

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

July 10, 2020

Agenda Item 5a

Senate Bill 902 (Wiener): Housing Approval Streamlining Tool

Subject: Creates an optional tool for local governments to streamline upzoning in transit-rich locations, jobs-rich or urban infill sites.

Overview: Senate Bill 902 (Wiener) would enable a local government to pass an upzoning ordinance parcel close to transit and jobs—as defined by the bill—to allow up to 10 housing units per parcel, subject to height limits determined by the local government. The bill would provide the ordinance itself would not be subject to review under the California Environmental Quality Act (CEQA).

The bill would target this allowance for streamlined upzoning to “transit-rich” areas (within ½-mile of a major transit stop or high-quality bus corridor), “jobs-rich” areas (areas that are high opportunity and either jobs rich or would enable shorter commutes, as determined by the Department of Housing and Community Development), and infill sites.

Recommendation: Support

Discussion: Under current Housing Element law, cities and counties must update their housing elements each cycle of the Regional Housing Need Allocation (RHNA) to demonstrate that they can accommodate their share of housing needs at all income levels. Updates to the housing element in the form of zoning changes are currently considered a “project” under CEQA. By allowing modest upzoning to be approved via an ordinance, SB 902 would give local jurisdictions the ability to accelerate the planning process, at their discretion, to help accommodate increased housing production near transit and jobs. Because SB 902 is consistent with MTC and ABAG’s 2020 Advocacy Program goal to “support upzoning near public transit and jobs-rich areas with reasonable levels of flexibility,” we recommend a support position on the bill.

Of note, SB 902 was substantially amended on May 21, 2020; those amendments removed provisions that would have made small multifamily units an allowable use *by right* in neighborhoods zoned to allow residential use, subject to limitations.

Bill Positions: Note: Per the June 19, 2020, Senate Floor analysis, many of those organizations listed in the “opposition” column oppose provisions that have been stricken from the bill.

Support

California YIMBY (co-sponsor)
Habitat for Humanity California
(co-sponsor)
350 Sacramento
All Home
American Planning Association,
California Chapter
Bay Area Council
Support, cont.
Bay Area Housing Action Coalition

Opposition

A Better Way Forward to House California
California State Association of Electrical
Workers
California State Pipe Trades Council
California Teamsters Public Affairs Council
City of Newport Beach
City of Renaldo Beach
City of Thousand Oaks
Opposition, cont.
International Union of Elevator Constructors,

California Apartment Association	Local 8
California Building Industry Association	International Union of Elector Constructors, Local 18
California Community Builders	Los Angeles County Division, League of California Cities
Central City Association	Livable California
Chan Zuckerberg Initiative	Orange County Council of Governments
City of Dublin	San Francisco Tenants Union
City of Livermore	Sherman Oaks Homeowners Association
City of Pleasanton	South Bay Cities Council of Governments
City of San Ramon	State Building and Construction Trades Council of CC
East Bay for Everyone	Sustainable Tamalmonite
Facebook	Town of Hillsborough
Hollywood YIMBY	Western States Council Sheet Metal, Air, Rail and Transportation
House Sacramento	
League of Women Voters (CA)	
Livable Sunnyvale	
Monterey Peninsula Renters United	
New Pointe Communities	
Non-profit Housing Association of Northern California	
North County YIMBY	
Peninsula for Everyone	
SPUR	
San Luis Obispo County YIMBY	
Santa Cruz YIMBY	
Schneider Electric	
Silicon Valley At Home	
Silicon Valley Community Foundation	
South Bay YIMBY	
TechEquity Collaborative	
The Greenlining Institute	
TMG Partners	
Town of Danville	
Ventura County YIMBY	
Westside Young Democrats	
YIMBY Action	
YIMBY Democrats of San Diego County	
YIMBY Voice	

Attachments: None


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