



HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT POLICY COMMITTEE

Thursday, June 22, 2023

10:00 a.m.- 2:00 p.m

**Sheraton Fairplex Hotel and Conference Center
601 West McKinley Avenue, Pomona**

**General Briefing and Special Listening Session
on Affordable Housing Production for All Policy Committee Members**

10:00 a.m.

Upon adjournment, individual policy committee meetings will begin

AGENDA

- I. Welcome and Introductions**
- II. Public Comment**
- III. Listening Session on Affordable Housing Production, Cont.**
Speaker: Jason Rhine, Assistant Director, League of California Cities
- IV. California's Competitiveness: A Regional Approach (Attachment A)** *Informational*
Speaker: Patricia Torres Bruno, Senior VP/Chief of Public Policy, Los Angeles Area Chamber of Commerce (Invited)
- V. Homelessness and Affordable Housing Budget Update (Attachment B)** *Informational*
Speaker: Caroline Cirrincione, Lobbyist, League of California Cities
Jason Rhine, Assistant Director, League of California Cities
- VI. Case Study: Removing Barriers to Housing Production in the City of Pomona (Attachment C)** *Informational*
Speaker: Anita Gutierrez, Development Services Director, City of Pomona
- VII. Legislative and Budget Update (Attachment D)** *Informational*
Speaker: Jason Rhine, Assistant Director, League of California Cities
- VIII. Adjourn**

Next Virtual Meeting: Staff will notify committee members by August 4 if the policy committee will meet in September. If you have any questions, please contact Meg Desmond, Cal Cities Associate Manager, Legislative Administration.

Brown Act Reminder: The League of California Cities' Board of Directors has a policy of complying with the spirit of open meeting laws. Generally, off-agenda items may be taken up only if:

- 1) Two-thirds of the policy committee members find a need for immediate action exists and the need to take action came to the attention of the policy committee after the agenda was prepared (Note: If fewer than two-thirds of policy committee members are present, taking up an off-agenda item requires a unanimous vote); or*
- 2) A majority of the policy committee finds an emergency (for example: work stoppage or disaster) exists.*

A majority of a city council may not, consistent with the Brown Act, discuss specific substantive issues among themselves at League meetings. Any such discussion is subject to the Brown Act and must occur in a meeting that complies with its requirements.

Special Listening Session on Affordable Housing Production

As part of Cal Cities on-going efforts to showcase the work cities are doing on housing and to further our efforts to proactively drive a housing agenda that responds to the statewide crisis and respects local decision-making, we want to hear from you.

For too long the focus on finding solutions to the housing crisis has been driven in Sacramento by the Legislature. It's time to take the conversation out of the Capitol and that's why Cal Cities is hosting a series of listening sessions with cities statewide, and stakeholder meetings — both regionally and at the state level — on broad solutions that protect local control and boost affordable housing production.

As part of this effort, Cal Cities is hosting its first listening session at the June policy committee meetings in Pomona, CA, to hear directly from city officials regarding what they need to help spur much needed affordable housing construction in their communities.

Below are several discussion questions for you to consider in preparation for the listening session:

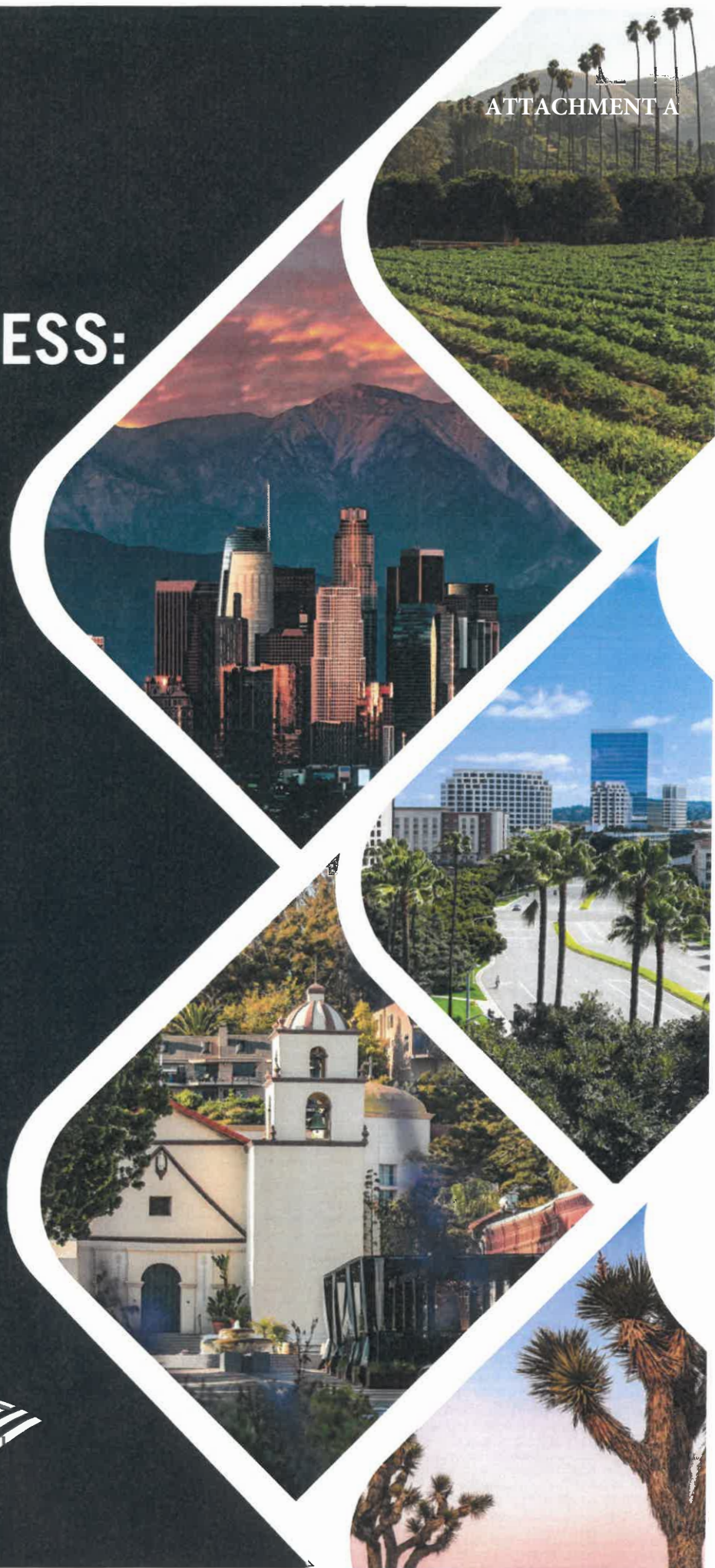
- What are the barriers you have identified that are hampering affordable housing construction in your community?
- Does your city have the needed tools and resources to help spur housing construction? If not, what is lacking? If so, what are they?
- What kind of assistance is the California Department of Housing and Community Development providing to your city (technical assistance, grant programs, implementation regulations, guidelines, etc.)?
- Please provide specific examples of actions your city has taken to help spur housing construction and identify recently approved housing projects. You may also email examples to jrhine@calcities.org



LOS ANGELES AREA
CHAMBER OF COMMERCE

ATTACHMENT A

CALIFORNIA'S COMPETITIVENESS: A REGIONAL APPROACH



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Raul A. Anaya
Head of Business Banking
333 S. Hope Street, Suite 3840
Los Angeles, CA 90071

For over 130 years, the Los Angeles Area Chamber of Commerce has tirelessly advocated for the growth of our business community. Over the years, the Los Angeles economy and business sector has grown in its size, influence and connectivity to the rest of the state and even the rest of the world. With that in mind, Bank of America is proud to support this research commissioned by the Los Angeles Area Chamber of Commerce to provide data and insights that will help convene key business leaders, policy makers, and entrepreneurs across the state to develop a more regional approach to California's business competitiveness.

