



Aug. 30, 2016
Issue #75

SB 1069 Erodes Local Control and Fails to Provide True Solution to State's Need for More Affordable Housing

Bill Returning to Senate for Concurrence and on to Governor

There is no arguing that California has a housing problem. Rent and housing costs continue to increase and California's affordable housing stock is not sufficient to meet the needs of the state's residents, especially in some of the most congested areas. California needs more policies that provide affordable housing funding and unfortunately legislation that is purported to help the housing crisis, in fact would do little to alleviate the problem. The measure has one more step before being sent to Gov. Jerry Brown and cities should be ready to submit veto request letters to him. *For more, see Page 2.*



League Removes Opposition to Development Bonus Legislation

The League last week [removed its opposition](#) to [AB 1934 \(Santiago\)](#), legislation on development bonuses. Assembly Member Miguel Santiago's (D-Los Angeles) legislation creates a development bonus when a commercial developer enters into an agreement with an affordable housing developer to contribute to a project to develop affordable housing. The legislator recently accepted a number of League-offered amendments that are designed to make the law more workable at the local level. *For more, see Page 2.*



HUD Announces Grant to Help Communities Support Needs of Homeless Youth

Nov. 30 is Deadline to Apply

The U.S. Department of Housing and Urban Development (HUD) will select up to 10 communities to participate in the [Youth Homelessness Demonstration Program \(YHDP\)](#) to develop and execute a coordinated community approach to preventing and ending youth homelessness. *For more, see Page 2.*

'SB 1069' Continued from Page 1...

[SB 1069 \(Wieckowski\)](#) seeks to further restrict local governments' authority to impose requirement on second units (aka granny flats). The bill, which renames these accessory dwelling units (ADUs), requires that these units be approved ministerially under certain conditions.

Cities would be prohibited from imposing parking standards on units that are:

- Located within one-half mile of public transit (which is undefined and there is no guarantee that this transit has to be frequent and reliable commuting transit);
- Located within an architecturally and historically significant district;
- Part of an existing primary residence;
- When on-street parking permits are required but not offered to ADU occupant; and
- When the ADU is within one block from a car sharing vehicle.

In addition, the measure places confusing restrictions on water and sewer connection and capacity fees that will require re-calculation of existing fees.

The League has long advocated for policies that truly address California's epic affordable housing crisis. In fact, this is one of the organization's top strategic priorities for 2016. No Place Like Home will help homeless and men, women and children at risk of homelessness get into supportive housing. This is the type of legislation that will make a difference.

SB 1069 fails to adequately address the wide variety of factors and infrastructure, including parking, utilities, neighborhood character, spillover effects on adjacent areas, etc. necessary to expand housing units in communities. Nor does it recognize the transportation and parking needs of different individuals and families. The measure just further erodes local governments' ability to approve housing and will likely lead to more restrictive housing policies at the local level.

Next Steps

The Assembly passed SB 1069 on a 42-17 vote on Monday, Aug. 29. The bill now returns to the Senate for concurrence before reaching Gov. Jerry Brown's desk. The League will be requesting a veto. An action alert has been posted online at www.cacities.org/billsearch. Plug in AB 1069 into the search function to access the alert. The veto letters will be added when drafted.

'AB 1934' Continued from Page 1...

AB 1934 offers a new system for commercial developers to get bonuses on their commercial development projects if they agree to contribute to an affordable housing development. It requires a three-way agreement between the local governments and the developers before any project would be approved. This could be a beneficial program that will lead to more affordable housing in communities struggling to provide affordable options to their residents. There is also a five year sunset and reporting provisions in the law to help the state track the effectiveness of the program.

'Grants' Continued from Page 1...

The purpose of the YHDP is to learn how communities can successfully approach the goal of preventing and ending youth homelessness by building comprehensive systems of care for young people rather than implementing individual or unconnected projects that serve populations. In order to effectively implement a system that addresses the needs of youth experiencing homelessness, Continuum of Care must understand the subgroups of unaccompanied youth, including pregnant and parenting, lesbian, gay, bisexual, transgender and questioning (LGBTQ), and minor age youth experiencing homelessness and the unique challenges they face within their communities.

Deadline and Application

All applications for this program are due by Nov. 30.

For more information, please visit the [Funding Opportunity Announcement via Grants.gov](#).
