

CITY OF SANTA ROSA
CITY COUNCIL

TO: MAYOR AND CITY COUNCIL
FROM: SEAN MCGLYNN, CITY MANAGER
SUBJECT: CONFIRMATION OF THE CITY'S POSITION ON UPCOMING
STATE HOUSING BILL LEGISLATION
AGENDA ACTION: MOTION

RECOMMENDATION

It is recommended by the City Manager's Office that the Council, by motion, confirm its direction related to the upcoming Housing Bill Package.

EXECUTIVE SUMMARY

This is an opportunity for the Council to provide staff direction on the City's position related to the upcoming Housing Bill Package. While the list of bills to be included in the package have not been finalized, they are anticipated to include these twelve bills:

Possible funding proposals:

- SB 2 (Atkins): Building Homes and Jobs Act.
- SB 3 (Beall): Affordable Housing Bond Act of 2018.
- AB 71 (Chiu): Income taxes: credits: low-income housing: farmworker housing.
- ACA 11 (Caballero): California Middle Class Affordable Housing and Homeless Shelter: funding.

Possible streamlining/regulatory reform proposals:

- SB 35 (Weiner): Planning and zoning: affordable housing: streamlined approval process.
- SB 167 (Skinner)/AB 678 (Bocanegra): Housing Accountability Act.
- SB 540 (Roth): Workforce Housing Opportunity Zone.
- AB 72 (Santiago): Housing.
- AB 73 (Chiu): Planning and zoning: housing sustainability districts.:
- AB 879 (Grayson): Planning and zoning: housing element
- AB 1397 (Low): Local planning: housing element: inventory of land for residential development
- AB 1515 (Daly): Planning and zoning: housing.

The finalized package is anticipated to be announced when the State Legislature returns from summer recess on August 21st.

BACKGROUND

Before taking their Summer Recess, the Legislature delayed voting on a, yet to be determined, housing bill package until they return on August 21st. It is believed that negotiations will continue through the Legislature's summer recess.

While the actual package of bills that will be included in the housing deal has yet to be announced, the Governor and Leaders have been clear that money for affordable housing will only be available if it is paired with streamlined regulations at the local level.

PRIOR CITY COUNCIL REVIEW

On 3/7/2017 Council received communications of letters of support for SB1 - Transportation Funding (Beall), SB2 - Building Homes & Jobs Act (Atkins), SB3 - Affordable Housing Bond Act of 2018.

On 3/14/2017 Council received communication of a letter of opposition to SB 35 (Weiner): Planning and zoning: affordable housing: streamlined approval process.

Copies of these are attached to this report.

ANALYSIS

Please review the bill text attached to this report.

FISCAL IMPACT

There is no additional fiscal impact anticipated at this time.

ENVIRONMENTAL IMPACT

This action is exempt from the California Environmental Quality Act (CEQA) because it is not a project which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment, pursuant to CEQA Guideline section 15378.

BOARD/COMMISSION/COMMITTEE REVIEW AND RECOMMENDATIONS

Not applicable

NOTIFICATION

Not applicable

ATTACHMENTS

- Letter - Support SB2 - Building Homes & Jobs Act (Atkins)
- Letter - Support SB3 - Affordable Housing Bond Act of 2018
- Letter - Oppose SB35 - Planning and zoning affordable housing (Weiner)
- Bill Text: AB 71 (Chiu)
- Bill Text: AB 72 (Santiago)
- Bill Text: AB 73 (Chiu)
- Bill Text: AB 879 (Grayson)
- Bill Text: AB 1397 (Low)
- Bill Text: AB 1515 (Daly)
- Bill Text: ACA 11 (Caballero)
- Bill Text: SB 2 (Atkins)
- Bill Text: SB 3 (Beall)
- Bill Text: SB 35 (Weiner)
- Bill Text: SB 167 (Skinner)/AB 678 (Bocanegra)
- Bill Text: SB 540 (Roth)

CONTACT

David Guhin, Director of Planning and Economic Development Department
David Gouin, Director of Housing and Community Services Department