The state's diverse regions are distinctively successful and impactful when we learn from each other and work in collaboration. We know this study will shed more light on the reasons why California should be optimistic about the future - while also calling us to be more alert and prepared for the changes in population and business dynamics which will challenge our economic competitiveness.

We thank all of the Chamber's key stakeholders - our Board of Directors, The CEO Council, our members, and our executive staff for making this study a unifying moment for our greater business community.

We are all fully committed to tap into the data, dialogue, and decisions that will emanate from this effort. Together, we will realize our vision of creating a more golden state that can grow inclusively, responsibly, and boldly.

Raul A. Anaya
Head of Business Banking – Bank of America
Los Angeles Board Member – Los Angeles Area Chamber of Commerce

CALIFORNIA'S COMPETITIVENESS: A REGIONAL APPROACH



LOS ANGELES AREA CHAMBER OF COMMERCE

California is the innovation state, home to emerging industries and entrepreneurs that fuel an economy, recognized as the fourth largest in the world. California's economy is complex and regional; centers of excellence in technology and automation, media and entertainment, manufacturing, and logistics exist throughout the diverse regions of the state.

As we look to the future, we understand the importance of leading with the same entrepreneurial spirit that has made California a leader in the global marketplace. We must also be mindful of remaining competitive and prepared to address challenges that may stifle economic competitiveness.

We launched this study to understand the drivers of our economic strength and the shifts in our economy from the movement of people and businesses. In a post-pandemic world, we see the shifts in how we live, work, and play, adding a new dimension to remain competitive. This study will enlighten us on the varied regional approaches and opportunities to work collaborative in creating an economic plan that considers all elements of an economy.

We thank Bank of America for their generous support to enable this study, California's Competitiveness: A Regional Approach. This study is the foundation to help not only Los Angeles, but the entire state to develop the plans to grow with intent. Guided by our values to be bold, transformative, inclusive, and responsible, the Los Angeles Area Chamber of Commerce will be the catalyst to create A Thriving Region for All.

Maria S. Salinas
President & CEO
Los Angeles Area Chamber of Commerce

CALIFORNIA'S COMPETITIVENESS: A REGIONAL APPROACH



Executive Summary

If it were a country, California would be the fifth largest economy in the world, soon to become the fourth largest by passing Germany. The state leads the U.S. economy in a wide array of industries, including agriculture, manufacturing, logistics, tourism, and technology. Its multifaceted and dynamic economy is supported by an exceptional higher education system, a diverse, talented, and “deep” workforce, and its advantageous geographic location.

While California boasts economic success, little of this is reflected either in the popular press and in general popular perception. Instead, you frequently hear stories of businesses and people leaving California, citing housing affordability, homelessness, high taxes, stringent regulations, and raising concerns about California’s competitiveness. Yet, California boasts the fastest per capita GDP growth among the most populous U.S. states in recent years, and there continue to be opportunities to grow California’s industries and create jobs.

This report assesses California’s competitiveness relative to other states. The central message is that California’s economy and its evolution over time are best analyzed and understood by looking at its regions. Some of the regional problems, such as affordability and the high cost of living, may be statewide phenomena, but if we look for solutions, we must abandon the idea of focusing our analysis on one homogeneous state and concentrate on the state’s regions instead. By better understanding the strengths and weaknesses of the regions within the state, as well as their differences, we can gain a better understanding of the state’s performance as a whole. In turn, shaping economic policies for the state that are rooted in a clear understanding of its regions will better enable both the state and its regions to thrive.

As for analyzing regions within California, the report primarily focuses on Southern California, citing the experiences elsewhere in the state where applicable. Southern California is a vast, diverse region and is home to most of the state’s population. Its importance to the state economy is reflected in its 9 million jobs that represent 56% of statewide employment and 2021 Gross Domestic Product (GDP) of \$1.3 trillion or two-fifths of statewide GDP.

Insights from Business Executives

As part of this study, a group of business executives from prominent companies in Southern California

were interviewed. In general, these business leaders expressed optimism about the long-term prospects of the region. There was a clear acknowledgement of the benefits from their firm’s presence in the Southern California market. This included recognition of a talented regional labor force, an excellent higher education system, a diverse and dynamic economy, and extensive resources to support their businesses. However, a recurring theme centered on the concern for the state’s ability to remain competitive, given the high cost of doing business in the area and the chronic lack of housing affordability. Executives also mentioned concerns about taxation and regulation, as well as a sense that elected officials either ignore the needs of business or do not understand how business works. Indeed, these concerns prompted some firms to explore investment and job creation opportunities both outside of Southern California and the state.

Regional Findings

Several metrics can be used to establish California’s standing as the first among states: largest gross domestic product, largest number of employees and labor force, recipient of most of the nation’s venture capital, most patents registered, and among the highest in per capita income (only New York, Massachusetts, and Washington have a higher per capita GDP; both Texas and Florida are far behind and not in the top 15 of U.S. States). However, state-level comparisons of California to other states are not particularly meaningful for policy purposes and can potentially be quite misleading. The analysis presented in this report drills down to the regional level to explore where California has gained or lost its competitiveness, looking at the industry composition of Southern California and comparing it over time with that of other regions. In particular, we examine regional industry clusters, a term that refers to geographic groupings of interconnected industries and institutions that are related or have significant supply-chain linkages. The comparison shows:

- The Los Angeles region’s industry composition has diverged from that of other high productivity and high cost-of-living areas, such as Austin, Boston, and Seattle. Over the period from 2011 to 2022, the region has become more similar to areas such as Miami, Saint Louis, and Birmingham, which have a mix of industries with low productivity growth and low cost-of-living. By contrast, San Francisco’s industry composition resembles that of Austin and Washington DC, while the Silicon Valley’s mix of industries is quite unique, looking mostly like that of Seattle. When we measure employment growth across “traded industry clusters” we find that the Los Angeles-Inland Empire region is growing faster in clusters with lower productivity growth, while other regions in the state such as San Diego or the Silicon Valley are growing in their high-productivity growth clusters. Traded clusters are important since they represent a



region's ability to trade, and hence its competitiveness, with other regions.

- The Greater Los Angeles region has historically had an advantage in key industry clusters such as Aerospace, Video Production, and Apparel, but as these industries have become less geographically concentrated and have grown clusters in other metro areas, it has reduced the economic advantage for firms to locate in the Greater Los Angeles area.
- As the U.S. economy becomes more integrated, and as transportation and communication technologies advance, collaboration across regions with similar industry compositions is enhanced. Moreover, although California is still the leader in many of these clusters, other regions in the country have aggressively invested in infrastructure, education, and other aspects in an effort to create and grow their own local clusters in these same high-productivity industries. To give an example: Entertainment has expanded in size in Georgia, Information Technology in Austin, or Biomed in North Carolina's Research Triangle. As other regions catch up with those in California, they become more attractive to firms and workers. As a result, there are significant migration flows of workers and firms among cities with similar industry clusters, e.g., Silicon Valley and Austin, San Diego and the Research Triangle in North Carolina, San Francisco and Boston, Los Angeles, and Dallas.

