

## 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.
- Rezonings 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.

## Marin 1 5am Rafae

Napa

Mateo

12 Solano

Santa Cruz

Brentwoo

Alameda

Santa

Clara

Joaquin

SB 902 (Wiener, 2020) Transit-Rich, Jobs-Rich and Urban Infill Areas

#### Transit-Rich Area

"Transit-Rich Areas" are composed of the following areas: 1. 1/2 mile areas around transit stops defined as a "Major Transit Stop" and 1/4 mile areas around bus stops along "High-Quality Bus Corridors".

a. "Major Transit Stop" means a site containing an existing rail or bus rapid transit station, a ferry terminal served by either a bus or rail transit service, or a stop at the intersection of two or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commuter periods. b. "High-Quality Bus Corridor" means a corridor with fixed-route bus service with service intervals no longer than 15 minutes during peak commute hours, 20 minutes throughout the day on weekdays and 30 minutes throughout the day on weekdays.

#### Job-Rich Area

"Job-Rich Areas," for the purposes of this map, are those areas identified by the UC Berkeley-led Mapping Opportunity project as "high-opportunity + jobs-rich, long in-commutes, and/or jobs-housing mismatch." SB 902 would direct the Department of Housing and Community Development to identify areas that are high opportunity and are either jobs rich or would enable shorter commute distances.

#### Urban Infill Areas

Farmland Mapping and Monitoring Program defines urban and built-up land as land occupied by structures with a building density of at least 1 unit to 1.5 acres, or approximately 6 structures to a 10-acre parcel.

Source: TomTom North America, January 2016; Major Transit Stops 2017-AGOL; High Quality Transit Corridors 2017-AGOL; Jab-Rich Areas- U. C. Berkeley Mapping Opportunity Project; Very High Fite Severity Zones- CalFite- AGOL; California Department of Conservation, FMMP 2012-AGOL. Map Author: J., Lune 25, 2020 File location: https://mtcdrive.box.com/s/ktom21binsrzq8897be086sdcp2l0smi

2

# 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.

