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SUPPORT STAFF:

Birgitta Corsello
Solano County
Administrator's Office

Michelle Heppner
Solano County
Administrator's Office

Daryl Halls
Solano Transportation
Authority

Jim Lindley
City of Dixon

SOLANO
City-County Coordinating Council

AGENDA

August 8, 2019

Location - Solano County Water Agency, Berryessa Room,
810 Vaca Valley Parkway, Suite 203, Vacaville, CA.

7:00 P.M.

PURPOSE STATEMENT – City County Coordinating Council

“To discuss, coordinate, and resolve City/County issues including but not necessarily limited to land use, planning, duplication of services/improving efficiencies, as well as other agreed to topics of regional importance, to respond effectively to the actions of other levels of government, including the State and Federal government, to sponsor or support legislation at the State and Federal level that is of regional importance, and to sponsor or support regional activities that further the purpose of the Solano City-County Coordinating Council.”

Time set forth on agenda is an estimate. Items may be heard before or after the times designated.

ITEM

AGENCY/STAFF

I. CALL TO ORDER (7:00 p.m.)
Roll Call

II. CHAIR REQUEST (7:03 p.m.)
Chair Vasquez requests that the committee consider changing all minutes to action minutes

III. APPROVAL OF AGENDA (7:04 p.m.)

IV. OPPORTUNITY FOR PUBLIC COMMENT (7:05 p.m.)

Pursuant to the Brown Act, each public agency must provide the public with an opportunity to speak on any matter within the subject matter of the jurisdiction of the agency and which is not on the agency's agenda for that meeting. Comments are limited to no more than 5 minutes per speaker. By law, no action may be taken on any item raised during public comment period although informational answers to questions may be given and matter may be referred to staff for placement on future agenda.

This agenda shall be made available upon request in alternative formats to persons with a disability, as required by the Americans with Disabilities Act of 1990 (42U.S.C.Sec12132) and the Ralph M. Brown Act (Cal.Govt.Code Sec.54954.2) Persons requesting a disability-related modification or accommodation should contact Jodene Nolan, 675 Texas Street, Suite 6500, Fairfield CA 94533 (707.784.6108) during regular business hours, at least 24 hours prior to the time of the meeting.

V. CONSENT CALENDAR

1. Approval of Minutes for February 25, 2019 (Action Item)

Chair



VI. DISCUSSION CALENDAR

1. Solano EDC marketing update supporting Moving Solano Forward vision
(7:05 p.m. – 7:30 p.m.)

Presenter: Bob Burris, Executive Director, Economic Development Corporation.

2. Solano Complete Count 2020 Census Outreach Update
(7:30 p.m. – 7:40 p.m.)

Presenters: Matt Walsh Principal Planner, Department of Resource Management, Solano County

3. Priority Development Areas (PDA), Priority Conservations Area (PCA), and Priority Planning Area (PPA) Designations
(7:40 p.m. – 8:00 p.m.)

Presenters: Daryl Halls, Executive Director, Solano Transportation Authority, and Robert Guerrero, Director of Planning, Solano Transportation Authority.

4. State Housing Legislation Update
(8:00 p.m. – 8:15 p.m.)

Presenter: Paul Yoder, founding partner, Shaw / Yoder / Antwih, Inc.

5. Regional Housing Needs Allocation (RHNA) Process
(8:15 p.m. – 9:00 p.m.)

Presenters: Bill Emlen, Director, Department of Resource Management, Solano County, and Matt Walsh, Principle Planner, Department of Resource Management, Solano County.

VII. ANNOUNCEMENTS

VIII. CCCC CLOSING COMMENTS

ADJOURNMENT: October 10, 2019 at 7:00 P.M.

**SPECIAL MEETING OF THE CITY-COUNTY COORDINATING COUNCIL
SOLANO COUNTY HOUSING SUMMIT
February 25, 2019 Summary Meeting Minutes**

The February 25, 2019 special meeting of the Solano City-County Coordinating Council, Solano County Housing Summit was held at the Joseph Nelson Community Center located at 611 Village Drive, Suisun City, CA.

I. Roll and Call to Order

Members Present

John Vasquez, Chair	Solano County Board of Supervisors (District 4)
Elizabeth Patterson, Vice	Mayor, City of Benicia
Thom Bogue	Mayor, City of Dixon
Harry Price	Mayor, City of Fairfield
Ronald Kott	Mayor, City of Rio Vista
Lori Wilson	Mayor, City of Suisun City
Bob Sampayan	Mayor, City of Vallejo
Monica Brown	Solano County Board of Supervisors (District 2)
Jim Sperring	Solano County Board of Supervisors (District 3)
Skip Thomson	Solano County Board of Supervisors (District 5)

Members Absent

Ron Rowlett	Mayor, City of Vacaville
Erin Hannigan	Solano County Board of Supervisors (District 1)

Staff to the City-County Coordinating Council Present:

Birgitta Corsello	County Administrator, Solano County
Michelle Heppner	Legislative Officer, CAO, Solano County
Daryl Halls	Executive Director, STA
Tammi Ackerman	Office Assistant III, CAO, Solano County

Guest Speakers and Other Staff Present

Bill Higgins	CALCOG Executive Director
Steve Heminger	MTC Executive Director
Sean Quinn	Solano EDC
David White	City Manager, City of Fairfield
Jeremy Craig	City Manager, City of Vacaville
Tim McNamara	Development Services Director, City of Suisun City
Rich Seithel	Executive Officer, Solano LAFCO
Michelle McIntyre	Analyst, Solano LAFCO
Nancy Huston	Assistant County Administrator, Solano County
Bill Emlen	Director, Solano County, Dept of Resource Mgmt
Robert Guerrero	Director of Planning, STA

I. Meeting Called to Order

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The special meeting of the City-County Coordinating Council, Solano County Housing Summit was called to order at 6:00 pm. Supervisor Vasquez welcomed everyone to the summit and lead the Pledge of Allegiance. He thanked the Fairfield and Suisun City restaurants that provided food for the diversity buffet and acknowledged the diversity of Solano County. He also thanked the Suisun Fire Fighters Association for providing the no host bar for the summit and the Transit Operators who drove the buses that many used to arrive at the summit. He announced we are here to find out how housing and transportation work together.

Opportunity for Public Comment

Supervisor Vasquez noted there were six speaker cards turned in for public comment.

Speaker #1, Mr. George Gwynn stated that he hoped they will make some changes from the way things are going because 2/3 of the voters said no to RM3, and yet we're stuck. To make matters worse, there will be more money going to the Silicon Valley than will be coming to Solano County. The people in Silicon Valley are a lot better able to pay the bills than we are, that it is really not a fair situation, noting the composition of the board is stacked because there are more people in the Silicon Valley than there are here that are on the board because it's based on population. Mr. Gwynn believes that the CASA plan is not a good plan; there is plenty of housing in Dayton, Ohio and also Detroit, Michigan but there's a shortage of housing here. He said it is very inefficient to build more housing here and jam people up here even more than they already are, adding that we're at a disadvantage because the house prices here are dirt cheap compared to Silicon Valley, a house that cost fifteen thousand dollars in Palo Alto in the fifties is now worth two or three million. Mr. Gwynn affirmed there is no way you're going to make something like that affordable for everybody, it's just not practical. He thanked the committee and noted there are other solutions that need to be arrived at because keep doing bad results and then you got even worse results, so anything that can be changed to make things better is a lot better than the present plans.

Speaker #2, Mr. Mike Zeiss spoke next, speaking on behalf of the Solano County Orderly Growth Committee (OGC). He commented that the OGC supports the broad outlines of the CASA Compact, but, wants to ensure that implementation preserves open space. He stated that since 1984 the OGC has worked to protect open space in Solano County, support hiking and other public access to protected public land and support policies that keep local agriculture profitable. He continued, noting that housing and open space are both human needs and they believe the CASA Compact can enhance both housing and open space by following the guiding principle of the Solano County general plan, most growth should occur within existing municipal boundaries. He was thankful that the handout included a very nice summary of the Orderly Growth Initiative. The OGC will be working with our elected officials to ensure that the implementing regulations for the CASA Compact include the following three points; 1) Most new housing should be infill within existing municipal boundaries, avoid greenbelt areas that protect air and water quality and

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that help protect housing from fire and other natural disasters, 2) for any legislation that will have to follow the CASA Compact, preserve local review of compliance with CEQA, public review and local control should not be eliminated or drastically reduced. The OGC understands that housing is a regional problem and it's going to take regional solutions, but local review of CEQA requirements is essential to ensure that new housing is environmentally sustainable. 3) for future implementing legislation, carefully defined public land to protect open space. He noted CASA element number 8 is entitled "Unlock public land for affordable housing." That sounds good, but, may be a little scary. He clarified, if public land means a vacant lot that's right next to an Amtrak station, sure unlock it by all means, but the description of public land should explicitly not include agricultural land and should not include environmentally sensitive areas such as parks, wetlands, watersheds, and essential wildlife habitat. In summary, he stated, the OGC believes the CASA Compact, if properly implemented, can enhance both housing and open space. He thanked the committee and calls on our elected officials to concentrate new housing within existing municipal boundaries.

Supervisor Vasquez commented the he believes all of us would agree that those guiding principles, when it comes to orderly growth, are something that we all look forward to and that's really what's created the quality of life here in Solano County.

Speaker #3, Mr. Joseph Green-Heffron thanked the members and noted that he lives in the City of Fairfield and that he is also here on behalf of the Solano County Orderly Growth Committee (OGC). He commented that, as Mr. Zeiss indicated, orderly growth has worked since 1984 for the special blend of urban and rural features that make Solano County a unique place to live in the Bay Area. Adding, orderly growth envisions a county with growth focused in the seven distinct cities separated by green rural land and rural areas should be dominated by thriving agricultural uses and protection of our unique natural features to help preserve this rural urban blend of land use we have worked in the past and will continue to work with the county local cities and other partners such as the Solano Land Trust and the Greenbelt Alliance. We understand the need for growth and affordable housing not only in Solano County but also across the Bay Area and we are supportive of the proposed CASA Compact as a framework to help fulfill this need, however, implementation of affordable new housing in Solano County under the Compact should be met through development within municipal boundaries while continuing to protect the agricultural land and environmentally sensitive areas. We also believe that public review and local control will continue to be important and should not be eliminated or drastically reduced in the implementing legislation. He expressed that urgency in addressing the shortage of affordable housing need not compromise wise long-term land use policy. New housing that is jump-started under the CASA Compact should be focused in currently established Priority Development Areas (PDA) or other appropriate infill opportunities identified by the specific cities. Adding, there are, however, PDA's where housing is not designated or appropriate and should not be permitted. He thanked the committee and noted the long-standing County policy of what is urban shall be municipal as documented in the existing

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County General Plan and the orderly growth policy should guide CASA implementation efforts for more affordable housing in Solano County.

Speaker #4, Mr. Jason Bezis commented that he is here on behalf of the Bay Area Transportation Working Group (BATWG) which is an organization based in the nine bay area counties and is trying to increase public transit options as a part of a development in our day-to-day lives in the Bay Area. I'm here to speak in part of some of my concerns and BATWG's concerns about the Metropolitan Transportation Commission (MTC). Adding, many of you know that there was a 70% no vote last June on Regional Measure 3 (RM3); That was a vote of no-confidence, a resounding vote of no-confidence by the people of Solano County in the direction of MTC. He suggested they were revolting in part that two percent of the tolls in the Bay Area were paid in Santa Clara County, but 12 percent of the benefits went to Santa Clara County so the people here in Solano County know that they're subsidizing Silicon Valley and MTC's also the organization that brought us the east span of the Bay Bridge which is billions of dollars over budget and so that's another concern about CASA which is also being led by MTC and also many of the corporate real estate interests that are pushing it. There is a lot of concern there with the rent control that would oppose the eminent domain that to take parcels to assist with some of these real estate developments and the local losses of local control you've just heard from the other speakers. He expressed concern that if the MTC is not handling transportation right, how will it handle housing right and whether this is the right step to be taking. Adding, there are also concerns with how the Association of Bay Area Governments (ABAG) meeting was handled in January where two of Solano County's representatives, Supervisor Monica Brown and Dixon Mayor, Thom Bogue, courageously voted no on that. The East Bay Times has criticized the current executive director as acting like a Transportation Czar, suggesting this is top-down loss of local control. Here in Solano County where there is an MTC commissioner you've had for 32 years and the process, which happens every four years, selecting the commissioner was troubled by different things like in a November second deal they were lame duck people who voted in the back room of an Italian restaurant to put him there for another four years and then there was a revolt on that that was not following the law, having three people, so they met again in a hotel and that time it was the two people who were the sham nominees against him, the Mayor of Fairfield and the Mayor of Vallejo, were the people who moved in second in his nomination for another four years. He commented, the people of Solano County should have been involved in that process especially when seventy percent of the people voted no on the course of MTC and I do believe there's too much of a top-down here and that's where the concern is that with the housing that the voices of the people of Solano County need to be heard and they need to say that Mr. Sperring's reappointment was brought before the Board of Supervisors, , Chair Hannigan was flat-out incorrect. She said there that the people of Vallejo and Benicia voted yes on RM3 but rural Republican Solano was the only place that voted no, but in fact 68 percent of the people of Vallejo voted no and 75 percent of the people of Benicia voted no. He concluded, the purpose of the summit is to inform Solano County's

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elected officials on housing production policies etc. the people need to be involved too. Mr. Bezis thanked the Committee for their time.

Supervisor Vasquez responded that the meeting was opened to the public for just this reason.

Speaker #5, Mr. Eric Watkins thanked the committee, stating he has been a resident of Fairfield for 25 years, has a wife and three kids, and works for Solano County Health and Social Services. He noted that he provides services to a lot of the people that aren't under your purview. We need affordable housing badly, the people that qualify for affordable housing are your own city and county employees, school teachers, and various other things. There needs to be an economic development portion to this plan because without actual growth within the city, you're going to force us to be pushed out by Silicon Valley, as has been mentioned. Its happened for the last 30 years, we've been a commuter County for the last 50-60 years and he's been alive for 40 of those years. We need to change the way we do our housing, we need to move away from suburban sprawl, we need to focus on infill and missing middle housing which includes apartments, and various other things that we don't have enough of. He concluded that we seem to have enough of single family dwellings and thanked the committee.

Speaker #6, Ms. Jones commented she is not here to speak about statistics or research, but she is speaking from her own experience and she has a very serious question. She would like to know where homeless people, especially veterans like herself, can go just for one night, even if it's not a straight 24 hours, for a safe place to sleep, let alone a shower without being harassed or being put in jail because she is homeless. She would really, truly appreciate an answer from you or whoever can give her that answer. She added she is tired of being put in jail just because she happens to be homeless and thanked the committee.

Supervisor Vasquez turned the rest of the program over to Daryl Halls, Executive Director, STA and Birgitta Corsello, County Administrator, Solano County.

II. Discussion Calendar

1. Presentation of the Special Meeting of the City-County Coordinating Council, Solano County Housing Summit

Ms. Corsello provided an overview of the City County Coordinating Council (4C's), the Orderly Growth Initiative with its reaffirmation in the 2008 General Plan and the challenges with regards to housing facing us and the nine Bay Area counties. She stated that we need to determine if we are going to be victims of state and regional efforts or are we going to benefit from our local efforts and turn those challenges into something that we can live with. She concluded, commenting we're asking you to

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get engaged in that conversation as we move forward and introduced Daryll Halls, Executive Director of the STA.