Statewide Findings

California has experienced a net out-migration of firms and households, which has historically been replenished, until recently, with domestic and international migration, and by the birth of new firms on the industry side. Compared to the overall size of the state, the magnitude of population flows in- and-out of the state is small. Nevertheless, the recent exodus marks a departure from the long-term historical patterns experienced by California, which has been a magnet for migration from around the country and the world.

- The data suggest that high cost of living and low housing affordability in the state's largest cities are the primary drivers for out-migration of workers and firms. At the same time, recent changes in immigration policy at the federal government level have contributed to the net out migration. The departure of those with lower incomes and lower levels of educational attainment may be evidence that the state has become less affordable to those individuals. On the other hand, our data analysis, along with that of others, cannot find clear evidence for the hypothesis that the "millionaire tax" is driving high-income, high-wealth households out of the state. In fact, our data

show that domestic workers who migrate into California tend to have higher incomes, are more likely to be college graduates, and are younger. This constitutes a "Brain Gain" stemming from domestic immigrants.

- California continues to lead the nation in terms of size, contribution to U.S. job growth, patents (only one country in the world has a higher number of patents: Japan), and venture capital. In fact, because it leads the nation in venture capital and the number of patents registered, there is a continuous birth of new firms. As these firms expand, they take advantage of the local economies in the state: labor markets with a large number of workers and employers, and local communities with many (but never enough) highly-educated creative workers. These local economies also feature an abundance of input providers; a thriving business infrastructure; and knowledge spillovers to businesses from its successful higher education institutions. These firms are willing to locate in California because of the advantages and benefits that its knowledge economy affords them, which clearly outweigh (in their decision process) the higher cost-of-doing business here. Firms in these industry-leading sectors take advantage of the knowledge economies in California (economists refer to this as "localization economies").
- Once these firms are sufficiently large or mature to internalize these economies, they may move to other regions in the country or the world where labor and land are more affordable. The same is true for firms that do not benefit as much from the localization economies that help high-end firms thrive.
- Regardless, as other regions create cluster ecosystems that more closely resemble those of California's regions, their appeal to new firms will grow. Their appeal will be enhanced to the extent that they "compete" effectively with California regions in terms of the cost of living and the amenities they offer residents.

Recommendations

The data imply that to understand California's competitiveness, we must take a regional approach and perspective to economic development. Economically, there is no "one-size-fits-all" policy for the different regions within the state. Each region and their key industry clusters must compete with, and fend off, competition from other regions. Economic policy must be tailored to meet each region's needs in order to be effective.



The following recommendations will result in innovation and improved competitiveness for the state's regions, and in turn, California as a whole.

- Develop an economic strategy that considers and supports regional differences. California excels at hosting high-productivity industry clusters such as Entertainment in Los Angeles, Information Technology in Silicon Valley, Logistics in the Inland Empire, or Biomed in San Diego. An economic strategy that capitalizes on regional expertise can be an integral part of a statewide economic strategy.
- Develop partnerships between higher education and industry that promote occupational skill upgrading to satisfy the demand for talent and skills from the local industry clusters that are interconnected with the rest of the world.
- Define business attraction and retention strategies at the regional level that drive innovation in leading regional clusters and are supported by a statewide plan. Although California is viewed as a knowledge-generating economy, its industry clusters tend to be anchored in one region of the state or another. Regional strategies must account for and exploit regional industry-specific advantages (so called localization economies of scale) in order to maintain a region's competitive edge.
- As regions around the country become more and more competitive, California's regions must leverage their assets to increasingly compete for workers as well as firms. California can do so more effectively by addressing the state's high cost of living and by ensuring that community amenities are on par with those in other states. Without this essential ingredient, the state's supply of educated workers who place high value on quality of life in choosing a place to live will fall short of the demands of its industries.
- Build entrepreneurial infrastructure and support that will attract new firms while also lowering the barriers to entrepreneurship for its homegrown talent.

For Southern California in particular, we believe that economic development through the policies suggested above goes hand-in-hand with affordability, the supply of urban amenities, and the quality of life experience. Examples of urban amenities are the availability of parks and green spaces,

alternatives to the long commutes and solutions to traffic problems, and most importantly, increases in the housing supply to feature modern urban life-work amenities. These measures should be part of a comprehensive economic strategy to ensure that the regions can attract and retain their workforce.



May 25, 2023

Assemblymember Phillip Ting
Chair, Assembly Budget Committee
1021 O Street, Suite 8230
Sacramento, California, 95814

Senator Nancy Skinner
Chair, Senate Budget Committee
1021 O Street, Suite 8630
Sacramento, California, 95814

RE: Finding a Permanent Home in the State Budget for Homelessness Programs and Affordable Housing

Dear Chairs Ting and Skinner,

In the spirit of a strong state and local government partnership that benefits all Californians, we the undersigned Members respectfully ask for your consideration for **a permanent funding stream of \$3 billion annually for cities to help Californians find homes** and prevent more Californians from having to live on the streets, under bridges, or in their cars.

A recent statewide survey by the League of California Cities underscores why this funding is so essential to helping cities serve those experiencing homelessness in their communities. According to the [survey results](#), 84% of cities have implemented various programs aimed at address homelessness. Nearly 90% of cities have fiscal concerns over providing existing homelessness services long term. Alarminglly, **1 in 4 cities reported having to divert funding from unrelated city programs to support homelessness programs and services**. Despite the concerted efforts of local governments, the number of individuals entering homelessness continues to surpass the capacity of these initiatives to effectively support individuals transitioning out of homelessness.

One-time funding inhibits cities' long-term planning efforts and stifles more ambitious statewide goals. An ongoing investment of \$3 billion from the state would have transformative effects, generating crucial housing production and providing vital support to thousands of Californians currently experiencing homelessness. Most significantly, such funding would play a pivotal role in preventing thousands more individuals from losing their homes in the first place. By replacing the outdated patchwork funding approach with a dedicated commitment to ongoing state funding, cities across California can establish an accountable oversight system for implementing effective homelessness programs.

With the slowing economy, stubbornly high inflation, and the threat of another potential recession, **we know that more of our residents could lose their homes and join the growing ranks of the unhoused. Together, we affirm that all Californians deserve a place to live.**



The collaboration of all levels of government is of utmost importance to advancing the shared state and local goals of addressing homelessness, ultimately leading to the creation of robust and prosperous communities that benefit all Californians. I look forward to working with you and the League of California Cities to realize a strengthened partnership that will significantly improve the quality of life for all residents of California

