

Bill Number	AB 1279	AB 1483	AB 1485	AB 1486	SB 6	AB 11
Summary	By-right development approval in state-designated high-resource areas (HRAs)	<p>Mandatory posting on local web site all housing development-related fees and all zoning and planning requirements</p> <p>Authorizes MPO's to request additional local housing data via HCD.</p> <p>Requires HCD to develop data sharing and open source protocols.</p>	Amends SB 35 (Wiener) to provide an option for the development proponent to qualify for streamlining by dedicating 20% of units to those affordable to households that earning between 80 and 120 percent of area median income (AMI).	Surplus Lands Act update that revises state and local requirements related to prioritizing affordable housing when disposing of land no longer necessary for the state or local agency's use	Statewide inventory of state surplus land and locally-identified sites suitable for development	Redevelopment 2:0 - allows cities and counties to form Affordable Housing & Infrastructure Agencies and use tax-increment finance for a variety of community improvements
Funding		HCD required to provide technical assistance to local agencies upon request. Potential new costs for MPO.				Requires 30% of revenue to be dedicated to affordable housing purposes in the agency's specified area. Redevelopment originally provided \$1 billion/year for affordable housing statewide but only required 20% setaside for affordable housing
Production	<p>Could add new units that are affordable to moderate- and low-income households in infill sites close to schools, jobs and transit.</p> <p>Would not require public subsidy for new deed-restricted affordable housing.</p>	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	May increase the production of middle (80-120% AMI) and market-rate units if the option added by this bill makes some market-rate projects more financially feasible.	<p>Potential increased affordable housing production from:</p> <p>Requirement that state must annually seek to dispose of at least ten percent of its surplus land.</p> <p>Requirement that state and local agencies negotiate exclusively with the entity proposing the most units at the deepest levels of affordability (negotiations limited to sales price and lease terms) and new HCD enforcement authority.</p> <p>Increased awareness of public land available for development with statewide surplus lands inventory</p>	Increased awareness of state and local surplus land (and other land) suitable for development	New funding source to subsidize affordable housing can be expected to support increased production.
Protection	<p>Would protect existing tenants from physical displacement by disqualifying rental properties (in use over the last 10 years) from by-right approval.</p> <p>Would disqualify areas that are (or potentially could) experiencing gentrification or displacement from by-right approval.</p>					States legislative intent that housing units not be destroyed, but also includes requirements for replacement housing for any affordable housing units destroyed within 1/2 mile of original units. Requires relocation assistance to be provided before any affordable units can be destroyed.

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Flexibility	<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>Retains discretion for public agencies to determine which public land is deemed surplus (defined as land not being used for governmental operations). Applies to all local agencies, including cities and counties, special districts and former redevelopment agencies.</p>		<p>Local governments have authority to decide whether or not to form a new AHIA and to set the boundaries of the agency's area and prioritize the projects to be funded.</p>
Jobs / Housing Balance	<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>May improve jobs-housing balance if more units are built in high-cost jurisdictions that have under performed on market-rate housing production.</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>				
Financial Impact	<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. Would not require public subsidy for new deed-instituted affordable housing.</p>	<p>Additional staffing costs associated with providing new information 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>In the case that more affordable housing is proposed on public lands, local agencies may forego more profitable revenue generating opportunities</p> <p>Provision that invalidates the transfer of surplus land if a public agency does not comply with the Surplus Lands Act could make surplus land less marketable</p> <p>Potential administrative costs associated with reporting requirements</p>	<p>Potential reduction in administrative costs from HCD-provided standardized forms to develop site inventories; requires that local governments electornically submit site inventories after January 1, 2021</p>	<p>New access to tax-increment finance can pay for community improvements that will pay long-term dividends.</p> <p>Bill structured to hold other property tax recipients harmless, including schools.</p>

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Trans & Infrastructure Impacts	<p>Does not limit local development impact fees or parking standards.</p> <p>Proposes higher densities and heights in low density areas at a scale that could potentially negatively impact congestion, school access or parking availability.</p>					<p>Can provide new funding source to pay for housing <i>and</i> transportation and other infrastructure projects. School facilities not a specified eligible use.</p>
Resilience	<p>Excludes by right approvals in severe fire hazard, flooding and earthquake zones.</p>					<p>Flood control listed as an eligible expense, but other potential uses to mitigate for sea level rise, seismic, fire not listed.</p>
Parallel Policy Mandates	<p>Will help achieve Fair Housing outcomes as part of RHNA goals by increasing the supply of middle- and low-income housing near amenities</p> <p>Could negatively impact GHG reduction targets by increasing density in neighborhoods without good access to transit or walk/bike friendly.</p>	<p>Help assist with annual tracking at local and regional levels towards RHNA goals</p>	<p>May increase the production of middle- and market-rate units near jobs and transit, which may contribute to a reduction in vehicle miles traveled, thereby reducing GHG emissions.</p>	<p>Increased production could help achieve RHNA goals; potential to help address SB 375 GHG with increased affordable housing on public lands near transit</p>	<p>Indirect: Increased production could help achieve RHNA goals</p>	<p>Could provide a funding source for transit and other transportation improvements to reduce GHG emissions.</p>