



## Summary of 2017 California Housing Bills

CITY OF SAN BRUNO  
COMMUNITY DEVELOPMENT DEPARTMENT

Bill No.	Description	Topic	Local Action
<b>Spending more money to build housing, primarily for low-income residents: SB-2, SB-3</b>			
SB-2	Imposes a new \$75 to \$225 fee on real estate transactions. Estimated to generate \$250 to \$300 million per year to fund affordable housing development, programs to assist homeless people and long-range development planning in cities and counties. For 2018, revenue would be split equally between the state and local government. The state share is specifically aimed at combating homelessness. It's available for rental assistance, homeless navigation centers and development of housing for homeless people.	Real estate fees	No
SB-3	Will put a \$4 billion housing bond before voters in November 2018. If approved, \$1 billion would go to the CalVet home loan program, established in 1921 to help military veterans purchase homes. The remaining \$3 billion would help fund low-income housing projects and development near jobs and public transportation.	Housing bond	No
<b>Making it easier for developers to build: SB-35, AB-73, SB-540</b>			
SB-35	Requires jurisdictions to approve projects that meet zoning and design standards "by right" if those jurisdictions have not met RHNA housing production goals. Lets developers use a state-mandated streamlined approval process for new housing development, bypassing the local discretionary review process. Reduces parking requirements for streamlined projects. Streamlined projects must include a percentage of affordable housing and must pay prevailing wages.	Streamlined approval process	No
AB-73	Allows cities and counties to designate so-called "housing sustainability districts," which streamline the development process for new housing near transit. It seeks to speed any lawsuit challenging an environmental review through the courts and mandates at least 20 percent of housing within a district to be affordable to low-income people.	Promotes new housing near transit	<b>Optional</b>
SB-540	Allows cities and counties to create pre-planned zones for affordable housing, helping to speed development in city centers close to jobs and public transit. Proposals that come forward must have: 30 percent of all units sold or rented to moderate-income households, 15 percent sold or rented to low-income households, 5 percent sold or rented to very low-income households and 10 percent of market-rate projects set aside for low-income people.	Zoning for affordable housing	<b>Optional</b>

<b>Pushing developers to build &amp; preserve more low-income housing: AB-1505, AB-1521, AB-571</b>			
AB-1505	Restores ability of cities and counties to mandate that a portion – at least 15 percent – of units in market-rate housing be set aside as affordable to low- or moderate-income people, which had been invalidated by the 2009 Palmer court decision.	Affordable rental units	<b>Optional</b>
AB-1521	Seeks to preserve existing affordable housing by strengthening state law that requires public notification when low-income housing protections expire and units can be converted to market-rate.	Preserves existing affordable housing	No
AB-571	Expands the state’s low-income tax credit program, which helps fund low-income housing development, to farmworker housing.	Funding LIHTC	No
<b>Forcing cities to plan for more housing: SB-166, AB-879</b>			
AB-1397	Requires cities and counties to zone land that can realistically support housing development. It requires the residential parcels to have access to sufficient infrastructure for water, sewer and other public utilities.	Zoning for housing sites	Next Housing Element
SB-166	Requires local government to have development sites identified, at all times, for all unmet housing needs, from very low-income to market-rate. It also seeks to strengthen state housing law that in most cases prevents cities and counties from reducing zoning densities to ensure there is “no net loss” of building capacity.	Requires housing development sites	<b>Yes</b> Rezone sites identified in Housing Element
AB-879	Changes California’s housing element law, which requires cities and counties to plan for new development at all income levels. Requires cities and counties to address and, where legally possible, remove hurdles to housing production. For example, it seeks to reduce the amount of time between receiving approval for a housing development and pulling permits to begin construction.	Reduces local barriers to housing	Next Housing Element
<b>Penalizing cities that say no to housing: SB-167, AB-678, AB-1515, AB-72</b>			
SB-167 SB-168	Strengthens the state’s Housing Accountability Act, which seeks to prevent communities from killing proposed housing projects or homeless shelters. The law aims to make it more difficult for cities and counties to vote down proposals and requires courts to impose <b>fin</b> es on them if they do not comply with what is commonly called the “anti-NIMBY law.” That law seeks to limit the “Not-In-My-Back-Yard” backlash from neighbors and anti-development activists that often stalls new development or reduces the size of a project.	Prevents localities or neighbors from stalling housing projects, imposes fines	No
AB-72	Gives state housing officials new authority to report violations to the attorney general if jurisdictions are not complying with their own housing plans or violate state law.	Compliance with Housing Element	No
AB-1515	Makes it harder for cities and counties to vote down housing projects or emergency shelters that meet existing zoning and other land-use regulations by strengthening the Housing Accountability Act. Also makes it harder for community groups to kill projects.	Protects housing projects from local opposition	No