Mr. Halls thanked everyone for coming out and stated the two goals for this meeting were to 1) get a good turnout from the community, the elected officials, planning commissioners, and city staff and 2) provide lots of useful information for all attendees. He outlined there are 13 PDA's with each city having at least one and 5 Priority Conservation Areas (PCA) focused on land-use stewardship to match transportation to land-use. He stated transit is important, there has been great investment in facilities and services and the next focus is on providing better connections. Legislation is pushing linkage in terms of providing air quality benefits, sustainability, transportation and land-use.

Ms. Corsello referenced the provided packet includes information on the Regional Housing Needs Allocation (RHNA), a brief history of the 4C's, a history on the Orderly Growth Initiative, the 2020 Census that is starting the planning process has already begun, a list of acronyms those of you who are not in transportation or planning, a copy of the CASA Compact, maps on the Priority Development Areas (PDA) and the Priority Conservation Areas (PCA) and where they are in Solano County, and a copy of the Solano Sub HIP Pilot Program.

Mr. Halls outlined a three-part presentation; with six very bright, very experienced, very knowledgeable individuals to come and speak. He added we will have a speaker from the state, the region and then the local area, with a local panel of three. There will be an opportunity to weigh in and there will be questions regarding some of tonight's issues presented by some of our local level officials, starting with Supervisor Brown, who asked three questions.

Supervisor Brown read the following questions:

- 1) "According to the 2010 Census, what percentage of Solano County residents live within the seven cities?" A. 84% B. 91% C. 96% or D. 99%. – The correct answer was C with 39% of the audience getting the correct answer.
- 2) "According to the Regional Housing Needs Allocation (RHNA), how much housing production is Solano County responsible for producing over the next 10 years?" A. 3,063 units, B. 6,977 units, C. 10,511 units or D. 15,734 units? – The correct answer was B with 42% of the audience getting the correct answer.
- 3) "How far below the regional average is the price of an average Solano County home?" A. 23%, B. 37%, C. 54%, or D. 67%? – The correct answer was C with 54% of the audience getting the correct answer.

Mr. Halls thanked Supervisor Brown and introduced the first presenter, Bill Higgins, executive director of the California Association of Councils of Governments (CALCOG) since 2011.

Mr. Higgins began his presentation with a brief introduction to the bill process and noted the biggest difference in our State legislative process to the national one is we

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are on a strict timeline and everything is on a schedule. It is a year long process with approximately 2,500 active bills a year and last year 870 new laws were signed by the governor.

Mr. Higgins continued that he is the Executive Director of CALCOG (California Association of Councils of Governments), which is a member association of regional governments across the state. He noted there are 47 agencies around the state that are members of CALCOG including STA, the Solano Transportation Commission (STC) and ABAG. With a new administration in town, this Governor really wants and thinks housing is important and has a goal is to have 3.5 million homes built in the next seven years which is more than double anything we have done in the past. The Governor has backed it up in his budget with some one-time funds and we have a lot of bond money that we adopted in the last initiative, so there are billions of dollars about to hit the street to support housing. Additionally, this Governor has a willingness to enforce the laws that are on the books already, threatening to sue Huntington Beach because they're not in compliance with their housing elements; there are 46 other cities in the same situation around the state. There's 250 million dollars in new planning money that they want to give to cities to achieve better planning results, an additional 500 million dollars that they want to use as incentives, the bond money on top of that and there is about 300 million dollars for homeless planning on a regional scale. SB 828 that passed last year requires the state to consider a lot of factors related to vacancy, overcrowding and cost burden houses when they assign regional numbers that must be distributed around all nine bay area counties. The RHNA number is going to get really high. He stated AB-1771 is another bill that will require more fair housing considerations in your RHNA number and when you add these things together, the housing number that you receive, that your cities are going to have to rezone to meet, is going to be, I predict, double the current 6,977 number. In addition, we have SB 35, a new bill that was carried by Senator Weiner a couple of years ago, which limits your discretion if you're not achieving your housing number, so developers get almost a buy-rite approval process. He warned that state legislation is now focusing more on actual production, instead of zoning, to be in compliance with your housing element. He commented that this is harder for cities because they don't necessarily control who shows up at their planning counter.

Mr. Higgins noted another trend, with our governor saying "To me, transportation is housing and housing is transportation" he's looking at linking these two, suggesting that he wants to connect the provision of local streets and roads money to housing production. This has yet to appear in his state budget, but we know that they're talking about it.

Supervisor Brown questioned if Senate Bill 1 money would be tied into transportation? Commenting, "Did we not Vote?"

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Mr. Higgins responded that a portion may be, however, the governor hasn't said that so much lately, likely because a lot of people came up to him and said you know they voted; so, we'll see how he threads that needle.

Mr. Higgins referred to the provided information packet includes a list of bills already introduced in the legislature, there are 60 bills that we have already identified on our bill trackers as the most relevant to our regional members. We're starting to see more rent stabilization and tenant protections this year than we've seen in past years, discussions of bringing back redevelopment, emergency shelters in the regional transportation plan, SB 725 that caps the number of single-family units that are above moderate that you can count towards your RHNA at 20%, the rest would have to be multifamily in some way, SB 330 which basically suspends a lot of local decision making if you're in a community that has a high rental rate above median income or has a really low vacancy rate and AB 1758 regarding conditions on SB 1 funds.

Mr. Higgins added, one last housing bill that nobody really knows about; Article 34 of our California constitution, adopted in 1933, says that any city may not approve an affordable housing development without a vote of the people. He explained, we have gotten around it by saying that an affordable housing development is one that is more than 50% affordable; most of the housing documents you see the developer guarantees to provide 49% of the units as affordable, so it's not deemed as triggering this provision of the constitution. Senator Allen from Los Angeles has a measure, whose time is past due, to repeal this provision of our Constitution. If you want to track the bills we are tracking, we have our bill tracker on the website, adding, you can also go to the General Assembly site and track any bill.

An unidentified speaker questioned, regarding the 3.5 million homes that the governor wants us to build and at the best of times we build about 1.5 million, we don't have a workforce to build the 3.5 million affordable homes called for unless there is another plan. Is there a plan in place to build that workforce?

Mr. Higgins responded there are plans in place, but he doesn't know if they are sufficient. He noted there are also several road dollars that recently went out and they are requiring cement and contractors.

An unidentified speaker asked, when you think of the North Bay, we're one of four counties in the North Bay and our four counties have a whole lot in common from the point of public policy, which is city centered development. Is there any effort to put these four counties together as a regional voice rather than Solano Orderly Growth Committee? Napa has almost identical initiatives, Sonoma has a limited growth policy around nearly every city in Sonoma, so very similar policy.

Mr. Halls answered, the quick answer is yes, we mentioned private conservation areas. Mr. Higgins was a big supporter of this and our commissioner we have received PCA monies, just the four counties, for a pilot. The four counties get a little

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bit of money every couple of years to do PCA implementation; that's coming from MTC.

Mr. Halls thanked Mr. Higgins and introduced Mayor Price as the next 4C's member to read questions 4 through 6.

Mayor Price read questions 4 through 6:

- 4) "Which three cities in Solano County are among the most diverse in the Bay Area?" A. Vacaville, Benicia and Vallejo, B. Suisun City, Fairfield and Vallejo, C. Suisun City, Rio Vista and Dixon, D. Vallejo, Fairfield and Vacaville. He announced the answer was B. Suisun City, Fairfield, and Vallejo.
- 5) "Which is the oldest house in Solano County?" A. Pena Adobe, B. Hastings Adobe, C. The Spring House, D. Jackson Fay Brown House? Answer A, Pena Adobe house, was the correct answer.
- 6) "What percentage of Solano County residents are renters?" A. 23%, B. 41%, C. 57%, D. 62%. He noted the answer was B. 41% and asked who had a perfect score.

Mayor Price stated the STA received funding for the following priority projects: I80/680/State Route 12 interchange, Solano County train stations, westbound truck scales, Jameson Canyon, the reopening of McGary Road, Solano Express capital bus stops, and Priority Conservation Area North Bay funding. He requested Mr. Heminger come forward and presented him with a special award for all of his efforts as MTC Executive Director.

Mr. Heminger accepted the award and presented the Regional Housing Proposal – The CASA Compact. He noted that with 25 years in transportation, it's obvious we've got lots of transportation problems in our region, but we've also got a housing crisis so severe now that it has basically created more transportation problems. He stated CASA is about trying to formulate a homegrown solution to this problem in the Bay Area. He reported it took about 18 months, involving all the sectors involved in housing; local government, developers, labor, multiple environmental organizations, anybody who we thought had a stake in the solution and anybody who they thought was remotely responsible for the problem. Mr. Heminger explained, the CASA Compact is 10 ideas; a proposal to our state legislature. He acknowledged, there is virtually nothing here we can do by ourselves, we need permission from Sacramento. He explained the first 3 ideas are to protect and preserve renters rights and access to housing supply, elements 4 through 8 are about trying to increase that supply and the last two, 9 and 10 are to pay for a lot of the improvements we need in the Bay Area with our own local money.

Mr. Heminger gave the following explanations regarding the 10 sections of the CASA Compact:

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- 1) Just Cause Eviction Policy. Intended to be a backstop for any local initiative, and this is true generally about CASA, wherever a city has already legislated an area, CASA will not add or supersede. This policy states that when you evict someone you have to give them a reason.
- 2) Rent Cap. This does not mean rent control. This is an overall cap on the amount that rent can be raised in a given year. This is a tradeoff obviously between the tenant and the landlord, there is a provision in this idea that talks about being allowed to bank the ability to raise rent in years where you don't take the full cap. Landlords and tenants' rights activists were together hammering this out and this is what they could live with.
- 3) Rent Assistance and Access to Legal Counsel. In the form of providing them maybe a short-term loan so that they could pay the rent and not have to get evicted at all and access to legal representation.
- 4) Remove Regulatory Barriers to Accessory Dwelling Units (ADU's). There are many unpermitted ADU's in the Bay Area that we're not supposed to count. Some cities have gone through and legalized those dwellings. The idea here is not just to do that but to build a lot more of them.
- 5) Minimum Zoning Near Transit. Probably the one that had the most controversy and it still does, this currently resides in Sacramento in the form of a bill by Senator Weiner, Senate Bill 50. Local government wants to decide what uses are made of its land in any area of its jurisdiction. State government has invested quite a bit of money in building mass transit improvements around our state whether it's rail or ferry or bus and they would like to get some use out of that investment. They would like to encourage the maximum number of people to use those new forms of transit. The best way you can do that is to get more folks living near transit. There are a lot of cities that are willing to have that conversation and I applaud you for the leadership you've shown in this county in pioneering some of these ideas, whether it's the Vallejo terminal, some of your capital corridor stations or elsewhere.
- 6) Good Government Reforms to Housing Approval Process. Many cities try to make it easier to get the housing through the pipeline and others don't. The goal is to try to get that decision more quickly so that we can move on to the next project. If you're going to say no say no. Don't wait three years before you say no.
- 7) Expedited Approvals and Financial Incentives for Select Housing. We've been building a lot of market rate housing. When it comes to the lower income levels, the Bay Area hasn't been doing as well. But, at those levels there are a lot of public subsidies available. A few of them were just knocked out by the Congress with the tax reform bill, but quite a few programs still exist at the federal and state level to support the development of lower income housing and make it affordable for a lot of our residents. What's missing between the market rate and low-income housing is the missing middle housing. They're not expensive enough to meet market but they're too expensive for what we are able to provide to those missing middle constituents. This would involve offering a series of incentives and in some cases property tax abatement.
- 8) Unlock Public Land for Affordable Housing. One way we believe for local government to be active in this issue is to see whether they have surplus public land that they might be willing to develop for housing purposes. For example, BART owns

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almost 250 acres of land around their stations. What better place to build transit-oriented development than around a BART Station? A bill passed last year that will task BART with that. This is often seen as a tug of war between state and local governments over control of the decision making.

- 9) Funding and Financing the CASA Compact. There's about a \$2.5 billion shortfall per year to subsidize the housing construction for both lower and middle-income residents. He suggests we come up with a \$1.5 billion of that ourselves with the rest coming from the federal and state governments. These are a series of ideas that we've come up with, a menu that we hope the legislature will choose from, allowing a vote to take place here in the Bay Area. That would generate the revenue that we would need to deal with the eviction proceedings, making sure people have legal representation and the subsidies that we need for middle and lower income residents.
- 10) Regional Housing Enterprise. We need a regional institution, whether it's the existing institutions we have, some combination of them or a new one. This entity would be able to gather revenue you would raise, to finance against that revenue stream, bring those funds forward and it would be able to provide technical assistance to local government along the way. One of the important issues is to get the passage threshold for these special taxes from two thirds to a majority vote, similar to the 55 percent we have for schools, as a way of trying to give these measures more of a fair shot at the electorate.

We have finished the first phase, developing the ideas, and have brought them to Sacramento where bills have been introduced for each of the ten elements. He encouraged everyone to get involved in the bills, adding I think they will have varying degrees of controversy. He commented MTC and ABAG are going to be actively involved so you can work through them. He concluded, stating, I think we have given the Bay Area an opportunity to seize control of its own fate.

An unidentified speaker asked about low-income housing in Marin County, and mentioned a special dispensation from the legislature where they're not required to build affordable housing. Is this being addressed or has it been addressed or are they just getting a pass?

Mr. Heminger responded stating I'm not a fan of that bill, but it did become law. Until now, state policy has largely been about planning for housing and then it stops. He added what we're seeing now is somewhat of a sea change in Sacramento where the focus is no longer on just planning and zoning, it's about producing and delivering.

Another unidentified speaker commented, 8 out of these 10 elements have to do with the expansion of government or the limiting of private property rights. My concern here is wouldn't it have been more feasible to go the opposite direction, towards deregulation. He added that when he talked to most of the local developers and local investors, people who have two or three properties, they're complaining

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about how much government there is as it stands. He emphasized element number 10 created an entirely new agency and he finds it quite concerning.

Mr. Heminger answered that all ten elements represent compromises; while some of them may involve more aggressive government action, others involve the government stepping back. He noted the entire sixth element, trying to reduce the amount of time it takes and the number of exactions on developers was stepping back.

An unidentified speaker asked, I'm wondering if the Casa group looked at innovation and technical advances in materials and construction methods as a means of cost reduction.

Mr. Heminger responded that, yes, that's a very good idea. He offered that the prefab housing on Mare Island would be a prototype for that. He continued, noting with the shortage of trained workforce, a couple of ideas from CASA are about trying to build that workforce with apprenticeships and other programs to ramp up construction, adding, whether we can get to three and a half million I don't know. But if we want to do more than we're doing now, we're going to need more workforce. He acknowledged that the fires in Napa and Sonoma have brought construction workforce into those areas for home replacement and away from job sites elsewhere in the region.

An unidentified speaker commented, you mentioned a little about jobs and I think one of the challenges we have here in this county is it is a commuter county. This goes to climate change and I would like to see more discussion about getting job hubs here in Solano County. Vallejo used to be one when the Navy was here. I think that's hugely important. It's not really discussed here so much,

Mr. Heminger responded, commenting, that's a fair point. He noted there will be quite a bit of consideration and conversation about jobs and location of jobs in our next regional plan. He acknowledged we have been focused on housing because clearly the region is in a crisis. He added our regional economy is booming, but, it's not booming in all the right places, we need to be more successful in siting jobs where we already have the housing inventory.

