

**Metropolitan Transportation Commission and the Association of Bay Area Governments
Joint MTC Legislation Committee and
ABAG Legislation Committee**

May 10, 2019

Agenda Item 5c

AB 1483 (Grayson): Housing Data/Transparency

Subject: This bill seeks to make housing fee and zoning standards more transparent by requiring that they be posted on local agency and state web sites, requires local agencies to provide additional reporting of housing permit requests, production and permitting data annually, and requires the Department of Housing and Community Development (HCD) to develop an online database of housing production data accessible to the public.

Background: Current law requires cities and counties to provide an annual production report (APR) to HCD that includes information on the total number of applications received, number of units proposed in those applications, number of units approved and disapproved and, for each income category within the Regional Housing Needs Assessment (RHNA), the number of units that have been issued a completed entitlement, a building permit, or a certificate of occupancy.

Discussion: AB 1483 would require cities and counties to annually provide additional detailed data, such as the location of each proposed project, number of housing applications received and deemed complete that have not received a certificate of occupancy to the Department of Housing and Community Development (HCD) and requires HCD to post the information on its website by January 1, 2021. The bill further requires local agencies post on their web site a current schedule of fees applicable to housing development projects, and all zoning ordinances and development standards.

The bill also requires HCD develop a 10-year housing data strategy in its next revision of the California Statewide Housing Plan and establish a statewide, publicly accessible database of parcel-level housing data available to the state. While local jurisdictions are already required to submit a considerable amount of data about housing production and permitting, the data is not currently accessible, standardized or organized for public use and research. This bill expands on data already reported through the APR to require some additional, parcel-level data and requires jurisdictions to share that data with their respective metropolitan planning organization (MPO), in the Bay Area's case, MTC.

MPO Provision

The bill contains a provision allowing MPOs to request additional information from local jurisdictions about housing, subject to HCD approval and conditional on an MPO providing technical assistance. As currently drafted, this provision puts HCD in the role of gatekeeper between an MPO and a local jurisdiction with respect to housing data, a role that seems wholly unnecessary and formalizes what should be a simple staff-to-staff communication. Based on conversations with proponents for the bill, we understand the intent of this provision is to give MPOs the option of asking HCD to require additional data points be provided by *all* local agencies within their jurisdiction based on the

rationale that some regions may be interested in particular information that wouldn't necessarily be relevant statewide. While this idea may have merit, the bill should be clarified accordingly. In addition, the bill currently states that HCD would only grant such a request if an MPO provides technical assistance to the local agency that has been requested to provide additional data. While technical assistance may be warranted, it should only be required "upon request."

Timeline for Implementation & Purpose of Data

Finally, the Housing Legislative Working Group raised some concerns that implementing the requirements could take some time for smaller cities and it would be helpful if HCD provided an online portal or template for the new data requests. We would like to work with our local jurisdictions to better understand challenges they may face in implementing the legislation and pursue amendments with the author to address these concerns.

Proposed Amendments

In light of the above concerns, we recommend we support AB 1483 if it can be amended as follows:

MPO Provision – clarify that the provision related to MPO data is intended to apply regionwide and not to data requests from individual jurisdictions.

Timeline for Implementation & Purpose of Data –work with the author and local agencies to ensure the data requests are reasonable (and would provide meaningful information) and the timeline for implementation is feasible.

Recommendation: Support and seek amendments

Bill Positions: See attached

Attachments: Attachment A: Bill Position


Therese W. McMillan

Bill Positions on AB 1483 (Grayson) Housing Data/Transparency

California Apartment Association
California Association of Realtors
California Building Industry Association
Non-Profit Housing Association of Northern California
Oakland Metropolitan Chamber of Commerce
Bay Area Council
American Planning Association, California Chapter
Eden Housing
Habitat for Humanity California
Related California
LeadingAge
California Building Industry Association of the Bay Area
California Community Builders
Chan Zuckerberg Initiative
Enterprise Community Partners, Inc.
Habitat for Humanity East Bay/Silicon Valley
Hamilton Families
Transform
TMG Partners
San Francisco Foundation
SPUR
Working Partnerships USA
Silicon Valley at Home
Urban Displacement Project, UC-Berkeley

Oppose

None on file