

Bill Number	SB 330	AB 1279	AB 1483	AB 1484	AB 1487
Summary	Prohibits downzoning and moratoria	By-right development approval in state-designated high-resource areas (HRAs)	Mandatory posting on local web site all housing development-related fees and all zoning and planning requirements  Authorizes MPO's to request additional local housing data via HCD.  Requires HCD to develop data sharing and open source protocols.	Requires every local jurisdiction to post on its web site all housing development-related fees	Creates HABA, New funding for housing regionwide, plus technical assistance to local governments.
Funding			HCD required to provide technical assistance to local agencies upon request. Potential new costs for MPO		Authorizes various new funding measures on the ballot for 3Ps. Funding measures across taxpayers, businesses and developers. Notes \$2.5 billion funding shortfall in region.
Production	Could accelerate housing production statewide by speeding up housing application process.  Sets a 12-month limit on approval and limits to 3 the number of public hearings on projects consistent with zoning;  Limits changes a local government can apply to a project after application is submitted.  Requires HCD to develop a standardized form for housing applications	Could add new units that are affordable to moderate- and low-income households in infill sites close to schools, jobs and transit.  Would not require public subsidy for new deed-restricted affordable housing.	Indirect: Posting of all planning and zoning standards and fees on web site will help facilitate development by making such information more accessible to developers	Indirect: Posting of fees on web site will help facilitate development by making such information more accessible to developers	Significant increase in funding to subsidize production for low-income households; Sets minimum target of 60% of funds for new units
Protection		Would protect existing tenants from physical displacement by disqualifying rental properties (in use over the last 10 years) from by-right approval.  Would disqualify areas that are (or potentially could) experiencing gentrification or displacement from by-right approval.			Significant increase in funding to subsidize production for low-income households; Sets minimum target of 5% and maximum of 10% of funds for tenant protection programs

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Flexibility	<p>Applies in jurisdictions with high rent and low vacancy rates cities with population &gt;5,000;</p> <p>Unincorporated areas in a county in which at least 50% of the cities meet criteria above.</p> <p>Limitations on rejecting a project are tied to jurisdiction's general plan but ties criteria to those in effect as of 1/1/2018</p>	<p>Allows local jurisdictions to set objective design standards.</p> <p>Prohibits discretionary review/approval that could trigger CEQA.</p> <p>Higher building intensity levels are tiered based on existing zoning.</p>	<p>Different levels of capacity at the local level to compile and track housing-related data.</p>	<p>Cities have different levels of capacity at the local level to compile and track housing-related data.</p>	<p>Sets regional targets for 3Ps but allows for differences across counties; Allows a county to opt to administer their 75% share or rely on HABA to do so, recognizing different capacity across counties.</p>
Jobs / Housing Balance	<p>Areas most affected by the bill are likely to be in close proximity to jobs as those are generally locations where rents are highest and vacancy rates lowest.</p>	<p>By definition, high-resource areas are near (high-performing) schools, job centers and/or public transit.</p> <p>By increasing middle- and low-income housing opportunities near schools, jobs and transit, the bill could make a substantial improvement in the jobs-housing balance at the local, county and regional level.</p>			<p>By increasing subsidy for affordable housing and requiring 75% return to source by county, potential for more funding available in job-rich areas.</p> <p>Includes variable commercial linkage fee and head-tax proposals that could impose higher rate on businesses and development in locations with high job/housing imbalance.</p>
Reward Best Practices		<p>Benefits to jurisdictions that meet or exceed development standards proposed in this bill are unclear.</p>	<p>Jurisdictions with information already posted on their web site will already be in compliance</p>	<p>Jurisdictions with information already posted on their web site will already be in compliance</p>	<p>Discretionary funding provided to jurisdictions that meet affordable housing benchmarks.</p>
Financial Impact	<p>Authorizes legal challenge if a local agency attempts to require a housing development project to comply with an ordinance, policy or standard not in effect when application was submitted.</p> <p>Cap on impact fee increases above 1/1/2018 in affected areas other than automatic adjustments.</p>	<p>Fee-based services provided by local jurisdictions such as garbage pickup and permit parking should see an increase in revenue.</p> <p>Administrative approvals should reduce the need for additional permit approval staff.</p>	<p>Additional staffing costs associated with providing new info to HCD, posting zoning standards and fees on its web site and to the public upon request. Potentially offset by HCD technical assistance</p>	<p>Additional staffing costs associated with posting all fee information on a public agency's website</p>	<p>Additional regional funding to help jurisdictions deliver on 3Ps. Technical assistance can augment or replace some staffing capacity needs at local level.</p>

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Trans & Infrastructure Impacts	In "affected areas" <b>prohibits:</b> 1) enforcement of existing or adding new parking requirements for a proposed housing development in affected cities; 2) any fee for approval of a housing development, including sewer and water connection charges, above amount charged on 1/1/18, except may be adjusted based on an automatic annual adjustment referenced in a resolution if not for deed-restricted affordable housing;	Does not limit local development impact fees or parking standards.  Proposes higher densities and heights in low density areas at a scale that could potentially negatively impact congestion, school access or parking availability.			Sets minimum of 5% and maximum of 10% for general funds to local jurisdictions as reward for achieving affordable housing benchmarks.
Resilience		Excludes by right approvals in severe fire hazard, flooding and earthquake zones.			
Parallel Policy Mandates	Help achieve RHNA goals; help address SB 375 GHG reduction by increasing funding for affordable housing near jobs.	Will help achieve Fair Housing outcomes as part of RHNA goals by increasing the supply of middle- and low-income housing near amenities;  Could negatively impact GHG reduction targets by increasing density in neighborhoods without good access to transit or walk/bike friendly.	Help assist with annual tracking at local and regional levels towards RHNA goals		Help achieve RHNA goals; could help meet SB 375 GHG reduction targets by increasing funding for affordable housing near jobs.