA lawsuits anonymously
  - SB 1341 requires all parties to a CEQA lawsuit to disclose their identities
  - The bill also prohibits duplicative CEQA lawsuits



# 2018 Housing Legislation

## CEQA Reform



- **AB 2856 – Limitations on court-ordered stoppages**
  - Bill limits the discretionary authority of judges to halt housing projects
  - Stoppages are allowed only:
  - If there is an imminent threat to public health and safety or if the project jeopardizes important archaeological materials
- **AB 1804 – Expansion of categorical infill exemption**
  - Under current law, infill housing projects can sometimes be exempted from CEQA review
  - With AB 1804, exemptions also apply to housing projects in unincorporated areas, so long as they meet city-exemption criteria



# 2018 Housing Legislation

## Density and RHNA Reforms



- **SB 827 – Exemption for height/density limits**
  - Prime housing development areas are within ½ mile of mass transit corridors
    - Light-rail and commuter rail
    - High frequency bus stops
  - SB 827 allows developers who receive a transit-rich “bonus” from local government to be exempted from:
    - Maximum height limitations
    - Maximum residential density
    - Minimum parking spot requirements
    - And lots of other stuff



# 2018 Housing Legislation

## Redevelopment 2.0 (Seriously)



- **AB 1778 – Tax increment for affordable housing**
  - Authored by Asm. Chris Holden (D-Pasadena)
  - Currently a spot bill
  - Will restore limited tax increment finance authority to cities for:
    - Affordable housing projects
    - Infrastructure projects
  - Will address and correct the abuses of Redevelopment 1.0



# State Ballot Measures



- **Expand the authority of cities to enact rent control**
  - Measure would repeal the Costa-Hawkins Act which limits the ability of cities and counties to enact rent control across the state
  - Circulating ballot measure has already gathered 25% of required signatures
  - Will likely qualify for the November 2018 ballot