Sincerely,

Sharon Quirk-Silva

SHARON QUIRK-SILVA
Assemblywoman, 67th District

Stephanie Nguyen

STEPHANIE NGUYEN
Assemblymember, 10th District

Rick Chavez Zbur

RICK CHAVEZ ZBUR
Assemblymember, 51st District

Heath Flora

HEATH FLORA
Assemblymember, 9th District

Tasha Boerner

TASHA BOERNER
Assemblymember, 77th District

John Laird

JOHN LAIRD
Senator, 17th District

Buffy Wicks

BUFFY WICKS
Assemblymember, 14th District

Bill Dodd

BILL DODD
Senator, 3rd District

Corey A. Jackson

COREY A. JACKSON
Assemblymember, 60th District

Juan Alanis

JUAN ALANIS
Assemblymember, 22nd District

Lori D. Wilson

LORI D. WILSON
Assemblywoman, 11th District

Catherine Blakespear

CATHERINE BLAKESPEAR
Senator, 38th District

STATE CAPITOL
P.O. BOX 942849
SACRAMENTO, CA 94249-0067
(916) 319-2067
FAX (916) 319-2167



MIKE A. GIPSON
Assemblymember, 65th District

LAURIE DAVIES
Assemblywoman, 74th District

PILAR SCHIAVO
Assemblywoman, 40th District

DAWN ADDIS
Assemblymember, 30th District

LENA A. GONZELEZ
Senator, 33rd District

SUSAN RUBIO
Senator, 22nd District

JANET NGUYEN
Senator, 36th District

SCOTT WILK
Senator, 21st District

MARC BERMAN
Assemblymember, 23rd District

THOMAS J. UMBERG
SENATOR, 34th District

ROSILICIE OCHOA BOGH
Senator, 23rd District

BLANCA PACHECO
Assemblywoman, 64th District

TRI TA
Assemblymember, 70th District

BOB ARCHULETA
Senator, 30th District

BLANCA E. RUBIO
Assemblywoman, 48th District

STEVEN BRADFORD
Senator, 35th District



The Honorable Gavin Newsom
 Governor of California
 1021 O St., Ste. 9000
 Sacramento, CA 95814

Senate President Pro Tempore Toni Atkins
 1021 O Street, Ste. 8518
 Sacramento, CA 95814

Senate Budget Chair Nancy Skinner
 1021 O Street, Ste. 8630
 Sacramento, CA 95814

Assembly Speaker Anthony Rendon
 1021 O Street, Ste. 8330
 Sacramento, CA 95814

Assembly Budget Chair Phil Ting
 1021 O Street, Ste. 8230
 Sacramento, CA 95814

May 11, 2023

RE: Ongoing Funding to Address Homelessness in the 2023-2024 Budget

Dear Governor Newsom, Senate President pro Tempore Atkins, Assembly Speaker Rendon,
Senate Budget Chair Skinner, Assembly Budget Chair Ting:

Thank you for your commitment to addressing California's most pressing humanitarian crisis: homelessness. The unprecedented state investments in addressing our affordable housing and homelessness crisis under your leadership have helped tens of thousands of Californians exit homelessness into permanent housing, access shelter and supportive services, and connect to care. As a result of this investment, California has significantly expanded the capacity of local homelessness response systems, including increasing access to interim and permanent housing, outreach, and targeted homelessness prevention.

The undersigned local government leaders, nonprofit service providers, business associations, advocates, and people directly impacted by homelessness humbly request you build on your commitment by prioritizing in the 2023-24 budget **ongoing funding for solutions to homelessness through the Homeless Housing, Assistance, and Prevention (HHAP) Program, while including comprehensive accountability measures for both the local grantees and the state.**

Solving homelessness will require more than ongoing funding. It will require addressing our housing crisis through continued significant investments in building and preserving more affordable and supportive housing development and increasing housing stability including expanding tenant protections. However, ongoing funding for homelessness would be transformative. A commitment of ongoing funding would establish a baseline that local homeless response systems could rely on to build capacity, support the frontline workforce of people providing services, and dedicate funding to a more comprehensive response. It will allow local recipients to fund long-term housing interventions that are difficult to provide with one-time funding and sustain the success of critical programs like Homekey. Ongoing funding would reduce administrative burdens on state and local systems, allowing more resources to go toward achieving reductions in homelessness.

We share the Administration and Legislature's goals of greater accountability around homelessness. We welcome continued conversation on how to align metrics and set ambitious goals, define local and state roles in addressing homelessness, and ensure we are all achieving the collective outcome of sharply reducing the number of people experiencing homelessness. Ongoing funding provides a critical accountability tool that allows the state to leverage future funding to improve underperforming programs and reward high performing ones.

We share a vision of a state in which all Californians have an affordable place to live and can access the services and care they need. Creating ongoing funding to solve homelessness is a critical foundation to realizing that future.

Thank you for your continued leadership and collaboration.

Sincerely,

Zella Knight

Zella Knight
Bring CA Home Coalition and
Residents United Network Los Angeles

Mayor Todd Gloria
Big City Mayors Coalition
City of San Diego

Justin Garrett
CA State Association of Counties

Carolyn Coleman
League of California Cities

Sharon Rapport
Corporation for Supportive Housing

Chione Flegal
Housing California

Amy Lemley
John Burton Advocates for Youth

Ann Oliva
National Alliance to End Homelessness

Nella McOsker
Central City Association

Francisco Dueñas
Housing NOW!

Tomiquia Moss
All Home

David Low
Destination Home

Tamera Kohler
Regional Task Force on Homelessness San Diego

Jennifer Hark Dietz
PATH



Stephanie Klasky-Gamer
LA Family Housing



William F. Pickel
Brilliant Corners



Amy Turk
Downtown Women's Center



Hope Kamer
Compass Family Services San Francisco



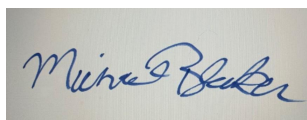
John Maceri
The People Concern



Jonathan Russel
Bay Area Community Services



Michelle Murphy
Orange County United Way



Michael Blecker
Swords to Plowshares



Beth Stokes
Episcopal Family Services



Wendy Wang
Sycamores



May 31, 2023

The Honorable Buffy Wicks
Chair, Assembly Committee on Housing and Community Development
1021 O Street, Room 4240
Sacramento, CA 95814

RE: AB 1657 (Wicks) The Affordable Housing Bond Act of 2024.
Notice of Support *(As of 04/17/23)*

Dear Assembly Member Wicks,

The League of California Cities (Cal Cities) is pleased to support your AB 1657, which would place a \$10 billion bond measure on the March 2024 ballot to spur the production of affordable and supportive housing.

Housing affordability and homelessness are among the most critical issues facing Californians today. City officials intimately understand these crises firsthand. Local leaders are working to find creative solutions so homes of all income levels can be built. That is why Cal Cities has called on the Legislature and the Governor to include a \$3 billion annual investment in the 2023-24 state budget to help cities prevent and reduce homelessness and spur housing development.

AB 1657 aligns with Cal Cities 2023-24 state budget request, as this measure seeks to provide targeted and significant funding to support community-based solutions that get our residents off the streets and keep them in their homes. A recent [statewide survey](#) by Cal Cities underscores the need for funding. The results show that cities believe limited supportive housing options and lack of ongoing funding are the top two barriers to preventing and reducing homelessness.

The investments proposed in AB 1657 would come at a critical time as the last round of funding for the state's flagship multi-family affordable housing program, the Multifamily Housing Program, was oversubscribed ten to one. Affordable housing projects are ready to go if funding is available.

Even though the 2023-24 May Revision proposes \$712.5 million in cuts and delays of much needed housing funding, Cal Cities stands strongly behind its position that now is the time to invest in affordable housing. With the slowing economy, stubbornly high inflation, and the heightened threat of an economic recession, we know that our residents, now more than ever, are at risk of housing instability, losing their homes altogether, and becoming subject to homelessness.

Cal Cities 2023 [advocacy priorities](#) focus on expanding investments to prevent and reduce homelessness and increase the supply and affordability of housing. AB 1657



further these priorities by investing in affordable and supportive housing programs critical to addressing the homelessness crisis. For these reasons, Cal Cities **supports AB 1657**. If you have any questions, do not hesitate to contact us at ccirincione@calcities.org and jrhine@calcities.org.