An unidentified speaker asked, about a minimal zoning near transit. Our schools have our middle school children walking one to one and a half miles to school. You note 1/4 of a mile here and some of our geographical structures in our cities like railroad tracks and stuff would put us in some developments just outside the 1/4-mile area. I'd hate to lose any kind of money just because something is 3/8 of a mile or 1/2 mile out. Buses look at 1/2 mile, why not rail transit at the same level of a half a mile?

Mr. Heminger agreed, noting sometimes rules are made to be broken. He stated that we all walk at different speeds, what might be a quick walk for somebody at a quarter mile for somebody else might be 45 minutes. The basic idea though is you

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want folks who are walking distance, biking distance from transit, because all of the research we've seen and all the projects we've built in the Bay Area we know that people are much more likely to ride the train or the ferry if they're living nearby than if they're not.

Mayor Thom Bogue presented questions 7 through 9:

- 7) "According to Solano EDC, approximately how many residents commute to locations outside of Solano County for work?" A. 34,000, B. 72,500, C., 107,000 or D, 234,000? The answer is C, 107,000, according to the US Census Report, nearly 17% of Solano County residents report commuting more than an hour each way to work.
- 8) "How many housing units did Solano County produce from 2015 to 2017?" A. 800, B. 1,200, C. 1,900 or D. 2,100? The answer is B., 1,200 units.
- 9) "Of the 1,200 housing units produced in Solano County between 2015 and 2017, how many would qualify under the Regional Housing Incentive Pool (HIP) Proposal? "A. 1,200, B. 632, C. 57, D. 1. The answer is D., 1.

Ms. Corsello commented Solano County's average price of median home price is somewhere in the \$300,000 to \$400,000 range while Marin is around \$1,000,000 and San Francisco is around \$800,000. She explained many of the formulas and methodologies are based on the region, not necessarily Solano County. She introduced the next speakers: Moderator Sean Quinn, Fairfield City Manager David White, Vacaville City Manager Jeremy Craig and Suisun City Development Services Director Tim McNamara.

Mr. Quinn thanked everyone for attending, noting he is very excited to have the people next to him talk about housing opportunities in their communities as well as some of the obstacles and constraints they are facing in terms of producing that housing. He commented it's clear from everybody you've heard from already that the housing crisis in the Bay Area translates into a housing crisis in Solano County because we're the most affordable area of the Bay Area. Solano County has the highest housing affordability index percentage (38%) in the Bay Area but trails the national average of 53%. And though we're affordable by various standards, compared to the national average, we're not that affordable. We still have a lot of people moving into Solano County and commuting out of the county. Most recent data shows that in 2015 almost 120,000 workers leave Solano County for jobs elsewhere. He noted that the housing markets in the Bay Area are regional and they ignore county lines; when you're looking at housing programs, to focus on county lines misses the point and it really needs to be looked at on a regional basis.

He briefly explained that the Solano Suburban Housing Incentive Pool (Sub HIP) Program is the Housing Incentive Pool program that was put together by the MTC, who developed criteria for funding. These funds must be used for transportation and transit related services but are tied to housing produced by county, adding, as established, 90% of the money would have gone to three counties, San Francisco,

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Alameda and Santa Clara. In Solano County, we had only one housing unit that would have qualified; that unit was in the City of Benicia, no other cities had a housing unit that would qualify under that program. The MTC, working with their board and commissioners, went back and looked at the criteria and they've developed a \$5 million set aside called the Sub HIP Program which they are in the process of developing criteria for. The STA developed their own criteria (provided in packet) that focuses on encouraging the workers leaving Solano County for jobs to get on the ferries, trains and buses to get them off the freeway and on the regional aspect of housing and have suggested that to MTC staff. He also noted that this money would be tied to housing produced in the PDA's in the cities.

Mr. White, Fairfield City Manager spoke regarding the Fairfield story, noting the city is over 100 years old, about 40 square miles and a community that has experienced tremendous growth for the past 50 years with a current population of 116,000 residents. Fairfield has wonderful employment and is home to Jelly Belly and Travis Air Force Base, the County's largest employer. Fairfield has about 8,000 units of housing approved in the pipeline, with environmental approvals and city council approvals in place; they just need to go through the entitlement process with their subdivision maps. He stated that development costs and the high cost of construction coupled with lower home prices have led to a lower production rate increase than the inner Bay Area.

Mr. White noted they have two priority development areas. The first one, our Heart of Fairfield Specific Plan Area has a tremendous amount of civic amenities, a 43 acre community park, a library, two transportation nodes - proximity to our regional transit facility that gets you to Sacramento and the entire Bay Area, proximity to the Suisun City train depot that gets you through another mode of transportation through the entire Bay Area, two employment centers; city hall and the Solano County Government Center along with some tremendous commercial opportunities and retail destinations; within about a mile to a mile and a half of Heart of Fairfield is our Solano Town Center. The second PDA, around the Fairfield Vacaville train station, is in Northeast Fairfield, adjacent to Travis Air Force Base and the city of Vacaville, is ground zero for some real exciting new development in our community. Mr. White explained there are about 8,000 units of housing planned around the train station with two master planned communities in the works. He commented one, the Villages, is being spearheaded by Lewis Operating Company consisting of 1,800 units that are in construction and selling today. The second community, One Lake, adjacent to the train station, is in the very preliminary stages of being designed. He noted subdivision maps are being approved and construction and preliminary grading is underway. He explained that there are environmental approvals in place for just about 7,000 of these units. Adding, we are not at all a constraining factor at the local level to see this development occur; it's access to capital that is desperately needed. He hopes with these developments they can take advantage of these local Sub HIP funds. He continued, noting the county's largest employer, Travis Air Force Base, consists of about 13,000-14,000 employees of which about 25% are housed on base; 75% of the workforce lives in Solano county and the surrounding area. He

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proposed, one of the things that we would love to see coming to fruition is some stronger pedestrian/bicycle linkages from the train station to Travis Air Force Base, because we know in speaking with them that their workforce would greatly benefit from those linkages and would probably be the consumers at the train station itself as well as a big audience for some of the new housing that's being developed in the area.

Mr. Craig, the City Manager of Vacaville, spoke next and noted Vacaville has nearly 3,000 housing units that are fully approved, entitled and ready to be developed. Last year they built 169 residential housing units adding although they have no local constraints, market conditions, limitation of labor force and costs have all created issues. Vacaville has two priority development areas; Allison/Ulatis PDA and our downtown Vacaville PDA, both established in 2008. What makes these two unique is that they offer such a round level of service to the people that live in these areas including transit, housing, goods and services, employment, and entertainment options. The Allison/Ulatis PDA, which borders I-80 and Allison Drive all the way to Ulatis Creek, has housing inside this development area, but, what's key to this area right in the middle is our transportation center and the arts and cultural center with access to the entire region and within walking distance of restaurants, retail, employment centers such as Travis Credit Union, the county library, a community center, and a performing arts theater. Vacaville currently has three projects in development at various stages in the PDA that are working to play off the transit center and take advantage of regional strengths. Mr. Craig noted that limitations come down to infrastructure, getting people to and from the transit center, to and from these residential areas, intersections, walkways, and pedestrian paths. One of the Council's big goals is to find a way to take our Downtown Transit Center and the Regional Transit Center and link them via a pedestrian and bike path, so you wouldn't have to cross the highway. There are currently 3,500 jobs located inside of this PDA area and they anticipate that will grow to about 4,300 by 2035 with people employed at Travis Credit Union, Chase Bank, Bank of America, Safeway, Target, Ross, Burlington, and over 15 restaurants. Residents in these new developments could park their car and leave it, or perhaps not even have a car with the regional transit center and major retail and grocery within walking distance; everything is located in this small area. This PDA area currently already has 600 units of high density housing and we're hoping to almost double that over the next 10 years with these projects. One proposal under way is 245 unit mix of studio, one, two and three bedroom fully amenitized units directly across, would actually share a walkway and intersection with on two sides, from the transit center. This would add a lot of density on top of transit next to the highway and would provide a great deal of what we need in terms of multifamily housing. Our base here is extremely low right now, it's difficult to find apartment sites or find apartments for rent. Unfortunately, given the current cost conditions this project doesn't pencil with all the infrastructure costs required; two intersections, the frontage, walkways and the pedestrian/bicycle transit pass.

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The second PDA, the Downtown Priority Development Area is the heart of our downtown area; bordered again by Interstate 80 all the way up to Monte Vista and Depot Street. It's a mix of different uses including housing and retail, a park in the center of developments, a transit center, and a senior center with a grocery and pharmacy located on the outskirts of the PDA. The future vision for the area and that projects like you see here are already improved. He referred to the east main district, commenting the city spent 12 years assembling 22 individual parcels to make the East Main Project happen. Council approved it in October of last year and if it ever stops raining, we hope to see progress on it soon. This project will include 83 mixed residential units and 11,000 square feet of retail in the heart of downtown; all within walking distance of the transit center. The City Council just approved a specific plan for access to our downtown which is getting underway as well as a walkway and a transit plan for access. These are some preliminary visions, we're fortunate to have some UC Davis students come and spend the summer with us and draw up some preliminary plans, of the envisioned downtown from a pedestrian standpoint. One concept that would produce an art walk and a farmer's market stand that could be parked during the day and pulled out at night with farmer stands, which would create a marketplace in our Depot Street historic area. The old CVS site at the very top of our PDA, which is now an abandoned property, is ready for redevelopment. It's four and a half acres directly across from our transit center and a five-minute walk to a high school, grocery store, pharmacy, Andrew's Park, all of our downtown restaurants, shops, art, and a theater. They are seeking a mixed-use development that site.

He explained, our needs in the downtown PDA are not unlike most downtowns. The city dates back to 1850 and this is our original downtown; we have infrastructure needs, sewer improvement, water improvement, and transit to make it more accessible, more walkable. The vision is to make this a pedestrian friendly or even more pedestrian friendly and increase accessibility from nearby neighborhoods. Both of these projects could lead to some high-quality development that would provide a lot more multi-family housing at the level that they currently need, condominium and small unit transit-oriented housing. One of the sites at Allison is city owned at this point, so they are seeking a transitory development process through the council, hopefully RFP that out, in the coming months. The goal we're missing right now is the cost structure to make this work without some sort of subsidy; even given our current apartment rates, the numbers just aren't penciling given the high cost of construction. A lot of these projects are not going to move forward until we find some alternative financing for them as the numbers don't work even at market rate, much less with affordable units. He concluded with, there are some real challenges, but some real exciting opportunities too; these are quality developments that could really serve the area well.

Tim McNamara, Suisun City Development Services Director, spoke next and welcomed everyone to Suisun, the host city tonight. A lot of developers and people don't know that Suisun is here. They don't know that Suisun has a fireworks display where some 25,000 people show up on July 4th or that we have a 150-slip marina

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sitting right here on our waterfront. What we hope to do in Suisun is actually start competing. It's been a public private partnership success story, referencing a train depot opening ceremony photo, taking the old to create the new while saving the heritage. What makes a city memorable, including safe walkable streets, good architecture, and a whole number of things that need to come together to make a city a place where people want to live. The Suisun City PDA is an infill site in their central downtown, referring to the slide showing the location, with ¼ mile and ½ mile rings centered on the train depot. The train depot is a great asset and something that a lot of cities would love to have and commented on Suisun's Main Street, declaring it's 2,200 feet of potential retail being an extraordinary opportunity. Some opportunity sites include a site north of Highway 12, commenting this 34-acre site is completely vacant and as you approach Highway 12 there's a private site of two and a half acres as well as a Caltrans owned site across the street from the train station. They have eyes on most of the PDA from a development standpoint, and there is opportunity for several sites between the railroad corridor and Main Street. Just outside the half mile area we have a development opportunity that's already happening with dense housing and medium dense housing along the waterfront.

These are sites that we've exposed to developers recently. One of the constraints in Suisun, water and being in a water environment, the soils are not exactly stable. This makes the cost of development very expensive, particularly above three stories, as we need to do something in terms of enhancing soil, pile-driving or take other measures, as we add those layers of costs, this starts to scare away development. With the vision of their city and a little bit of help, the kind of density that the state is after could happen in Suisun. He touched on density scaring a lot of people and the importance of transparency and talking with the community. Two things that are happening in Suisun right now are discussions with STA on parking and STA building their new offices on our main street. These events have engaged our city in a conversation about parking, as one of the constraints obviously in our city is the disjointed nature of parking. He thanked everyone for coming to Suisun and wished them a goodnight.

Mr. Quinn, thanked everyone for their presentations and pointed to opportunities here for housing and links to transit as well as some of the constraints.

An unidentified speaker commented, thank you, that was terrific. We have three cities in Solano County with urban growth boundaries that were promoted by the Orderly Growth Committee, two of which are up here tonight, Vacaville and Fairfield (Benicia is the third one). In terms of producing housing, has an urban growth boundary caused any problems for you guys in terms of getting housing going in your cities?

Jeremy Craig spoke for Vacaville, noting, given our current situation it hasn't created a restriction, we still have plenty of available property. The general plan we adopted in 2015 has a real focus towards infill development. He noted that infill development

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is very hard involving a lot of community engagement; it takes a little longer to do but it is worthwhile, and we are starting to see that happen.

Ms. Corsello thanked all presenters and speakers. She commented you might be thinking what's next, after hearing from the three levels of government and about the Casa Compact, the set of legislative concepts. She noted that we're not the same as the other nine Bay Area counties, in fact all of the Bay Area counties are different and we have our own set of constraints, our own set of opportunities, our own set of possibilities and you're going to need to help with that process, to help come up with what Solano does, what do our seven cities do and how do we grow up, where do our children, our grandchildren and our parents live as we move forward. She questioned, so what does that mean? She requested that we track what they're doing at the City-County Coordinating Council because this conversation is going to continue and make sure you get engaged in the Census not only in the planning process that's taking place in 2019 but in 2020 when we actually have to execute that census because that's going to be imperative for us to document who's here, who's living here, what do they need and what have we done in terms of all the pieces that get measured and counted in that process. She also asked that we participate in the Regional Housing Needs Assessment process, noting that process is starting this year, that conversation is starting now, to plan for 2022. She commented that it's a long lead time, starting the State and trickling down to the MTC and then trickling down to us but this is just the beginning, this is an opportunity for you to get engaged and help us as we shape where we're going for the next 15 - 20 years.

Mr. Halls reminded everyone SB 2 has housing production planning funds available now, this year, no excuse, everybody gets a share of the funds and to please take advantage of it and talk to your planning staff. He thanked everyone for being here.

III. Announcements

Mr. Halls announced that there would be an MTC Plan Bay Area meeting hosted by the City of Vallejo on March 20, 2019 and requested everyone attend.

ADJOURNMENT: The meeting was adjourned at 8:30 p.m. The next meeting will be held in the Berryessa Room at the Solano County Water Agency located at 810 Vaca Valley Parkway, Ste. 303, Vacaville, CA 95688 at a time and date TBA.



SOLANO

City-County Coordinating Council Staff Report

Meeting of: August 8, 2019

Staff / Agency: Robert Burris
Executive Director, Solano Economic
Development Corporation

Agenda Item No. VI.1

TITLE / SUBJECT

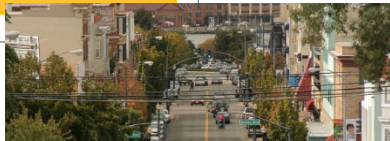
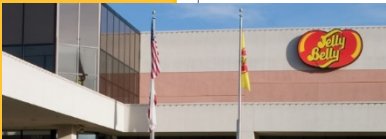
Solano Economic Development Corporation (EDC) marketing update

DISCUSSION

Robert Burris, Executive Director of the Solano Economic Development Corporation (EDC) will give an update on economic development outreach in Solano County. This effort is supporting the Moving Solano Forward vision which began with the Moving Solano Forward I, completed in 2014 and Moving Solano Forward II, completed in 2017. See attached PowerPoint presentation.

