



BLUEPRINT FOR MORE HOUSING 2020

LEAGUE OF CALIFORNIA CITIES

California cities — committed to being part of the solution to our housing crisis

Cities lay the groundwork for housing by planning and zoning new projects in their communities, but there are not enough homes being built in California. That is why the League has developed a bold proposal that, if fully implemented, will lay the foundation for the immediate production of much needed housing across all income levels and consists of near-term and longer-term actions to provide homes for Californians today and tomorrow.

New funding to support needed affordable housing and essential infrastructure

NEAR-TERM ACTION

The League's housing production proposal includes new long-term funding to support the construction of affordable housing and essential infrastructure. Without a source of reliable, ongoing funding that matches the scale of the problem, little will be done to produce new affordable housing units. The following pending bills could be a source of the funding:

- SB 795 (Beall) Affordable Housing and Community Development Investment Program — a measure that would restore a robust property tax-based financing mechanism focused on building affordable housing and infill infrastructure, providing up to \$2 billion annually.
- ACA 1 (Aguiar-Curry) Affordable Housing and Public Infrastructure. Voter Approval — a measure that would allow voters to lower the vote approval threshold from two-thirds to 55 percent for local general obligation bonds, sales taxes, or parcel taxes that invest in affordable housing and infrastructure.

Cities will take immediate actions to help spur production

NEAR-TERM ACTION

More than new funding will be necessary to produce housing units at the scale needed. That is why the League also supports requiring cities to take some of the following immediate actions (already adopted actions would qualify) designed to help spur housing production. In order to ensure cities retain flexibility to best meet their local needs and conditions, they would choose from a suite of actions, including but not limited to the following:

- Adopt an Accessory Dwelling Unit (ADU) ordinance
- Streamline housing approval processes
- Establish a Workforce Housing Opportunity Zone (WHZO) or a Housing Sustainability District
- Develop objective design review standards
- Reduce development fees
- Adopt an inclusionary housing ordinance
- Establish a local housing trust
- Restrict demolition of existing housing stock
- Allow up to fourplexes in single-family zones
- Increase allowable heights and densities
- Adopt transit-oriented development (TOD) plans
- Reduce parking requirements
- Adopt tenant protections
- Establish an Enhanced Infrastructure Financing District (EIFD) or a similar financing tool

Reduce existing barriers beyond local government control

NEAR-TERM ACTION

There are numerous barriers to housing production. Many of these barriers are well beyond the control of local governments and have significant impacts on what types of, and how many, housing units are built. The League is committed to working with all stakeholders to address the following barriers to help accelerate housing construction:

- Construction costs
- New building codes
- CEQA costs and delays
- Financing

Cities will prioritize housing density and strategic site identification through the RHNA process

LONGER-TERM ACTION

The latest cycle of the Regional Housing Needs Allocation (RHNA) and associated Housing Element update process is currently underway. All cities and counties, on a staggered schedule, must update their housing planning documents to include their new housing unit allocations by early 2024. It has become clear that nearly all communities will receive a much higher housing unit allocation than they received in the last RHNA cycle.

To accommodate the much higher RHNA allocations and align local planning documents with state priority development areas, the League supports requiring cities to prioritize housing density and housing site identification near key transit infrastructure, downtown areas, and commercial corridors. The League also supports that cities need to accommodate as much of their housing unit allocation in these areas before other locations are considered.

Partner with the League today for more housing tomorrow.

We need a housing production bill that includes consensus solutions that will effectively address our housing affordability crisis. Both short and longer-term strategies are needed to spur housing construction across the state, supported by a long-term funding source. California's cities remain committed to carrying out those strategies built on civic engagement and community input, while simultaneously working to meet California's housing needs.