Sincerely,

A handwritten signature in blue ink that reads "Caroline Cirrincione".

Caroline Cirrincione
Legislative Affairs, Lobbyist

A handwritten signature in blue ink that reads "Jason Rhine".

Jason Rhine
Assistant Director, Legislative Affairs

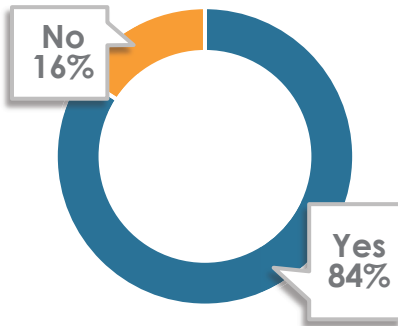
Responding to Homelessness

Real progress requires ongoing resources

California cities are working in overdrive to prevent and reduce homelessness and boost affordable housing in their communities. Many cities are doing their part, but the demand for housing and services are outpacing their efforts, straining capacity, and draining resources. The crisis is so urgent that more than one in four cities have reduced or cut funding from other city programs to provide additional homelessness programs and services.

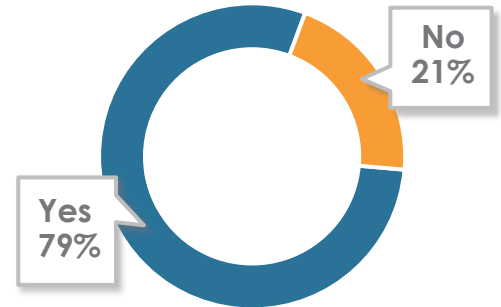
With the threat of an economic recession looming, the number of unhoused residents will only increase, as will the number of Californians who can't access affordable housing. Now more than ever, cities need ongoing, permanent funding to continue to provide emergency and temporary shelters, build permanent supportive housing, provide rent relief, and hire staff to connect people with wraparound services.

Has your city implemented programs to address homelessness?



Limited supportive housing options and **lack of ongoing funding** are the top two barriers to preventing and reducing homelessness.

Has your city spent general fund money to address homelessness since FY 2018-19?



Does your city have fiscal concerns over providing existing homelessness services long term?



Cal Cities urges the state to invest **\$3 billion in ongoing, permanent funding to prevent and reduce homelessness** and boost affordable housing.

Cities would increase capacity, resources, and services with ongoing funding to reduce homelessness, such as:

- ▶ Additional supportive services
- ▶ Homeless outreach teams
- ▶ Additional affordable housing options
- ▶ Increasing shelter space
- ▶ Rent subsidy programs
- ▶ Additional voluntary behavioral programs and services
- ▶ Bolstering city workforce

For more information email ccirincione@calcities.org.

*Data and Assumptions: The League of California Cities conducted a statewide survey in March 2023 to better understand how cities are responding to the homelessness crisis. In total, 189 cities responded to the survey, and represent a diverse group of cities by geography, population, and setting. Collectively, these 189 cities represent 38.2 percent of the state's population (14.97 million residents).



Responding to Homelessness

How California cities are making real progress

The recent, sharp rise in the number of Californians experiencing homelessness is now reaching crisis proportions. Most of these individuals experiencing homelessness are concentrated in cities.

In the last few years, cities have accelerated their efforts to find innovative solutions to prevent and reduce homelessness. Local leaders are forming public-private partnerships, collaborating closely with residents and community groups, and cobbling together a patchwork of funding to deliver emergency shelters, permanent supportive housing, and a wide array of other wraparound services. However, in many cities — even with new investments and accelerated efforts — the number of people falling into homelessness is outpacing the number of people cities are able support. Cities need a permanent home in the state budget to be able to address this crisis.

The cities below are a small sampling of those throughout the state that are making progress in supporting and reducing the number of unhoused individuals in their communities. Their work provides insights into what works to prevent and end homelessness.

[Bakersfield](#)

Since 2020, [Bakersfield](#) has invested millions of city, county, and state dollars to support individuals experiencing homelessness, provide housing, increase staffing, and expand wraparound services. This influx of funding has seeded projects such as a new 150-bed navigation center and 70 more beds at existing shelters. An additional 118 navigation center beds, the creation of a countywide Homeless Action Plan, the expansion of street outreach teams, and more direct behavioral health supportive services at the city's four homeless shelters are all underway.

[Corona and Norco](#)

In 2020, [Corona](#) adopted its Homeless Strategic Plan, with the mission of forming public-private partnerships with dozens of local nonprofits and faith-based organizations to deliver a broad spectrum of services to people experiencing homelessness. The plan soon led to a joint program with the smaller, neighboring city of [Norco](#). A statewide nonprofit provides outreach services, case management, support services, and a path to permanent housing in both cities. The program's impact was immediate: Homelessness in Corona has decreased by 33% since 2020. In Norco, 26% of the program participants have moved into permanent housing. This unique joint program, funded by state, federal, and local dollars, has served as a model for other cities in California.

[Eureka](#)

[Eureka](#) has significantly reduced the number of unhoused residents through Uplift Eureka, a pioneering program that combines an array of social services. Through streamlined services and expanded partnerships with dozens of community-based organizations and government agencies, Eureka's capacity to give people the support they need has vastly increased. Uplift Eureka focuses on four areas: housing assistance, resume and interview skill development, job training, and outreach. Since its inception in 2019, the program has raised more than \$3 million in grants, including a cornerstone \$1 million federal Emergency Solutions Grant, and reduced the number of people experiencing homelessness by roughly 25%.

[Hayward](#)

The number of people experiencing homelessness in [Hayward](#) fell by 22% from 2019 to 2022, due in large part to the city's first Housing Navigation Center and motel conversion project. The center, staffed and managed by a local nonprofit, provides a host of services, including outreach, short-term housing, intensive case management, and housing placement services for people living in encampments. The center is funded through several revenue streams, including the voter-approved state Safe Neighborhood and School Fund, the American Rescue Plan Act, and the city's General Fund/Community Development Block Grants.

[Paramount](#)

For cities with few resources, connecting people with existing systems of care is key to reducing homelessness. [Paramount's](#) strategy revolves around coordinating services with public agencies and community nonprofits. The city has also passed several affordable housing incentives. These efforts have been remarkably successful; the number of unhoused residents has plummeted by 56% since 2019. One such partnership with a local nonprofit and the Paramount Unified School District has directly aided 27 Paramount families and permanently housed 10.

[Redlands](#)

In March 2022 [Redlands](#) received \$30 million in state Homekey funding to convert a former motel into housing for chronically homeless people. Six months later, the first of 100-plus residents began moving into the studio apartments. The Governor and federal homelessness experts have lauded this unprecedented speed of construction, which Redlands credits to strong public-private partnerships. The city worked closely with a company to remodel the motel and manage the property, and a local nonprofit provides supportive services.

[San Diego](#)

[San Diego](#) has successfully secured a variety of funding sources to prevent and reduce homelessness on multiple fronts. In the last two years, the city received \$27.5 million in state Homeless Housing, Assistance and Prevention grant funding, as well as an additional \$11.8 million in Homekey funding. San Diego County also granted \$5 million to three cities, including San Diego, to collaboratively bring more shelter options online and connect more people to services. The results have been striking. In six months, San Diego increased its shelter beds capacity and street outreach by 28%. In 2022 alone, the city also connected more than 1,470 people experiencing homelessness to permanent or longer-term housing.