RECOMMENDATION

For informational purposes, only.



Soiano Means Business

EDC Update
Robert Burris

Interlinking Initiatives



Annual Highlights

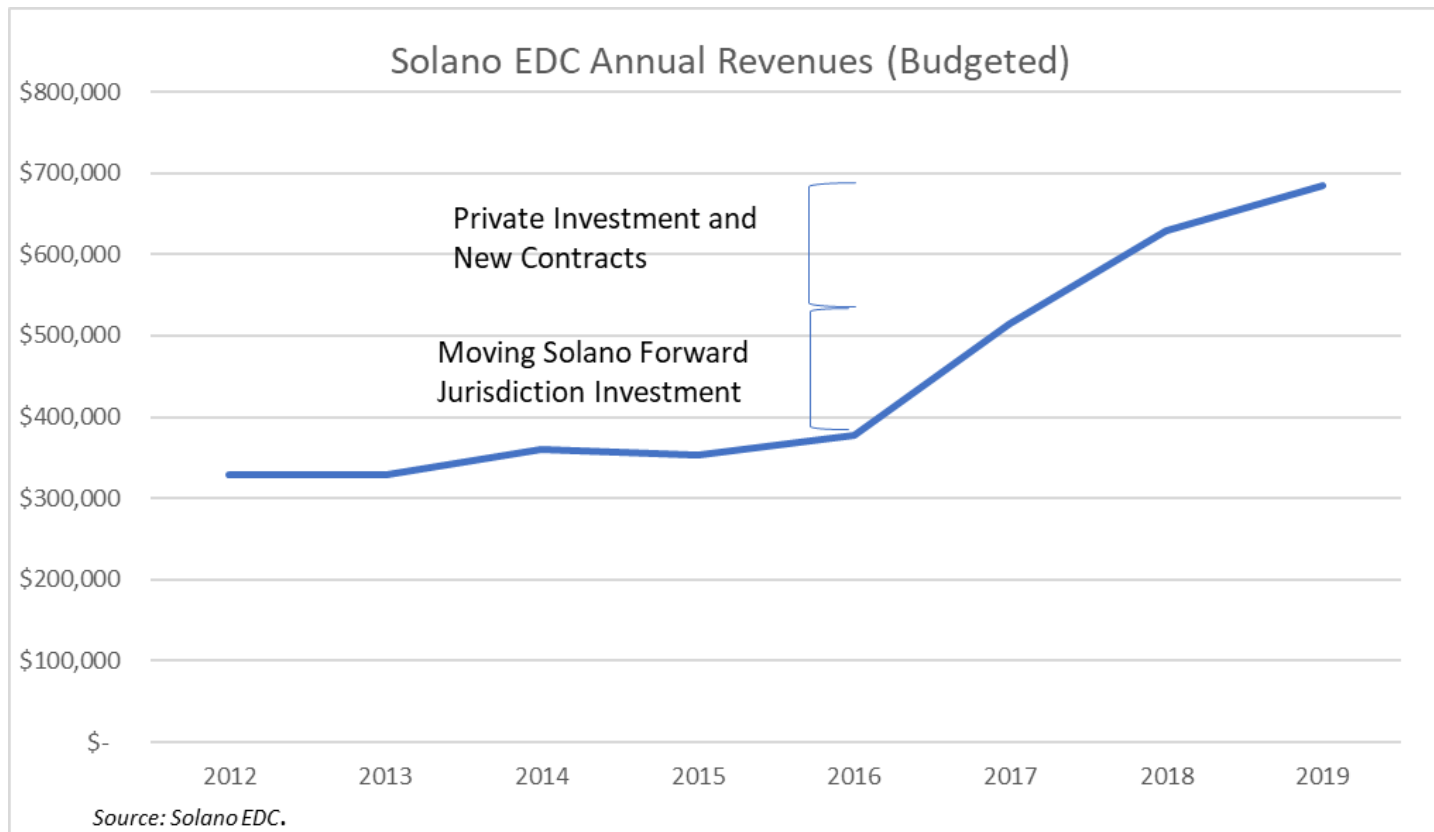
- Successfully implemented a 32 point action supporting our Moving Solano Forward vision, adopted 35 point action plan for 2019/2020.
- Continued growing investment and our capacity
- Expanded our marketing intensity and reach
- Rapidly grew the number of prospects for new jobs and investment in the region

Solano EDC Marketing Update

- Hitting the road!
- Sponsorships and placed advertising
- Active engagement in several statewide and northern California organizations
- Social media relaunch with great activity
- New content creating an exciting view of the region
- Improved web page and visits have soared



Revenue Growth



Conferences and Trade Shows

Institute of Food Technologists (IFT) Summit in Chicago

Fancy Food West Conference in San Francisco

Medical Device and Manufacturing (MD&M) Conference in Anaheim

BioMed Device Conference in San Jose

CALED Annual Training Summit in Anaheim

SF Business Journal Biotech Summit in San Francisco

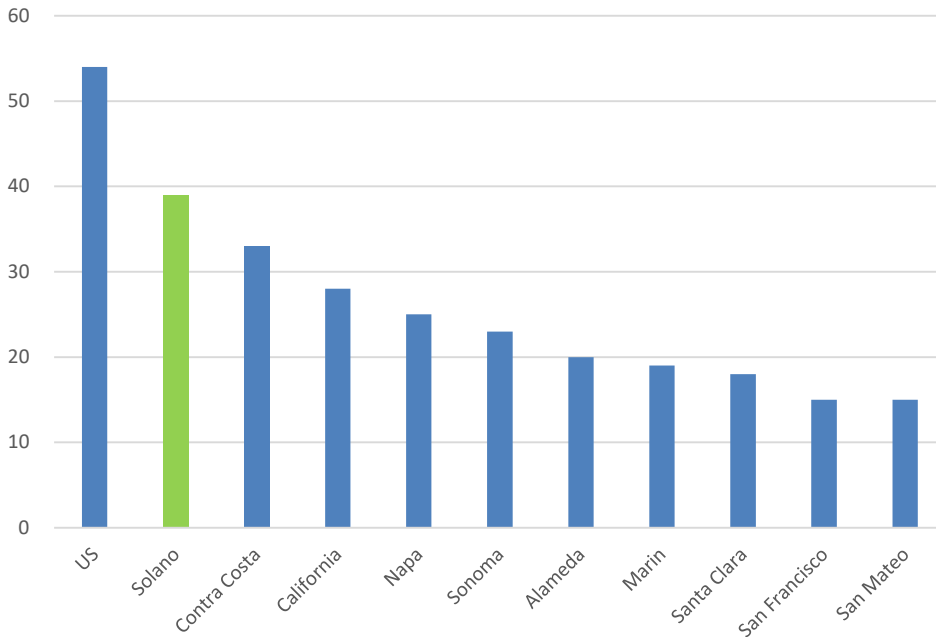
BIO in Philadelphia

Future Food Tech Investment Forum in San Francisco

CoreNet NorCal Chapter Events in SF

Looking Forward – Why Solano?

Affordability Index
4th Quarter, 2018



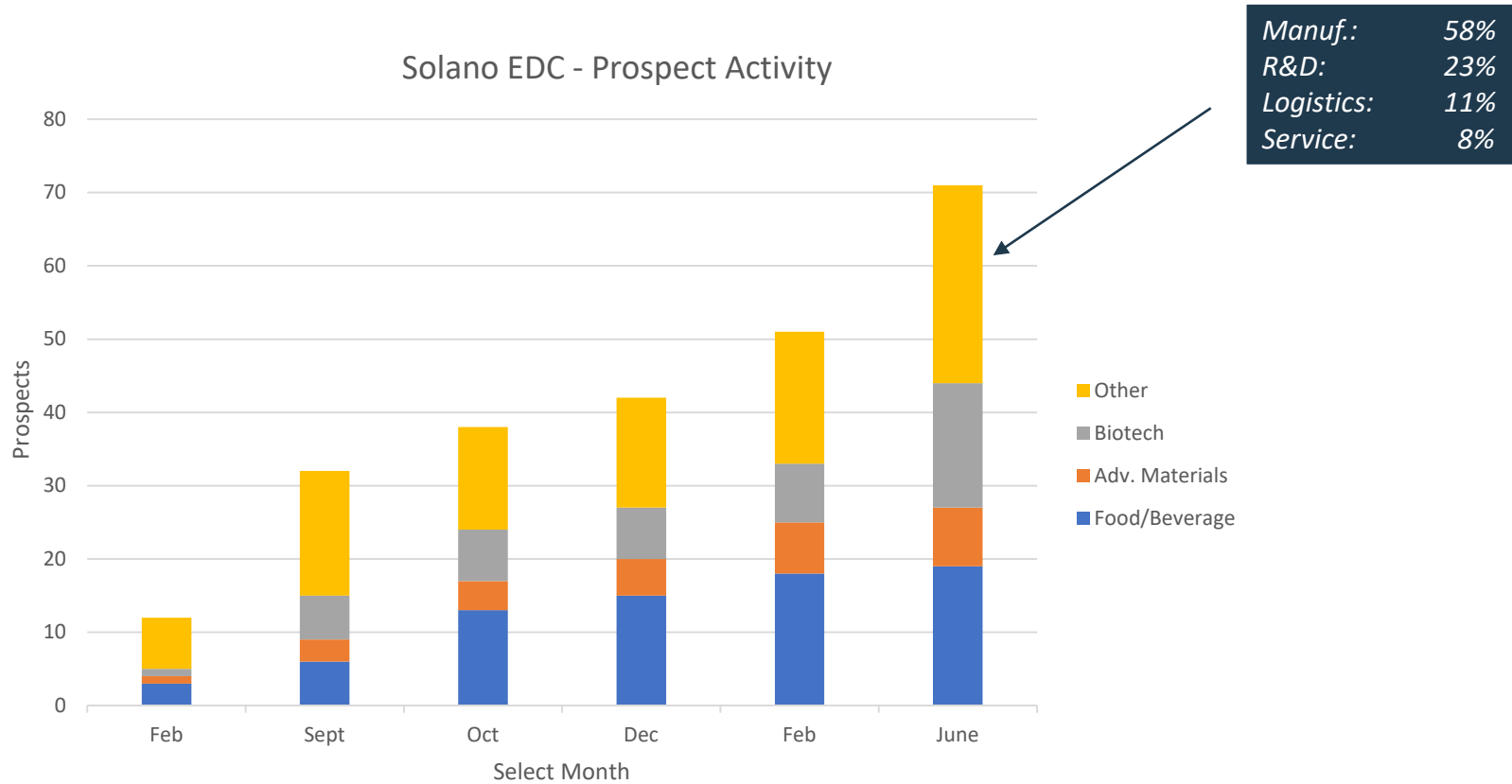
California Association of REALTORS® , January, 2019.

Proximity Rings



C.A.R.'s Traditional Housing Affordability Index (HAI) measures the percentage of households that can afford to purchase the median priced home in the state and regions of California based on traditional assumptions. C.A.R. also reports its traditional and first-time buyer indexes for regions and select counties within the state. The HAI is the most fundamental measure of housing well-being for buyers in the state.

Solano EDC Prospect Activity



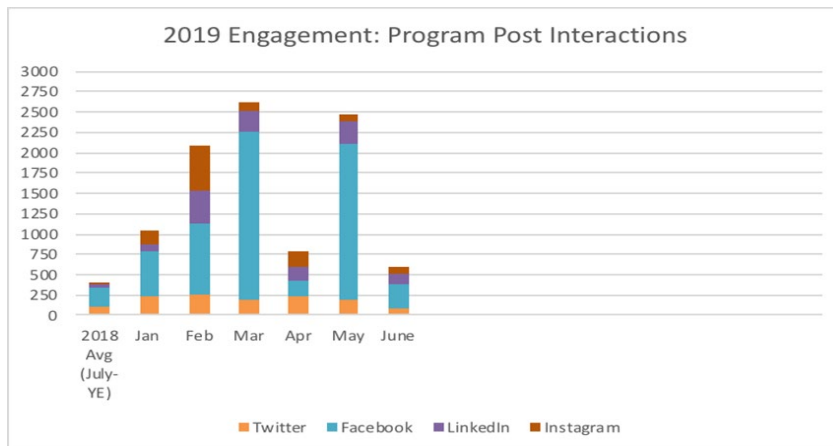
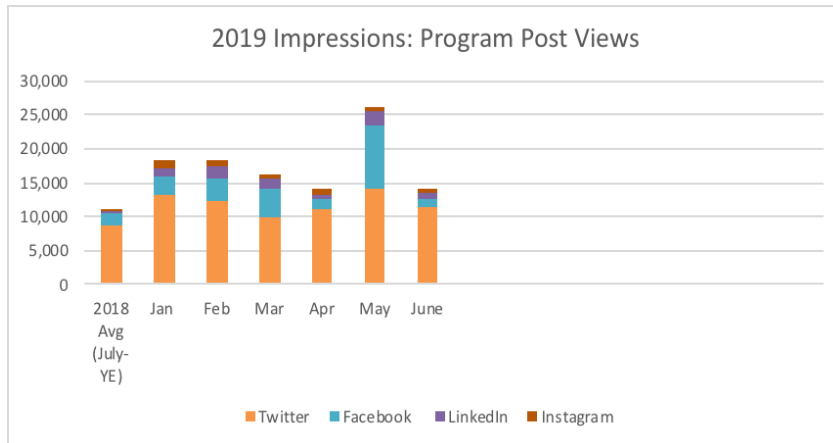
EDC Assisted Companies



**Total of 400 to
450 jobs
Est. \$120 million
in new
investment**



Marketing Metrics



Earned Media

Sacramento Business Journal
 North Bay Business Journal (x4)
 Daily Republic (x6)
 Sacramento Bee
 Comstock's Magazine
 Times Herald
 The Reporter

Placed Media

Site Selection Magazine (x2)

Other

25 speaking engagements
 Sponsorship of CoreNet holiday party in SF
 Mornings w Mayor Podcast in Vacaville
 Video production
 Cobranding w/ City efforts

On-line Tools

ZoomProspector (new) x +

https://solanoeoedc.org/real-estate/zoomprospector/

ZOOMPROSPECTOR (NEW)

+ Add to report

BUILDINGS SITES BUSINESSES COMMUNITIES HEAT MAPS LOCAL LAYERS COMPARE ADD PROPERTIES HELP

SEARCH HEAT MAPS LAYERS COMPARE

Find:

Buildings Sites Businesses Communities

Square Feet

MIN SIZE - MAX SIZE

For Sale For Lease

Select Type

Office Industrial Retail

MORE FILTERS **SEARCH**

Clear Form Minimize

MAP TOOLS: Pinpoint By location Measure Polygon Radius Export Map

301 Results Sort By

View All | Save All | Refine Search

My Saved Results (0) Print Export

First << 1 2 3 4 5 >> Last

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Research and Services



Services and Studies Include:

- Economic Impact Studies
- Market Feasibility Analysis
- Jobs Analysis
- Location Quotients
- Competitive Analysis
- Supply Chain Studies
- Marketing Strategy Development
- Policy

Service Contracts

Solano Transportation Authority

Travis Community Consortium

Solano County

PG&E (Solano Energy Watch)

Mark III Builders







Robert Burris

President and CEO

Solano EDC

robert@solanoedc.org



SOLANO

City-County Coordinating Council Staff Report

Meeting of: August 8, 2019

Agenda Item No. VI.2

Staff / Agency: Bill Emlen, Director and Matt Walsh, Principal Planner – Solano County Department of Resource Management

TITLE / SUBJECT

2020 Census outreach update

BACKGROUND

The U.S. Constitution mandates that a headcount occur every ten years, of everyone residing in: the 50 states, Puerto Rico, and the Island Areas of the United States. It includes people of all ages, races, ethnic groups, citizens, and noncitizens. The next census occurs in 2020. The goal of the 2020 Census is to count everyone once, only once, and in the right place. The population totals from this census will determine the number of seats each state has in the House of Representatives. The totals are also used to redraw states’ legislative districts. The US Census Bureau is required to submit state population totals to the President of the U.S. by December 31, 2020. The totals also affect funding, and data collected in the census help inform decision makers how their community is changing. Approximately \$675 billion in federal funding is distributed to states and communities each year based on census data. The Census Bureau further states that approximately \$20,000 is lost by states and local governments for every person not counted in the census.

