

Joint MTC Legislation Committee and ABAG Legislation Committee

July 10, 2020

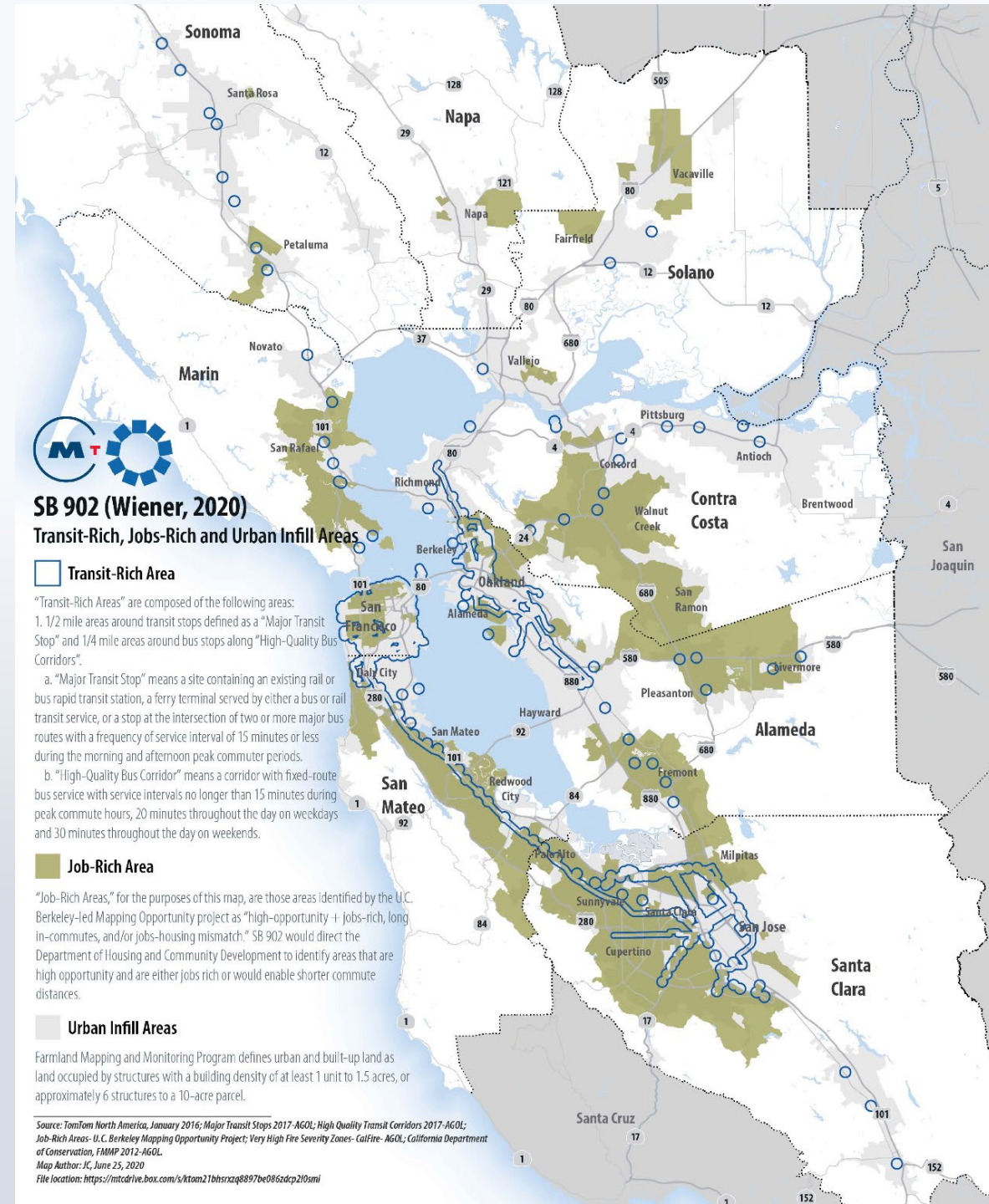
SB 902 (Wiener): Mid-Density Housing Production (Agenda Item 5a – Action Item)

Expediting Transit- and Jobs-Oriented Housing Production (optional)

- Authorizes localities to adopt a rezoning of up to 10 units/parcel without triggering CEQA review.
 - Does not exempt specific projects from CEQA.
- Rezoning must target areas that are either close to transit, would enable shorter commutes, and/or are urban infill.

Small Multifamily Housing Allowance

- Amendments strike provisions that would have made duplexes up to four-plexes allowable uses *by right* in certain areas.



AB 3040 (Chiu): Small Multifamily Housing Incentive

(Agenda Item 5b: Action Item)

Housing Element Incentive

4 Units on single-family home site = RHNA Credit (0.1 unit minimum/site)

Italicized text reflect July 7 amendments

Conditions

- Locality *has permitted (or is proposing to permit)* 4 units/site by-right;
- *Development standards would not impede development of dwelling units*
- Single family home has been on site for at least 15 years

How it Works

- HCD to provide credit of at least *1 unit per 10 upzoned sites*;
- Credits applied for moderate- and above-moderate income RHNA;
- May count towards maximum of 25% RHNA...
...Except HCD retains discretion to provide additional credits, including for low-income RHNA, if policies are in place to accelerate multifamily housing production on the sites.