[The cities of San Mateo County](#)

A city cannot solve homelessness by itself. It requires the political will of several government entities, as well as the support of the entire community. In [San Mateo County](#), 20 cities, the county government, and community leaders banded together to educate and raise the awareness of residents about the urgent need for permanent supportive housing. The result? Since 2021, 733 formerly homeless households have moved into permanent housing. To date, more than 300 new units of interim and permanent housing have gone up, and a navigation center is slated to open in 2023, with 240 beds for interim housing — a 91% increase from 2019.

Boosting Affordable Housing

How California cities are making real progress

On any given day, newspaper headlines in California and across the nation are highlighting the state's growing housing supply and affordability crisis. [Seven in ten Californians](#) view housing affordability as one of the top problems in their community, and there is [growing concern from residents](#) that housing prices are so expensive, younger generations will be priced out of ever being able to buy a home.

Cities are working hard to develop solutions that spur housing production so Californians of all income levels have a place to call home. They're taking on these difficult and complex tasks all while navigating the state's annual barrage of housing bills that, in some cases, serve as barriers for cities to successfully grow affordable housing supply. The cities below are just a few examples of communities creatively leveraging partnerships, community input, and multiple funding sources to significantly increase affordable housing.

[Alameda](#)

[Alameda](#), a city historically resistant to new development, became the first Bay Area city in 2022 to adopt an ambitious, state-certified housing plan. The plan, created with substantial input from residents, businesses, and other stakeholders, is to build more than 5,300 homes and apartments. The state commended Alameda for its leadership in taking concrete action to close the housing availability gap.

[Baldwin Park](#)

[Baldwin Park](#) teamed up with Habitat for Humanity to increase its affordable housing supply. The city has earmarked \$5 million in American Rescue Plan Act funding for housing acquisition and rehab, which Habitat for Humanity is using to repair homes — with a special focus on those owned by senior citizens — as well as purchase homes, repair them, and sell them to families at below-market value. The initiative's creative financing and partnership, coupled with a leading national affordable housing group will, yield 40 to 50 new affordable homes for low-income families.

[Banning](#)

This Riverside County city hopes to nearly double in size in the coming decade. To turn into a more vibrant, walkable 21st century city, [Banning](#) has prioritized the creation of affordable housing. In 2020 and 2021, the city issued nearly 1,000 new residential permits and approved a new master-planned development. With nearly 500 homes completed and another 4,000 in the pipeline, the development alone will increase the city's housing stock by roughly a third. An additional 8,500 other homes are in various stages of development.

[Emeryville](#)

For decades, the small Bay Area city of [Emeryville](#) was mostly zoned for commercial and industrial use. However, as the state's affordable housing crisis deepened, Emeryville reversed course and prioritized housing. Approximately 1,100 housing units are in the pipeline, 35% targeted for low-income residents. One way Emeryville jumpstarted affordable housing construction was by creating a development bonus code, which grants developers who meet or exceed the city's affordable housing requirements and include other community benefits, such as increased parking and density.

[Merced](#)

From 2008 to 2016, only 200 new homes were built in [Merced](#). From 2019-2021, the Central Valley city averaged 700 new single-family homes and 400 multifamily per year — with many more on the way. In 2022, the city was awarded \$31 million from the state to help build two affordable housing complexes,

which will include 264 new multifamily homes. Merced has also partnered with several nonprofits, banks, government entities, and development companies to further grow housing supply. Officials estimate these partnerships will yield 600 additional affordable units in the coming years.

[Nevada City](#)

Rural communities must contend with many extra challenges when developing housing, including reduced access to funding, workforce shortages — and in the case of [Nevada City](#) — wildfire risks, higher associated insurance costs, and a lack of buildable terrain. Until the opening of Cashin's Field — 51 units for extremely-low, very-low, and low-income families — the last large multifamily housing built in Nevada City was in 2001. The city financed the project by cobbling together a variety of public and private funds. With the project, Nevada City exceeded its state-mandated low-income housing requirement.

[Pomona](#)

In 2022, [Pomona](#) adopted a new set of housing and land use policies to address the widening affordable housing gap. The multi-faceted toolbox includes the adoption of an inclusionary housing ordinance, the aggressive pursuit of regional, state, and federal grant opportunities, various policy reforms, and a streamlined building permit process. As of 2023, the city had over 2,500 total units in the development pipeline, including several 100% affordable housing projects.

[Redding](#)

[Redding's](#) affordable housing crisis was exacerbated by a wildfire that destroyed more than 1,000 homes in 2018. In response, the city helped spur several notable affordable housing projects thanks to a creative mix of financing and partnerships. As of mid-2022, Redding had added 82 units for low- and very low-income residents at the Downtown Market Center Apartments, with another 79 affordable and 15 market-rate units in the pipeline. Redding is also at the forefront of a potential cost-saving construction measure: It was the first city in California to approve the construction of an on-site, 3D-printed, single-family home.

[Sacramento](#)

In 2022, [Sacramento](#) became the first city in California history to receive the state's "prohousing designation," reflecting the city's efforts to speed up housing production among a dire shortage of affordable homes. To expedite and encourage housing development, the city is waiving fees for affordable housing construction, allowing by-right housing in commercial corridors, expediting approvals for accessory dwelling units, and reducing or eliminating parking requirements. The designation gives the city an advantage in applying for state and federal grants and tax credits for affordable housing projects.

[Santa Ana](#)

[Santa Ana](#) took an equity-centered approach when it transformed one of its oldest neighborhoods into an affordable housing community for families earning between 30 and 60% of the area median income. The city focused on the needs and history of the neighborhood, ensuring that neither businesses nor residents were displaced. The community features many amenities, including an outdoor open space and a revitalized commercial center. The project was funded by multiple sources, including \$6 million in city resources.

[Santa Monica](#)

In 2022, [Santa Monica](#) launched a pilot program prioritizing affordable housing for families displaced by urban renewal policies of the 1950s and '60s. The city-funded program, initially open to 100 displaced, low-income families or their descendants, gives priority access to below-market rent apartments. Santa Monica is one of a handful of cities nationwide attempting to compensate the more than a million people impacted by racist urban renewal policies. The city is also funding several affordable housing projects.



New mixed-used developments, such as The Gabriel, are the result of new housing policies developed by the city of Pomona. The city adopted a set of holistic housing and land use policies to address its housing shortfall.

March 1, 2022 | [Local Works](#) | By Anita D. Gutierrez

Pomona's housing toolbox: A holistic, long-term plan for housing construction

Anita D. Gutierrez, AICP, is the development services director for the city of Pomona. She can be reached at Anita.gutierrez@pomonaca.gov or (909) 620-2421.

#LocalWorks

Like many cities throughout the state, Pomona’s housing production has not kept pace with its population growth. In 1988, the city had 37,000 homes for a population of almost 120,000. Since then, the city has added more than 30,000 residents, but only 3,000 homes.

To address this shortfall, the city has adopted a series of holistic housing and land use policies aptly called “Pomona’s toolbox.” The tools help address ongoing housing issues — such as the high cost of homeownership or rent — as well as related issues, like racial inequity, accessibility, and transportation. When used together, these tools can boost production and ensure that housing is safe, affordable, and supports a higher quality of life for renters and homeowners.

Although many of the city’s most ambitious policies are still in their infancy, the effects can already be seen. Since 2018, the city has issued more than 1,200 residential building permits, with 2,500 more currently under review.