The state budgeted over \$90.3 million to be allocated for statewide outreach and media campaigns to reach the hard-to-count(HTC) areas and communities. Specifically, GovOps allocated \$145,572 to Solano County to utilize toward local marketing and outreach efforts. The County accepted the funding allocation and executed the Standard Agreement with the State on March 25, 2019.

To facilitate outreach efforts and mandatory reporting required under the agreement, Solano County contracted with Solano EDC to take the lead in these efforts on April 2, 2019.

DISCUSSION

Solano EDC and the County recently submitted the County’s Strategic Plan to the state which provides an overview of how the County will utilize its funds and how the goals of reaching the HTC communities will be accomplished. The County and Solano EDC are working with the



State’s Regional Census Representative to ensure the Strategic Plan is complete and meets the State’s requirements for submittal.

Summary of Outreach Strategy

Among the critical reasons for obtaining an accurate census count is that data from the Census provides important information for policy-makers to make important future decisions on infrastructure, social program funding, development, education, etc. Another reason is funding. It is estimated that for every person not counted, the local and state government loses roughly \$1,900 per person per year in revenue. This directly effects a local, state and federal agencies’ ability to provide much needed services.

Utilizing SwORD, a State developed mapping and data tool that identifies hard to count areas, the Solano EDC has identified 21 Census Tracts in three jurisdictions that scored above the State median of the HTC Index of 37. These census tracts are located in three jurisdictions: Vallejo, Fairfield and Dixon. These 21 census tracts included 11 in Vallejo, 9 in Fairfield and 1 in Dixon. These tracts will be the priority areas to disseminate information.

SwORD identifies the top three key factors driving the HTC Index status. For each tract the EDC identified and tabulated these critical factors. In total, there were 13 factors within the targeted tracts. The top 5 factors that contribute to being hard to count, in frequency, include: unemployment, moved recently, households on public assistance, non-family households, and households below 150% of the poverty line.

Social media provides a strong marketing platform across demographics. The Solano EDC has contracted with a specialist that has a proven track record in both multi-media campaigns and long-term marketing efforts. Distinct social media content will be distributed on Facebook, Twitter, and Instagram to provide content as well as a platform for discussion.

Hard copy marketing materials will be distributed to strategic access points, events, and locations that have high visibility with hard to reach population pools. Content and design work will be a mix of those provided by Federal and State sources, as well as those created by our design theme following similar design standards and messaging.

The Solano EDC and the County of Solano have begun coordinating the Solano Complete Count Committee (CCC). Because the budget limits the efforts and ability to bring staff on to provide distribution in the field, outreach objectives and tactics can be implemented by members of the Committee. Members have been strategically selected to be in position to distribute information reaching target audiences identified as HTC. Organizations participating in the CCC include: local cities, Solano County, United Way, Food Bank of Contra Costa and Solano, NorthBay Healthcare, First 5 Solano, Solano County Office of Education, Planned Parenthood, Shelter Solano, La Clinica, Calvary Baptist Church, and many others. Through the larger partnership of educators, faith-based organizations, local leaders, and other organizations, information will be distributed at



local events, especially those that host communities that are known to be under-served and HTC. To date, three CCC meetings have been convened. The CCC has also discussed potential and strategically located sites to use as census information centers.

The Solano EDC will also utilize content, language translation, and materials already developed by the Census, State, and other organizations and jurisdictions that could be shared to avoid redundancy and duplication of effort. It should be noted that counties and community-based organizations are actively sharing information, strategies, and ideas because everyone wins with a successful campaign.

RECOMMENDATION

Staff recommends that the CCCC accept an update on the 2020 Census outreach effort.



California Complete Count – 2020 Census

Matt Walsh, Principal Planner
Department of Resource Management

Robert Burris – President/CEO, Solano Economic
Development Corporation (EDC)

Census 2020: Reason for California Complete Count



- California faces the greatest challenge in the nation for the 2020 Census, including electronic submittal
- An accurate count is one in which every person is counted once, only once, and in the right place.
- An accurate and complete count will ensure California receives a fair share of federal funding and Congressional representation. \$1,900 per non-counted resident per year loss
- The State will seek to reach more than 13.5 million households in California to raise awareness of the 2020 Census and motivate the hardest-to-count Californians to respond.
- The State is devoting significant resources to the Census Office's strategic outreach and communication campaign.



Census 2020 Background

- On January 22, 2019, the Board approved a resolution to participate in community outreach for Census 2020 and to accept the State's funding allocation of \$145,572.
- On March 25, 2019, the Standard Agreement with the State was executed.
- On April 2, 2019, Solano County entered into a contract with Solano EDC to lead the outreach efforts for the entire County.



Partnership Coordination

- 1) Frequent communication between the EDC and County of Solano.
- 2) Frequent communication and sharing with the Regional Manager of Region 3 to provide opportunities for information sharing, coordination and peer support.
- 3) The United Way is under contract to provide marketing support and guidance to the CCC participants.
- 4) The Solano EDC will seek City Resolutions in each of the Cities with HTC populations over the median HTC Index.
- 5) The Solano EDC will share and place social media posts to promote the importance of the Census.
- 6) The Solano EDC will share best practices, translated content, and methodology with other CBO's, cities, counties, and organizations that are supporting the statewide mission.



Language Access Plan

- 1) Utilizing the Language Access application of SwORD, we can identify predominant non-English languages spoken by Census Tract. The Solano EDC will identify the top on-English languages spoken in the HTC areas and utilize translated materials for distribution.
- 2) The most prevalent non-English languages spoken in HTC Tracts within Solano are Spanish and Tagalog.
- 3) Every effort will be made to find marketing content already translated by the Census Bureau, CCC, and/or other organizations or jurisdictions.
- 4) Where possible, when fluent non-English speakers will be available at events, QACs and/or QAKs.
- 5) The Solano EDC is seeking partnerships with cultural organizations where non English languages are spoken.



County of Solano Complete Count Analysis

- There are 21 Census Tracts in three cities that are classified as above the median Hard-to-County (HTC) Index
- There are 13 primary factors, identified by US Census, likely to contribute to a non-response to the census questionnaire.
- The top three factors that correlate to non-responses include unemployment, a recent move to the area, and/or households on public assistance.
- Other factors are: children under the age of 5, non-English speakers, below 150% of poverty line, lack of broadband, crowded households, etc.

County of Solano Complete Count Analysis

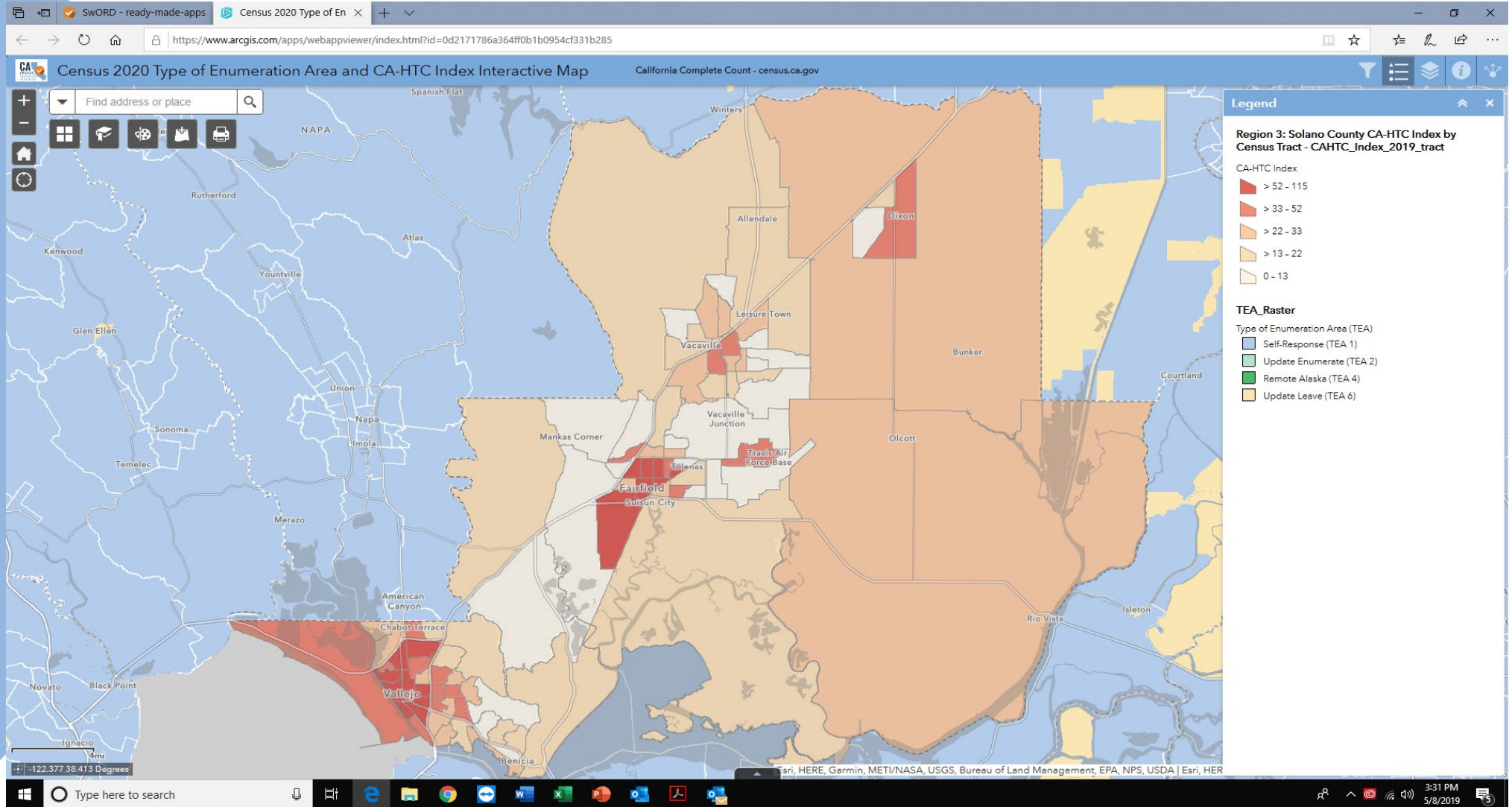
City	Census Tract	Index Score	#1	#2	#3
1Vallejo	2509	115	Non Family HH	Below 150% Poverty	Unemp
2Vallejo	2518.02	99	Children under 5	Non Family HH	Unemp
3Vallejo	2515	84	Public Assist HH	Unemp	Moved Recently
4Vallejo	2516	84	Unemp	Non Family HH	Moved Recently
5Vallejo	2519.01	66	Moved Recently	Unemp	Non Family HH
6Vallejo	2512	64	Moved Recently	Without Broadband	Crowded Units
7Vallejo	2517.01	63	Moved Recently	Vacant Housing	Unemp
8Vallejo	2507.01	62	Unemp	Children under 5	Public Assist HH
9Vallejo	2511	58	Unemp	Non Family HH	Below 150% Poverty
10Vallejo	2510	52	Vacant Housing	Moved Recently	Renter-Occupied Units
11Vallejo	2508.01	41	Moved Recently	Vacant Housing	Multi-unit Structures
12Fairfield	2526.07	82	Children under 5	Below 150% Poverty	Limited English Speaking (Sp)
13Fairfield	2526.11	72	Unemp	Crowded Units	Public Assist HH
14Fairfield	2526.05	71	Below 150% Poverty	Unemp	Multi-unit Structures
15Fairfield	2526.06	70	Public Assist HH	Vacant Housing	Limited English Speaking (Sp)
16Fairfield	2525.02	67	Renter-Occupied Units	Moved Recently	Below 150% Poverty
17Fairfield	2525.01	64	Unemp	Children under 5	Without Broadband
18Fairfield	2526.04	57	Unemp	Vacant Housing	Public Assist HH
19Fairfield	2524.02	54	Moved Recently	Crowded Units	Non HS Graduates
20Fairfield	2526.08	52	Children under 5	Public Assist HH	Moved Recently
21Dixon	2534.02	50	Unemp	Non HS Graduates	Moved Recently

County of Solano Complete Count Analysis

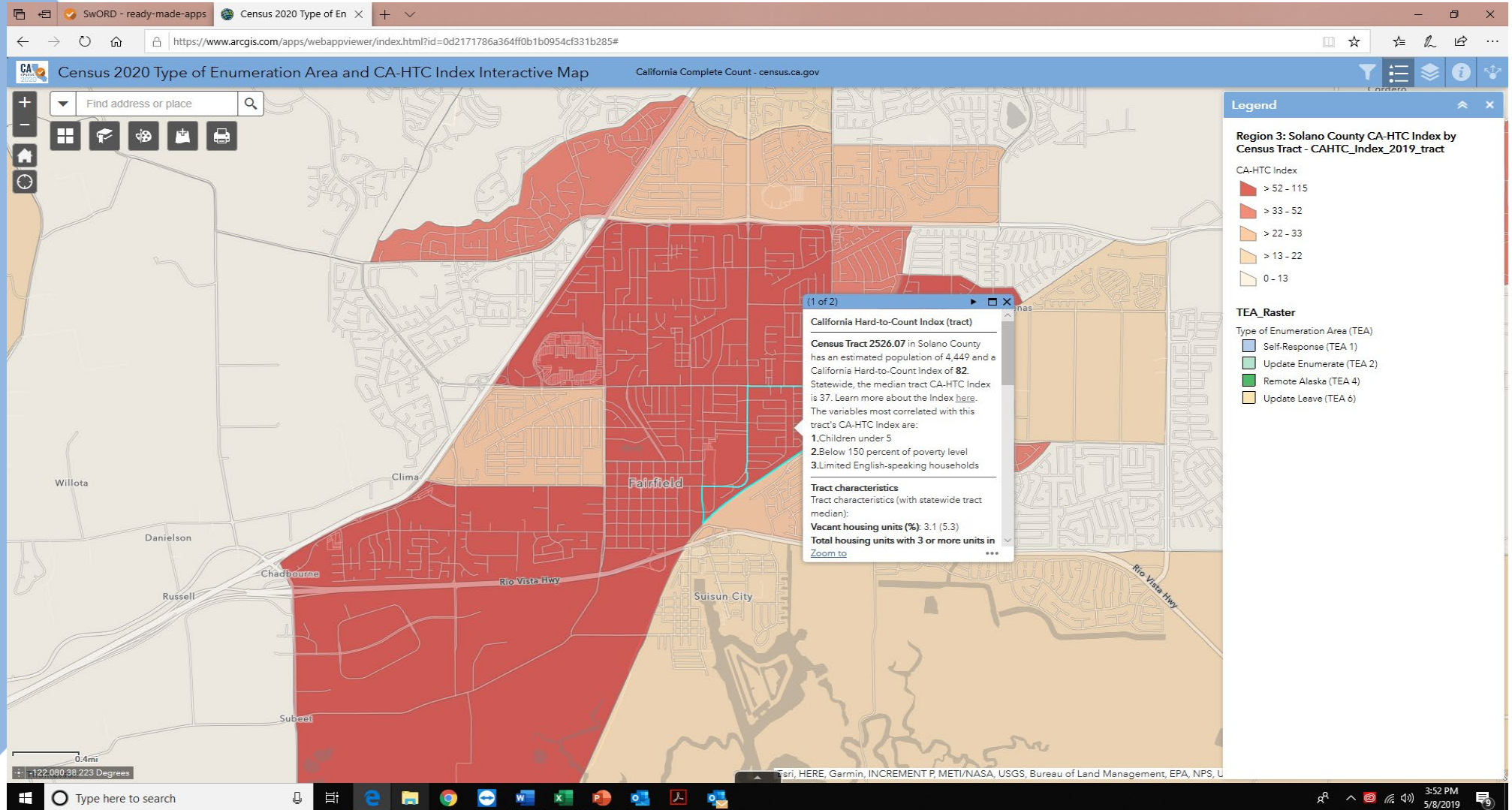


	Reasons	Frequency
1	Unemp	13
2	Moved Recently	11
3	Public Assist HH	6
4	Non Family HH	5
5	Below 150% Poverty	5
6	Children under 5	5
7	Vacant Housing	5
8	Crowded Units	3
9	Without Broadband	2
10	Renter Occupied Units	2
11	Limited English Speaking (Sp)	2
12	Non HS Graduates	2
13	Multi-unit Structures	2

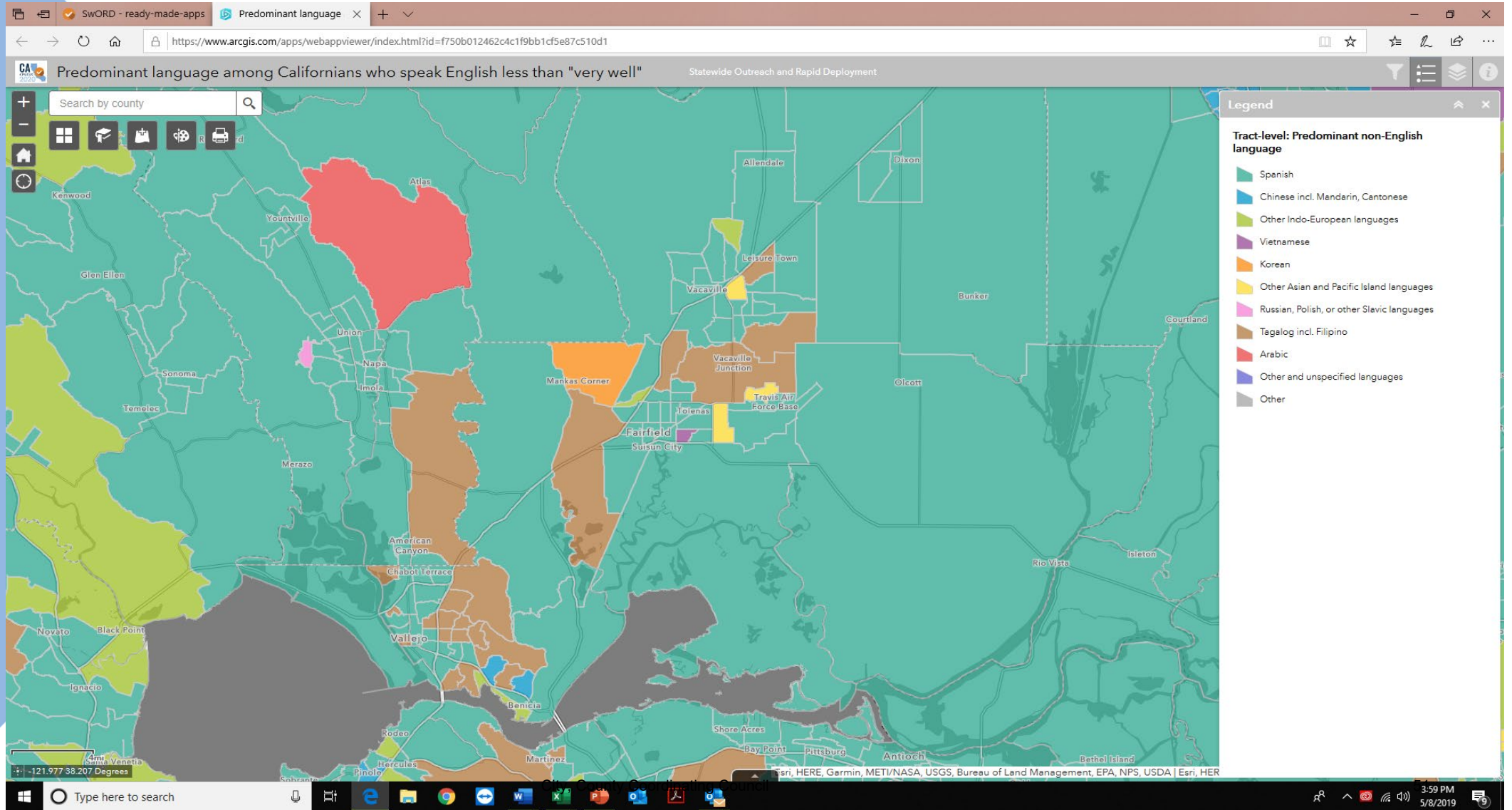
California Complete Count - SwORD



County of Solano Complete Count Analysis



County of Solano Complete Count Analysis



August 8, 2019



County of Solano

Countywide Complete Count Strategy

Solano EDC, County and 7 Cities – Communication & Outreach

- Social media as a major tool for content, stories, education, events, and information
- Hard-copy content distribution at targeted locations, to best reach HTC community; Libraries, City Counters, non-profit locations open to the public, etc.
- Solano Complete Count Committee: to include city staff, County PIO, H&SS, First 5 Solano, local non-profits, education community, etc.
- Language translation in distributed materials
- Participation at events and speaking opportunities

County of Solano

Complete Count Committee



- All Cities and County Representatives
- Solano EDC
- Community Clinic Consortium
- U.S. Census Bureau Representative
- State of California Complete Count Region 3 manager and staff
- First 5 Solano
- Food Bank of Contra Costa and Solano
- Opportunity House
- Planned Parenthood of Northern California
- Shelter Solano
- Solano Community College
- Solano County Health and Social Services
- Solano County Office of Education
- Solano Transportation Authority
- United Way

County of Solano

Countywide Complete Count Team



- Solano County
- Solano EDC
- Solano Complete Count Committee
- U.S. Census Bureau Representative
- State of California Complete Count Region 3 manager and staff
- State SwORD administrators and research staff
- United Way regional marketing support
- Other Counties

Questions and Answers



Thank you

Robert Burris
President/CEO, Solano EDC
robert@solanoedc.org



SOLANO

City-County Coordinating Council Staff Report

Meeting of: August 8, 2019

Agenda Item No. VI.3

Staff / Agency: Daryl Halls, Executive Director and Robert Guerrero, Director of Planning – Solano Transportation Authority

TITLE / SUBJECT

Priority Development Areas (PDAs), Priority Conservations Area (PCAs), and Priority Planning Area (PPA) Designations

BACKGROUND

Solano County’s seven cities have identified opportunity areas called Priority Development Areas (PDA) to prioritize housing and job growth in each city. Most of these PDAs are located adjacent to regional transit centers for ferry, rail and express bus. In addition, locations in the unincorporated areas of Solano County were identified as opportunity sites for agricultural preservation, open space and/or farm to market locations called Priority Conservation Areas (PCA). Solano County’s local agencies had initially identified 8 PDAs and 5 PCAs in 2008. These were selected by the cities and County of Solano and formally approved by the Association of Bay Area Governments (ABAG) for future focused planning and implementation. Since then, Solano County cities have increased the number of designated PDAs to 13 and Solano County has evaluated an additional 4 sites for potential PCA designations.

The significance of PDAs and PCAs is that transportation funding has been prioritized by the Metropolitan Transportation Commission (MTC) for those locations since the first federal One Bay Area Grant (OBAG) cycle in 2013. Solano Transportation Authority and the other North Bay County Transportation Agencies were required to program 50% of the county OBAG share (approximately \$10 million out of \$20 million available) within PDAs with a separate allocation of \$5 million in OBAG 1 for the PCAs in the four North Bay Counties (\$1.25 million per county). This funding requirement and amounts carried over into OBAG 2, with the PCA funds for the four North Bay Counties increasing to \$10 million (\$2.5 million per North Bay County) and will likely be similar on a higher percentage in the OBAG 3 cycle that begins in FY 2022-23.

With a greater focus at the regional and state level on housing production, affordable housing and jobs, the implementation of PDAs, and potentially future PCAs, will be affected by the CASA Compact recommendations and strategies identified in MTC/ABAG’s Regional Growth



Strategies Perspective Paper. Both documents can be obtained directly from MTC's website at the following web addresses:

1. https://mtc.ca.gov/sites/default/files/CASA_Compact.pdf (CASA Compact)
2. https://mtc.ca.gov/sites/default/files/Horz_Perspective3_022719.pdf (Regional Growth)

DISCUSSION

MTC/ABAG has announced an open call for new PDA, PCAs and a new Priority Production Area (PPA) designations. The new PPA is a pilot for identifying locations for manufacturing type employment locations. Several years ago, seven cities and County of Solano, in partnership with Solano Economic Development Corporation (EDC), developed an economic plan for Solano County, called Moving Solano Forward, which includes an analysis of key economic catalyst sites that provides extensive economic data that can help inform the potential PPA designations for Solano County.

The basic framework for the call for PDA, PCA and PPA pilot designations is outlined in the attached Regional Growth Framework Revisions: Next Steps memo from MTC/ABAG (Attachment A). As part of this call, the seven cities and the County of Solano are also able to adjust existing PDA and PCA boundaries. The last time MTC/ABAG formally opened the designations for new locations or adjustments was in 2012 as part of their Regional Transportation Plan: One Bay Area 2035 effort. It will likely be several years until the next opportunity to provide new PCA, PDA, or PPA designations or adjust current boundaries. MTC/ABAG's process for the call is to provide letters of interest by September 16, 2019 and resolutions of approval by December 2019. MTC/ABAG released the format for letters of interest on Monday, June 17th.

STA staff, during the last two months, met with the seven cities and the County of Solano individually to discuss MTC/ABAG's call for new or adjusted PCA, PDA and PPA designations. In addition, STA staff has assessed the currently designated PDAs on their progress made toward housing and summarized the status as shown in Attachment B. Several funding opportunities for housing and employment production are anticipated this year and in the coming years for PDAs and PPAs from the State and the region. STA staff is recommending each agency to consider modifying their current designations in order to be eligible to take advantage of anticipated transportation and housing funding. Funding for PCAs is anticipated to continue to be provided by MTC/ABAG through the OBAG as part of the next funding cycle as well.

STA staff will continue to monitor and inform the Solano Planning Directors, STA TAC, Solano City Managers and STA Board on the progress of these designations as the process continues.

FINANCIAL IMPACT

None at this time.



RECOMMENDATION

Informational.

See Attachments:

- (A) MTC / ABAG Regional Growth Framework Update
- (B) PDA / PPA / PCA Format Letters
- (C) Solano County PDA Progress Chart
- (D) Solano County PDAs
- (E) Solano County PCAs

Plan Bay Area 2050: Regional Growth Framework Update - Overview of Existing and Updated Geographies

This attachment provides a summary of key changes to the Growth Framework, and an overview of the Geographies included in the current and updated Framework.

Table A1. Summary of Key Changes to Regional Growth Framework

Designation			
	Priority Development Areas	Priority Conservation Areas	Priority Production Areas
Key Changes	<ul style="list-style-type: none"> • PDA Categories: Establishes Transit-rich and Connected Community categories (see Table A2 for detailed criteria), which apply to existing and new PDAs • Planning: Defines plan requirement and adoption timeline • Transit: More frequent service required for Transit-rich PDAs than current PDAs; less frequent service required for Connected Community PDAs • Equity: State-designated High Resource Areas (HRAs) eligible for Connected Community PDA designation if transit criteria are met • VMT-Reduction: Areas outside HRAs meeting Connected Community transit criteria required to implement policy from menu of VMT-reduction measures 	No change (see Table A2 for detailed criteria)	New designation (see Table A2 for detailed criteria)

Table A2. Overview of Current and Updated Regional Growth Framework Designations

Designation	Criteria	Additional Information
Current Designations (all require resolutions of support from jurisdiction with land use authority)	Priority Development Area (PDA) <ul style="list-style-type: none"> • Within urbanized area, and • Planned for significant housing growth, including affordable housing, and • Served by an existing or planned rail station, ferry terminal, or bus stop served by a route, or routes, with peak headways of 20 minutes or less 	Interactive map of current PDAs is available here .
	Priority Conservation Area (PCA) <ul style="list-style-type: none"> • Provide regionally significant agricultural, natural resource, scenic, recreational, and/or ecological values and ecosystem functions, demonstrated through adopted plans and recognized data sources such as the Conservation Lands Network (CLN), and • Require protection due to pressure from urban development or other factors, and • Fall into one or more PCA designation category: Natural Landscapes, Agricultural Lands, Urban Greening, and Regional Recreation 	Interactive map of current PCAs is available here .

<p>New Designations (all require resolutions of support from jurisdiction with land use authority)</p>	<p>Transit-Rich PDA</p>	<ul style="list-style-type: none"> • Within urbanized area, and • Specific, precise, or equivalent Plan for housing and job growth adopted, or to be adopted no later than 2025, and • The majority of land is within one-half mile of an existing or plannedⁱ rail station, ferry terminal, or intersection of 2 or more bus routes with peak headways of 15 minutes or less. <i>(Meets state definition for Transit Priority Area)</i> 	<p>For map of Transit-Rich and other PDA-eligible areas, click on this link.</p>
	<p>Connected Community PDA</p>	<ul style="list-style-type: none"> • Within urbanized area, and • Specific, precise, or equivalent Plan for housing and job growth adopted, or to be adopted no later than 2025, and • The majority of land is within ½ mile of an existing or planned bus line with headways of no more than 30 minutes in peak periods, and • One of the following: <ul style="list-style-type: none"> ○ Located in a High Resource Area (HRA) as defined by the California Department of Housing and Community Development (HCD), or ○ Adoption, or commitment to adopt, two or more policies shown to reduce vehicle miles traveled (VMT) 	<p>High Resource Areas are identified on HCD-adopted Opportunity Maps. The detailed methodology used to determine these areas, and a current map, are available here. Only HRA meeting transit criteria are eligible to be PDAs, as shown here.</p>
	<p>Priority Production Area (PPA)</p>	<ul style="list-style-type: none"> • Zoned for industrial use or has a high concentration of Production, Distribution and Repair (PDR) activities, and • Does not overlap with a Priority Development Area and does not include land within one-half mile of a regional rail stationⁱⁱ, and • Jurisdiction has a certified Housing Element 	
	<p>PCA</p>	<p>No change</p>	

ⁱ Included in most recently adopted fiscally constrained Regional Transportation Plan (RTP)

ⁱⁱ Includes existing and planned service; includes BART, Caltrain, ACE, SMART, Amtrak, and any future heavy/commuter/intercity rail systems.