The city of Pomona studied its unique housing needs and demographics to establish a community framework that guides policy development, prioritizes grant funding pursuits, focuses city resources, and ultimately shapes a robust housing strategy.

The first tool: understanding Pomona’s community framework

To do this, the city had to study its unique housing needs and demographics to establish a community framework that guides policy development, prioritizes grant funding pursuits, focuses city resources, and ultimately shapes a robust housing strategy.

Pomona’s demographics differ from neighboring cities. According to U.S. Census data, Pomona’s households are increasingly female-led, unrelated, large, and multigenerational. Employment trends reveal a need for housing to support moderate-income households, or what is informally known as “the missing middle.”

Supporting this group is a central part of Pomona’s housing plans. The city aims to provide diverse housing options along a spectrum of affordability, including duplexes and small-lot developments.

For Pomona Mayor Tim Sandoval, it is not just about creating pathways to homeownership. It is also about ensuring that renters are supported beyond the short term. In Pomona, more than one in five renters earning less than 50% of area median income spends more than 30% of their income on housing. For one in seven in that same category, that cost rises to 50%.

“Our goal is to improve housing stability for all by providing a range of quality affordable housing, with an emphasis on creating places where our community members can thrive and remain for years to come without fear of being priced out, displaced, or evicted,” said Sandoval. “When the vast majority of one’s income is being used to secure shelter, other aspects of the household budget suffer and it becomes a vicious cycle to make ends meet, limiting upward mobility opportunities.”

A new tool in the toolbox: inclusionary housing

One of Pomona's newest tools is an inclusionary housing ordinance, which the city adopted last year. The policy requires housing developments with more than three units to sell or rent units at affordable rates for moderate-income households (those earning 80% to 120% of the area median income).

The provision requires developments to set aside 7% to 13% of the total available units, depending on the type of units and whether they are for sale. For projects with fewer than 30 units, developers can opt for an in-lieu fee payment on a sliding scale instead. That payment is placed into a local affordable housing trust fund, which the city can use to finance future affordable housing opportunities. To further incentivize affordable housing production, the ordinance enables officials to waive the development impact fees for inclusionary units.

However, inclusionary housing alone will not solve the city's affordability crisis. The city is now setting its sights on addressing the severe cost burden to renters through additional economic policy reforms.

“In addition to housing production, the city council is focused on exploring economic support in the form of a guaranteed basic income program and a rent stability ordinance,” said Sandoval.



In 2014, the city developed a new plan to increase density which established housing densities ranging from 20 to over 100 units an acre.

The most important tool in the toolbox: grants

Like many cities, Pomona's ambitions often exceed its budget. In fact, the city's budget is comparatively less than many similar-sized cities in the region, which makes moving much-needed and wanted programs and policies forward even more challenging.

For example, in 2014, the city developed a new plan to increase density. Based on the **transect** model of density — which encourages mixed-use development and greater density depending on the layout of an existing neighborhood — the plan established housing densities ranging from 20 to over 100 units an acre.

Implementing this plan has happened in fits and starts. While corridors-specific plans enabled mixed-use development along major corridors for the first time, a larger, comprehensive update to the rest of the city's zoning was shelved due to funding and staffing constraints.

In order to support new housing policies, Pomona has aggressively pursued regional, state, and federal grant opportunities. In the last 18 months, the city has received over \$2 million in funding to streamline housing production and improve quality of life issues, such as reconceptualizing rights-of-ways to add more green space.

With grant funding now at its disposal, the city is developing a series of land use reforms that will further streamline housing production. First on the list is fully implementing the 2014 transect density vision through a comprehensive update to the city's zoning code, funded by a combination of Local Early Action Planning and [SB 2 \(Atkins, 2017\)](#) grants from the California Department of Housing and Community Development.

Finding tools to combat systemic inequities

California's housing crisis is driven as much by systemic inequity as it is high construction costs. Therefore, city officials are also reimagining and adopting development standards that meaningfully address potentially exclusionary housing and development policies related to lot coverage, parking, site standards, and unit type requirements.

For example, officials are analyzing [visual evidence of how federal redlining and freeway development](#) carved structural racism and environmental injustices into the community.

In order to bring forward meaningful, transformative policies for change, it is critical to understand how these embedded, discriminatory policies created conditions for inequity and their lasting impacts on the community, including where and how people live. City leaders hope to implement new zoning laws that are context-sensitive and based on existing land use patterns.

An overlooked set of tools: transportation and pedestrian connectivity

Transportation and walkability are major factors that many people consider when choosing where to live. Ensuring that the city's transportation system accounts for all users — pedestrians, cyclists, and public transit users — can spur additional growth and improve residents' quality of life. This is particularly important as the city seeks to increase its overall density.

As a result, the city is pursuing a citywide complete streets ordinance. Funded through a \$700,000 Sustainable Communities Program grant from the Southern California Association of Governments, the initiative will be developed through robust community engagement with a diverse range of institutional and community stakeholders. This effort is unique in two ways.

First, it will be implemented as an ordinance, enabling complete streets to function as a regulation, rather than a design guideline. Second, it will establish a nexus between development and active transportation — such as biking. This city will require qualified new development to provide objective complete street standards as part of their project design. Alternatively, developers will be able to pay into an in-lieu fee, enabling the city to fund the complete streets network over time.

Nearly half of the grant funding will be used to test complete street standards in real-time through quick-build demonstrations rooted in the philosophy of **tactical urbanism** — small, quick changes to cityscapes aimed at improving quality of life issues

Pomona is also actively exploring the reuse of its downtown parking lots through a \$225,000 Regional Early Action Planning grant funded by the Southern California Association of Governments. The study will identify parking, mobility, and open space infrastructure needs, and include a housing feasibility analysis for city-owned parking lots.

Pomona Deputy City Manager Kirk Pelsler believes such a study is an important part of the economic development toolkit. “As regulations change in regard to the disposal of surplus land, cities need to be creative in leveraging assets and piecing together gap funding sources in order to help secure housing and economic development opportunities,” said Pelsler.



Pomona's Hope for Home, a 400 bed homeless shelter with wrap around services, expanded opportunities for Project Room Key locations, and tested the feasibility of community land trusts.

Using local tools to create regionwide solutions

Ultimately, the state's housing crisis requires partnerships at every level of government. The Pomona Housing Authority, which utilizes local, state, and federal funding to pursue and implement a myriad of rental assistance programs, has spearheaded several important projects.

For example, the housing authority led the ground-up construction of Hope for Home, a state-of-the-art, 400-bed homeless shelter with wraparound on-site services, expanded opportunities for Project Room Key locations, and tested the feasibility of community land trusts.

Most notably, the housing authority helped establish the San Gabriel Valley Regional Housing Trust Fund in 2020, a joint powers authority that funds the planning and construction of housing for unhoused residents, as well as extremely-low, very-low, and low-income housing projects in the San Gabriel Valley. The joint powers authority has financed hundreds of new units in the valley, including two 100% affordable housing projects in Pomona, with a third awaiting final funding award.

One of the grantees, the Cesar Chavez Foundation, was awarded \$2 million in 2021; the foundation is finalizing construction plans for the East End Village in Pomona, a 100% affordable, 125-unit apartment project. For Welton Smith, the director of real estate development for the Cesar Chavez Foundation, partnerships are the key to creating successful affordable housing projects.

“The city of Pomona has been a phenomenal partner, demonstrating support of the project from the very start. California is beautiful but is it also one of the least affordable locations to live in. Creating truly affordable housing today is more important than ever,” said Smith.