Letter-of-Interest: Priority Development Area

Use this form to express jurisdictional interest in: a) establishing a new PDA; or b) modifying the boundaries of an existing PDA.

Instructions: Complete this form and send it to pdas@bayareametro.gov along with a GIS shapefile of the PDA boundaries, and any additional attachments, by **September 16, 2019**. Forms may be signed by planning directors or city managers/administrators. Following review of this form by MTC/ABAG staff and additional discussion with applicants if needed, City Council or Board of Supervisors resolutions nominating new PDAs will be required by **January 15, 2020**. Resolutions are not required to modify an existing PDA.

For other forms, including Priority Conservation Area (PCA) or Priority Production Area (PPA) Letters of Interest, and for Letters of Confirmation for PDA Planning or VMT-Reduction Policies, go here:

<https://www.planbayarea.org/priority>

1: APPLICATION TYPE

I want to: Propose a new PDA Modify an existing PDA

2: PDA DESIGNATION

Step One: Determine the **designation** for your PDA by reviewing [this map](#). If the area you wish to designate a PDA is not shown as **eligible**, complete Section 6.

Step Two: Check the appropriate box below:

- Transit-Rich Connected Community/High Resource Area
 Connected Community/Outside High Resource Area*

*Also complete VMT-Reduction Letter of Confirmation, available [here](#)

3: GENERAL PDA INFORMATION

City or County: _____ Date: _____

PDA Name: _____ Acres: _____

Staff Contact/Title: _____

Email: _____ Phone: _____

4: PLANNING STATUS

		Adopted	In Progress	None**
Level of Planning Completed for PDA:	Specific Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Other* Plan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	EIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Consistent Zoning	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

*If "Other Plan" selected, please describe:

**If "None" selected, indicate expected start and completion year:

5: LAND USE

		2017 or most recent	Planned**	"Planned" year
Housing & Jobs	Dwelling Units*			
	Jobs*			

*All figures can be estimates

**Can be based upon buildout in most recently adopted plan, such as the "Project" analyzed in an EIR, or a staff estimate

6: IF NEEDED - ADDITIONAL TRANSIT INFORMATION

If the majority of land in the PDA is not shown as eligible on the PDA designation map, please describe existing or planned transit service in the PDA that meets eligibility criteria:

Mode	Status		Agency & Route/Station
<input type="checkbox"/> Rail	<input type="checkbox"/> Existing	<input type="checkbox"/> Planned	
<input type="checkbox"/> Ferry	<input type="checkbox"/> Existing	<input type="checkbox"/> Planned	
<input type="checkbox"/> 15 minute bus	<input type="checkbox"/> Existing	<input type="checkbox"/> Planned	
<input type="checkbox"/> 30 minute bus	<input type="checkbox"/> Existing	<input type="checkbox"/> Planned	

Please attach a map, preferably a GIS shapefile, of the stop location(s) when submitting this form.

7: OPTIONAL - REGIONAL CATALYST SITES

If the PDA includes one or more planned or potential development site with the capacity to provide at least 1,000 new housing units, please describe the site(s) below:

Name	Current Use	Potential Future DU	Potential Future Commercial SF	Approximate % Affordable	Phase

Name & Title:

Signature:

Date:

Letter-of-Interest: Priority Conservation Area

Use this form to express interest in: a) establishing a new PCA; or b) modifying the boundaries of an existing PCA.

Instructions: Complete this form and send it to pcas@bayareametro.gov along with a GIS shapefile of the PCA boundaries, and any additional attachments, by **September 16, 2019**. Forms may be signed by planning directors or city managers/administrators. Following review of this form by MTC/ABAG staff and additional discussion with applicants if needed, City Council or Board of Supervisors resolutions nominating new PCAs will be required by **January 16, 2020**.

For other forms, including Priority Development Area (PCAs) or Priority Production Area (PPAs) Letters of Interest, and for Letters of Confirmation for PDA Planning, Transit Service, and VMT-Reduction Policies, go here:

<https://www.planbayarea.org/priority>

1: APPLICATION TYPE

I want to: Propose a new PCA Modify an existing PCA

2: GENERAL PCA INFORMATION

City or County: _____ Date: _____

PCA Name: _____ Acres: _____

Staff Contact/Title: _____

Email: _____ Phone: _____

3: PCA DESIGNATION

Step One: Determine the designation for your PCA and its benefits by reviewing the [designations](#) and [required benefits](#).

Step Two: Check the appropriate box(es) below for the PCA Designation:

- Natural Landscapes Agricultural Lands Urban Greening
- Regional Recreation

Step Three: Check the appropriate boxes below for the PCA Benefits:

- Terrestrial EcoSystems Aquatic (Water) Ecosystems
- Water Supply and Water Quality Agricultural Resources and Economy
- Community Health Recreation Climate and Resilience Compact Growth

Name & Title:

Signature:

Date:

Letter-of-Interest: Priority Production Area

Use this form to express jurisdictional interest in establishing a Priority Production Area (PPA) through the PPA Pilot Program.

Instructions: Complete this form and send it to ppas@bayareametro.gov along with a GIS shapefile indicating the boundaries of the proposed PPA by **September 16, 2019**. Forms may be signed by planning directors or city managers/administrators. For PPAs proposed by multiple jurisdictions, please indicate in “City and County” the names of all jurisdictions that land in the proposed PPA would encompass. Please also provide a primary contact. Following review of this form by MTC/ABAG staff and additional discussion with applicants if needed, City Council or Board of Supervisors resolutions nominating the proposed PPA will be required by **January 15, 2020**.

For questions on this form, please contact ppas@bayareametro.gov

For other forms, including Priority Development Area (PCAs) or Priority Production Area (PPAs) Letters of Interest, and for Letters of Confirmation for PDA Planning, Transit Service, and VMT-Reduction Policies, go here:

<https://www.planbayarea.org/priority>

1: GENERAL PPA INFORMATION

City or County: _____ Date: _____

PPA Name: _____ Acres: _____

Staff Contact/Title: _____

Email: _____ Phone: _____

2: LOCATION

Step One: Locate the area you would like to designate a PPA on this **map**.

Step Two: Respond to the questions below by checking the appropriate box:

Is the proposed PPA:

Within an urbanized area?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Beyond ½ mile of a regional rail station*?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Outside of a PDA	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
If inside a PDA, is this PDA proposed for re-designation to a PPA?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

**Heavy, commuter, or intercity rail, including Caltrain, SMART, ACE, and Amtrak/Capitol Corridor*

3: PRIORITIZED FOR INDUSTRIAL USE

Is the PPA:

Zoned for industrial use? Yes No

A concentration or cluster of industrial uses or activities engaged in production, manufacturing, distribution, goods movement, or repair? Yes No

If the area includes a high concentration of industrial uses, describe the predominant industries:

Describe any industries or key employers at risk of displacement, or prioritized for retention:

Describe key industries envisioned for expansion in the PPA:

4: HOUSING ELEMENT

The jurisdiction has a certified* Housing Element: Yes No

If yes, year of most recent Housing Element:

In no, explain status of the Housing Element and anticipated certification:

5: OPTIONAL - REGIONAL SIGNIFICANCE

Please describe the role of the area in sustaining or expanding the Bay Area economy and creating middle-wage jobs, and/or improving jobs/housing balance:

6: OPTIONAL - PLANNING

Please describe any adopted, in-progress, or anticipated planning efforts to advance the PPA:

Name & Title:

Signature:

Date:

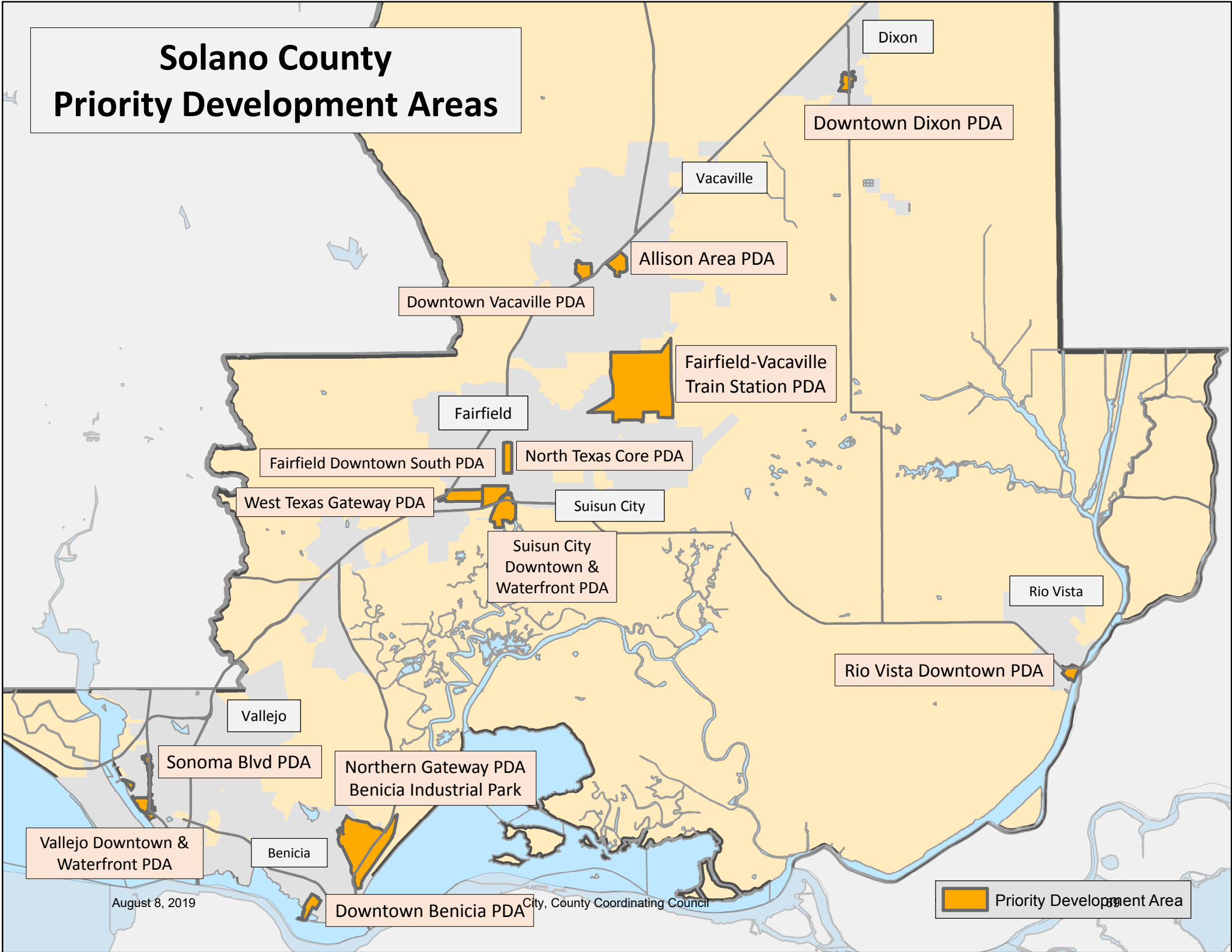
Solano County Progress Report on PDAs

June 2019

Pre-OBAG 1	PDA Name	30 Min Transit	PDA Plan	First/Last Mile
	Downtown Fairfield	✓	✗	✗
	Downtown Suisun	✓	✗	✗
	Allison Area (Vacaville)	✓	✗	✗
	Benicia Industrial Park	✗	✗	✗
	West Texas (Fairfield)	✓	✗	✗
	Downtown Vallejo	✓	✗	✗
	Sonoma Blvd (Vallejo)	✗	✗	✗
	Fairfield/Vacaville Train Station	✗	✗	✗
	Downtown Benicia	✗	✗	✗
	Downtown Vacaville	✗	✗	✗
	Downtown Dixon	✗	✗	✗
	Downtown Rio Vista	✗	✗	✗

3 Years into OBAG 2	PDA Name	30 Min Transit	PDA Plan	First/Last Mile
	Downtown Fairfield	✓	✓	✓
	Downtown Suisun	✓	✓	✓
	Allison Area (Vacaville)	✓	✓	✓
	Benicia Industrial Park	✓	✓	✓
	West Texas (Fairfield)	✓	✓	✓
	Downtown Vallejo	✓	✓	✓
	Sonoma Blvd (Vallejo)	✓	✓	✓
	Fairfield/Vacaville Train Station	✓	✓	✓
	Downtown Benicia	✓	✓	✓
	Downtown Vacaville	✗	In Progress	✗
	Downtown Dixon	✗	In Progress	✗
	Downtown Rio Vista	✗	✓	✗

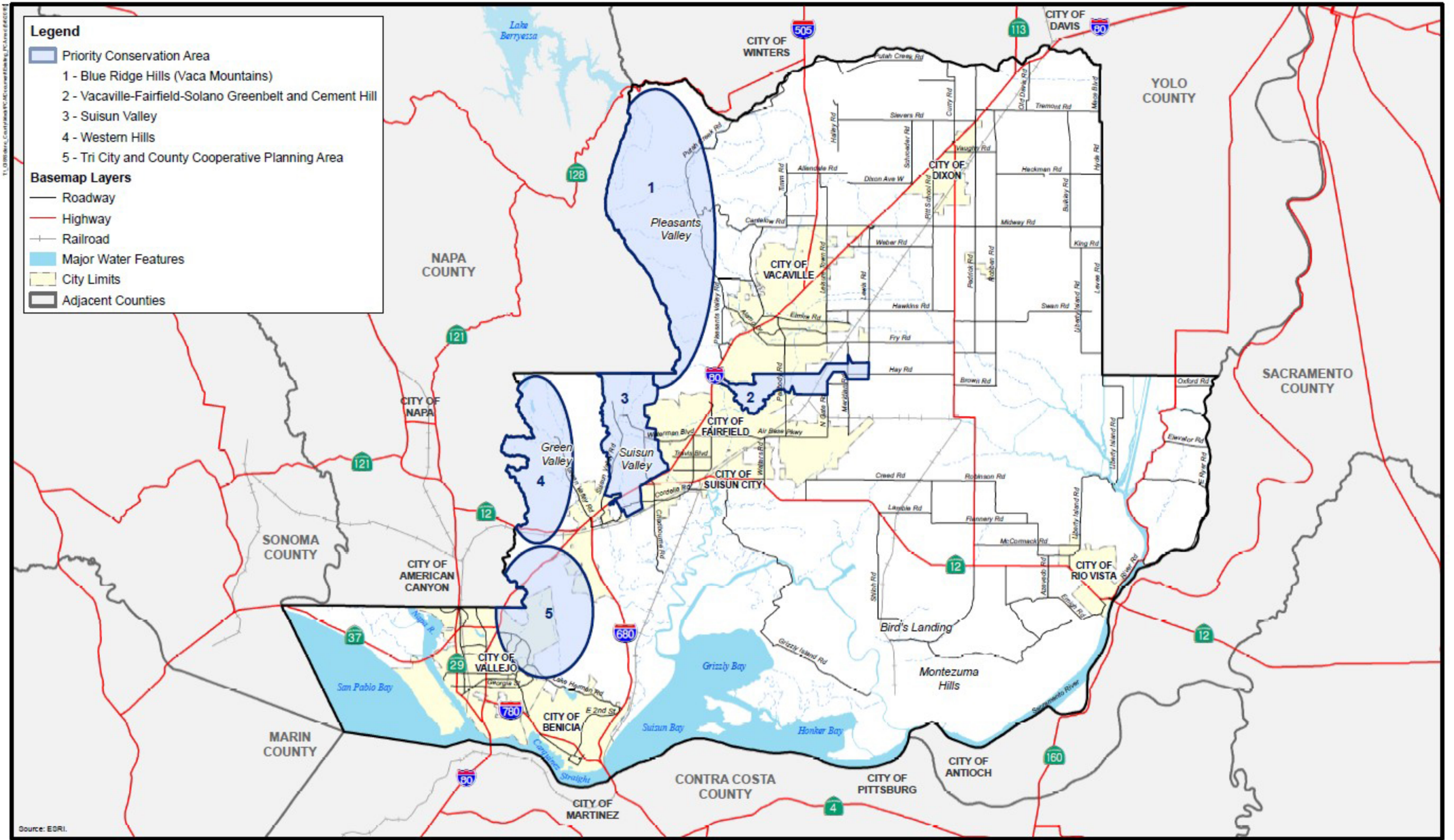
Solano County Priority Development Areas



August 8, 2019

City, County Coordinating Council

 Priority Development Area



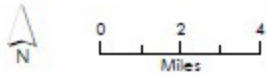
Legend

- Priority Conservation Area
- 1 - Blue Ridge Hills (Vaca Mountains)
- 2 - Vacaville-Fairfield-Solano Greenbelt and Cement Hill
- 3 - Suisun Valley
- 4 - Western Hills
- 5 - Tri City and County Cooperative Planning Area

Basemap Layers

- Roadway
- Highway
- Railroad
- Major Water Features
- City Limits
- Adjacent Counties

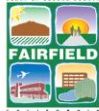
Source: EDR1.