Pomona currently has over 2,500 units in the development review pipeline, including multiple 100% affordable housing projects. Jamboree Housing Corporation is developing a 100% affordable housing development totaling 57 units.

Putting the toolbox to work: The next eight years

Pomona's pursuit of housing policy reform in the past five years comes against the backdrop of state requirements, like the Sixth Cycle Housing Element. The Regional Housing Needs Assessment for the 2021-2029 cycle requires Pomona to plan for 10,558 dwelling units over the next eight years.

Thanks to Pomona's toolbox, the city is prepared to meet that need. By curating a diverse set of tools, the city will be prepared to address housing issues from a range of perspectives. The city's general plan already provides the density needed to meet demand. Therefore, city officials are focusing on streamlining the development process by

removing discretionary permits for housing and strengthening objective design standards. These efforts have already born fruit, with multiple housing projects no longer needing lengthy and costly discretionary permit processes.

There is no single program that can solve the affordable housing crisis. However, studies have shown that a well-executed inclusionary housing program can generate a steady supply of affordable housing units. There are currently no funding programs to assist in the production of moderate-income units and the market does not produce them without an incentive, making this is a vital part of the city's toolbox.

Additionally, changes to development standards, such as lot coverage, setbacks, height, and lot configuration, will help address the variety of household needs in Pomona by potentially allowing a bigger home footprint. This could pave the way for larger homes to be built, which would accommodate large, multigenerational families and encourage pedestrian connectivity.

Pomona currently has over 2,500 units in the development review pipeline, including multiple 100% affordable housing projects. This is more than double the number of units built in the city's previous housing element. A future Los Angeles County Metro expansion to north Pomona is expected to spur additional transit-oriented housing growth.

As Pomona's housing momentum aligns with the state and regional bodies like the Southern California Association of Governments, the city will use its own housing element to maintain the energy generated over the last few years. The **Pro Housing Pomona** document, adopted by the city council in early February, represents the city's definitive housing vision for the next eight years and coalesces efforts related to land use, financing, household resources, neighborhood resources, and fair housing.

HCED Bills 2023 Legislative Session

6/15/2023

HCED HOT

[AB 1490](#) (Lee D) Affordable housing development projects: adaptive reuse.

Last Amended: 5/1/2023

Status: 6/7/2023-Referred to Coms. on HOUSING and GOV. & F.

Location: 6/7/2023-S. HOUSING

Calendar:

6/20/2023 1:30 p.m. - 1021 O Street, Room 1200 SENATE HOUSING, WIENER, SCOTT, Chair

Attachments:

[AB 1490 \(Lee\) Oppose unless Amended, Senate Housing, 6-14-23](#)

[AB 1490 \(Lee\) Oppose Unless Amended, Asm. Committee on Housing and Comm Dev.](#)

Bill Summary: This measure would make 100% affordable housing projects that adaptively reuse existing residential buildings an allowable use, regardless of any inconsistencies between the project and any local plans, zoning, or regulations, and limits local governments from imposing maximum density or floor area ratio requirements, and any requirement to add additional parking or open space.

[SB 423](#) (Wiener D) Land use: streamlined housing approvals: multifamily housing developments.

Last Amended: 5/23/2023

Status: 6/8/2023-Referred to Coms. on H. & C.D. and NAT. RES.

Location: 6/8/2023-A. H. & C.D.

Attachments:

[SB 423 \(Wiener\) Sample Opposition Letter 5/24/2023](#)

[SB 423 \(Wiener\) Opposition, Senate Comm. on Housing](#)

Bill Summary: This bill would modify and expand SB 35 provisions that allow certain multifamily housing developments to take advantage of a streamlined, ministerial approval process. Specifically, this bill would:

- (1) Extends the 2026 sunset to 2036.
- (2) Applies SB 35 provisions to the Coastal Zone.
- (3) Allows the State to approve housing developments on property they own or lease.
- (4) Prohibits a city from enforcing its inclusionary housing ordinance if the income limits are

higher than those in SB 35.

HCED Priority Bill

[AB 309](#) (Lee D) The Social Housing Act.

Last Amended: 5/1/2023

Status: 6/7/2023-Referred to Coms. on HOUSING and GOV. & F.

Location: 6/7/2023-S. HOUSING

Calendar:

6/20/2023 1:30 p.m. - 1021 O Street, Room 1200 SENATE HOUSING, WIENER, SCOTT, Chair

Attachments:

[AB 309 \(Lee\), Oppose Unless Amended, Sen. Housing, 6-13-23](#)

[AB 309 \(Lee\) Oppose Unless Amended, Asm. HCD, 4-20-23](#)

Bill Summary: This measure would create the California Housing Authority with a mission to produce and acquire social housing developments for the purpose of eliminating the gap between housing production and regional housing needs assessment targets and to preserve affordable housing. Unfortunately, AB 309 would disregard this state mandated planning process and force cities to allow housing developments in nearly all areas of a city.

[AB 519](#) (Schiavo D) Affordable Housing Finance Workgroup: affordable housing: consolidated application process.

Last Amended: 4/17/2023

Status: 6/14/2023-Referred to Com. on HOUSING.

Location: 6/14/2023-S. HOUSING

Attachments:

[AB 519 \(Schiavo\), Support, Asm. HCD, 4-20-23](#)

Bill Summary: This measure would convene an Affordable Housing Finance Workgroup to develop a consolidated application for housing developers to use to obtain grants, loans, tax credits, tax exempt bonds, credit enhancement, and other types of financing for building affordable housing.

[AB 1657](#) (Wicks D) The Affordable Housing Bond Act of 2024.

Last Amended: 4/17/2023

Status: 6/14/2023-Referred to Coms. on HOUSING and GOV. & F.

Location: 6/14/2023-S. HOUSING

Calendar:

6/20/2023 1:30 p.m. - 1021 O Street, Room 1200 SENATE HOUSING, WIENER, SCOTT, Chair

Attachments:

[AB 1657 \(Wicks\) CITY SAMPLE Support Letter 5.31.23](#)

[AB 1657 \(Wicks\) Support Letter 5.31.23](#)

[AB 1657 \(Wicks\) Support in Concept Letter](#)

Bill Summary: This measure would place a \$10 billion bond measure on the March 2024 ballot to spur the production of affordable and supportive housing.

[ACA 10](#) (Haney D) Fundamental human right to housing.

Status: 6/7/2023-Coauthors revised. From committee: Be adopted, and re-refer to Com. on APPR. Re-referred. (Ayes 6. Noes 2.) (June 7). Re-referred to Com. on APPR.

Location: 6/7/2023-A. APPR.

Attachments:

[Letter Pending - See Cal Cities Position](#)

Bill Summary: This measure would declare that the state recognizes the fundamental human right to adequate housing for everyone in California. The measure would make it the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right, by all appropriate means.

[SB 4](#) (Wiener D) Planning and zoning: housing development: higher education institutions and religious institutions.

Last Amended: 5/18/2023

Status: 6/8/2023-Referred to Coms. on H. & C.D. and NAT. RES.

Location: 6/8/2023-A. H. & C.D.

Attachments:

[SB 4 \(Wiener\) Support if Amended, Asm. Housing, 6-14-23](#)

Bill Summary: This measure would require local jurisdictions to approve 100% affordable housing development projects on land owned by mission driven religious institutions and independent institutions of higher education if the development satisfies specified criteria.