August 8, 2019

City, County Coordinating Council

Figure X
Existing Solano County PCAs



SOLANO

City-County Coordinating Council Staff Report

Meeting of: August 8, 2019

Staff / Agency: Paul Yoder, founding partner, Shaw / Yoder / Antwih

Agenda Item No. VI.4

TITLE / SUBJECT

State Housing Legislation Update

BACKGROUND

2019, like 2018, has already proven to be a very busy year for housing-related legislation and state budgetary action. Although many bills have become two-years bills (awaiting further hearings in 2020), there has been – and may yet be more – significant action this legislative year.

DISCUSSION

Below you will find a thumbnail description of some housing bills that continue to move and retain at least some amount of local government opposition. Positions by the California State Association of Counties (CSAC), the California League of Cities (LOC), and Solano County are noted whenever applicable.

[AB 68 \(Chiu\) Income taxes: credits low-income housing: farmworker housing.](#)

Regarding accessory dwelling units (ADUs), would delete the provision authorizing the imposition of standards on lot coverage and would prohibit an ordinance from imposing requirements on minimum lot size.

CSAC: Concerns

LOC: Oppose Unless Amend

[AB 69 \(Ting\) Land use: accessory dwelling units.](#)

Also re ADUs, would require State Housing and Community Development (HCD) to propose small home building standards governing accessory dwelling units smaller than 800 square feet, junior accessory dwelling units, and detached dwelling units smaller than 800 square feet, as specified, and to submit the small home building standards to the California Building Standards Commission for adoption on or before January 1, 2021.

CSAC: Support

LOC: Watch



AB 1484 (Grayson) Mitigation Fee Act: housing developments.

The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to determine a reasonable relationship between the fee’s use and the type of development project on which the fee is imposed. This bill would require each city, county, or city and county to post on its internet website the type and amount of each fee imposed on a housing development project, as defined.

CSAC: Concerns

LOC: Watch

AB 1486 (Ting) Surplus land

Would revise the definitions of “local agency” and “surplus land” applicable to the current law requirement that local agencies provide notice that the land is available for housing development. The bill requires that HCD create and maintain a downloadable inventory of public lands in the state. The inventory would be developed from information submitted by local agencies and expands HCD’s enforcement mandate to include the Surplus Lands Act.

CSAC: OUA

LOC: Watch

Solano County: Oppose

AB 1763 (Chiu) Planning and zoning: density bonuses: affordable housing

Would create an enhanced density bonus for 100% affordable housing developments.

CSAC: Pending

LOC: OUA

ACA 1 (Aguiar-Curry) Local government financing: affordable housing and public infrastructure: voter approval

Would lower the necessary voter threshold from a two-thirds supermajority to 55 percent to approve local general obligation bonds and special taxes for affordable housing and public infrastructure projects.

CSAC: Support

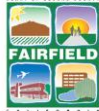
LOC: Support

SB 5 (Beall) Affordable Housing and Community Development Investment Program

Would allow local governments to collaborate on state-approved redevelopment plans, which would be funded by reducing their contributions to local Education Revenue Augmentation Funds (ERAFs). Funding can be used for the following five purposes: (1) affordable housing, (2) transit-oriented development, (3) infill development, (4) revitalizing and restoring neighborhoods, and (5) planning for projects that mitigate the effects of climate change.

CSAC: Support

LOC: Support



SB 13 (Wieckowski) Accessory dwelling units

Re ADUs, would authorize the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling use. The bill would also revise the requirements for an accessory dwelling unit by providing that the accessory dwelling unit may be attached to, or located within, an attached garage, storage area, or other structure, and that it does not exceed a specified amount of total floor area.

CSAC: OUA

LOC: OUA

Solano County: Oppose

SB 50 (Wiener D) Planning and zoning: housing development: streamlined approval: incentives

Would allow for building housing near existing job centers and public transportation, and included strong protections against displacement for renters and vulnerable communities in those areas. The bill was shelved by the Senate Appropriations Committee Chair and cannot be taken up until January 2020.

SB 330 (Skinner) Housing Crisis Act of 2019

Would require a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least \$10,000 per housing unit in the housing development project on the date the application was deemed complete. Would, until January 1, 2025, specify that an application is deemed complete for these purposes if a preliminary application was submitted, as specified.

CSAC: OUA

LOC: Oppose

Solano County: Oppose

SB 592 (Wiener) Housing Accountability Act

Would clarify existing law in the Housing Accountability Act to ensure that new housing development is protected against frivolous permit disapprovals from local governments.

CSAC: OUA

LOC: OUA

Also provided for your easy reference below is a recap of 2019-20 State Budget issues pertaining to Housing and Homelessness.

Housing

The enacted budget includes new funding and significant changes to housing laws; the intent is to get more housing built in all jurisdictions. Details are as follows:



- Creates expanded judicial remedies that the State can seek against jurisdictions that have engaged in a sustained pattern and practice of failing to adopt or implement a housing element and have been determined by a court to be out of compliance. A jurisdiction will have at least one year following a court order to come into compliance prior to a court imposing enhanced penalties.
- The Court may impose fines on the jurisdiction and require the jurisdiction to deposit any fines collected into the Building Homes and Jobs Fund. The fine shall be in a minimum amount of \$10,000 up to \$100,000 per month and may be increased further if the jurisdiction fails to comply in a prompt manner.
 - For any jurisdiction that fails to pay the court ordered fines, the Court may direct the State Controller to intercept any state or local funds for the purpose of paying the fines. Only funds that could be used to pay the fines under the California Constitution are subject to being intercepted.
- An agent of the court may be appointed with all the powers necessary to bring the jurisdiction’s housing element into compliance.

Homelessness

The Homeless Housing, Assistance, and Prevention Program provides for the distribution of \$650 million in funds to assist local governments in addressing homelessness. The allocation is as follows:

- \$275 million to be provided to cities with a population greater than 300,000;
- \$175 million distributed to counties;
- \$190 million to Continuums of Care.

Planning, Production, and Infrastructure:

Local Government Planning Support Grants Program included in the Budget provide for the division of \$250 million in planning grants between regions and local jurisdictions. The bill provides \$125 million to regional entities and \$125 million to local jurisdictions for technical assistance, preparation and adoption of planning documents, and process improvements to accelerate housing production and facilitate compliance to implement the sixth cycle of the Regional Housing Need Assessment (RHNA) process.

The Infill Infrastructure Grant Program of 2019 provides;

- \$500 million in grant funds for housing related infrastructure;
- \$90 million to be set aside for an over-the-counter program for counties with a population of less than 250,000 as of January 1, 2019, or any city within those counties;
- \$410 million for a competitive grant program for larger jurisdictions.

The Low-Income Housing Tax Credits Program will provide for the allocation of \$500 million in new state low-income housing tax credits for new construction projects that receive the federal 4 percent tax credit, and increases the eligible basis for these projects to 30 percent. The program will require at least \$300 million of this to be available to new construction projects



receiving the federal 4 percent tax credit and allows up to \$200 million to be available to projects receiving assistance from the California Housing Finance Agency (CalHFA)

The Mixed Income Program appropriates \$500 million for CalHFA's, which provides financing for mixed-income housing developments.

RECOMMENDATION

For informational purposes, only.

Housing

Bill ID/Topic	Location	Summary	Position
AB 1486 Ting D Surplus land	SENATE APPR. 7/3/2019 - From committee: Do pass and re-refer to Com. on G.O. (Ayes 8. Noes 3.) (July 2). Re-referred to Com. on G.O. Withdrawn from committee. Re-referred to Com. on APPR. 8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair	(1)Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines “local agency” for these purposes as every city, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property. Existing law defines “surplus land” for these purposes as land owned by any local agency that is determined to be no longer necessary for the agency’s use, except property being held by the agency for the purpose of exchange. Existing law defines “exempt surplus land” to mean land that is less than 5,000 square feet in area, less than the applicable minimum legal residential building lot size, or has no record access and is less than 10,000 square feet in area, and that is not contiguous to land owned by a state or local agency and used for park, recreational, open-space, or affordable housing. This bill would expand the definition of “local agency” to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land. The bill would specify that the term “district” includes all districts within the state, and that this change is declaratory of existing law. The bill would revise the definition of “surplus land” to mean land owned in fee simple by any local agency, for which the local agency’s governing body takes formal action, in a regular public meeting, declaring that the land is surplus and is not necessary for the agency’s use, as defined. The bill would provide that “surplus land” for these purposes includes land held in the Community Redevelopment Property Trust Fund and land that has been designated in the long-range property management plan, either for sale or for future development, as specified. The bill would also broaden the definition of “exempt surplus land” to include specified types of lands. This bill contains other related provisions and other existing laws. Last Amended on 6/27/2019 Per the author’s staff, there are amendments coming but they were not able to provide any specifics.	Oppose
SB 13 Wieckowski D	ASSEMBLY APPR. 7/11/2019 - From committee: Do pass as	(1)The Planning and Zoning Law authorizes a local agency, by ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, to provide for the creation of accessory dwelling units in single-family and multifamily	Oppose

<p>Accessory dwelling units.</p>	<p>amended and re-refer to Com. on APPR. (Ayes 8. Noes 0.) (July 10).</p>	<p>residential zones. Existing law requires accessory dwelling units to comply with specified standards, including that the accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling or detached if located within the same lot, and that it does not exceed a specified amount of total area of floor space. This bill would, instead, authorize the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The bill would also revise the requirements for an accessory dwelling unit by providing that the accessory dwelling unit may be attached to, or located within, an attached garage, storage area, or other structure, and that it does not exceed a specified amount of total floor area. This bill contains other related provisions and other existing laws. Last Amended on 7/1/2019</p> <p>Asm. Local Government Committee Analysis dated 7/10/19: The Committee may wish to consider the following amendments:</p> <ul style="list-style-type: none"> a) Alignment of Owner Occupancy Provisions with AB 881 (Bloom). To be consistent with the policy adopted in AB 881, the Committee may wish to consider placing a five-year sunset on SB 13’s provisions, from January 1, 2020, to January 1, 2025, and to also delete the language that provides that an agreement on owner occupancy shall be void and unenforceable, if it was a condition of issuance of a building permit. b) Impact Fees. The Committee may wish to make the following changes to provisions of SB 13 dealing with impact fees: <ul style="list-style-type: none"> i) Retain the provisions prohibiting any impact fees to be charged for ADUs under 750 square feet and strike the provisions related to impact fees being charged at 25% for anything over 750 square feet; and, ii) Insert language giving direction to local agencies that for any impact fees charged for an ADU above 750 square feet, that those fees must be charged proportionately in relation to the square footage of the primary dwelling unit. 	
<p>SB 330 Skinner D</p>	<p>ASSEMBLY APPR. 7/11/2019 - From committee: Do pass and re-</p>	<p>(1)The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner</p>	<p>Oppose</p>

<p>Housing Crisis Act of 2019.</p>	<p>refer to Com. on APPR. (Ayes 7. Noes 1.) (July 10). Re-referred to Com. on APPR. (Received at desk July 10 pursuant to JR 61(a)(10)).</p>	<p>that renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. The act specifies that one way to satisfy that requirement is to make findings that the housing development project or emergency shelter is inconsistent with both the jurisdiction’s zoning ordinance and general plan land use designation as specified in any element of the general plan as it existed on the date the application was deemed complete. The act requires a local agency that proposes to disapprove a housing development project that complies with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by substantial evidence on the record that specified conditions exist, and places the burden of proof on the local agency to that effect. The act requires a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least \$10,000 per housing unit in the housing development project on the date the application was deemed complete. This bill, until January 1, 2025, would specify that an application is deemed complete for these purposes if a preliminary application was submitted, as described below. This bill contains other related provisions and other existing laws. Last Amended on 7/1/2019</p> <p>Amendments: Amends are still being finalized per author’s staff.</p>	
<p>AB 10 Chiu D</p> <p>Income taxes: credits low-income housing: farmworker housing.</p>	<p>SENATE GOV. & F. 7/3/2019 - From committee: Do pass and re-refer to Com. on GOV. & F. (Ayes 10. Noes 0.) (July 2). Re-referred to Com. on GOV. & F.</p>	<p>(1)Existing law establishes a low-income housing tax credit program pursuant to which the California Tax Credit Allocation Committee provides procedures and requirements for the allocation, in modified conformity with federal law, of state insurance, personal income, and corporation tax credit amounts to qualified low-income housing projects that have been allocated, or qualify for, a federal low-income housing tax credit, and farmworker housing. Existing law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required to the sum of \$70,000,000, as increased by any percentage increase in the Consumer Price Index for the preceding calendar year, any unused credit for the preceding calendar years, and the amount of housing credit ceiling returned in the calendar year. Existing law additionally allows a state credit, which is not dependent on receiving a federal low-income housing credit, of \$500,000 per calendar year for projects to</p>	

		<p>provide farmworker housing. For purposes of determining the credit amount, existing law defines the term “applicable percentage” depending on, among other things, whether the qualified low-income building is a new building that is not federally subsidized, a new building that is federally subsidized, or is an existing building that is “at risk of conversion.” This bill, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, for the 2020 to 2024 calendar years, inclusive, would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by an additional \$500,000,000, as specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount. The bill, under those laws, would modify the definition of applicable percentage relating to qualified low-income buildings to depend on whether the building is a new or existing building and federally subsidized, or a building that is, among other things, at least 15 years old, serving households of very low income or extremely low income, and will complete substantial rehabilitation, as specified. This bill contains other related provisions and other existing laws. Last Amended on 4/30/2019</p>	
<p>AB 68 Ting D</p> <p>Land use: accessory dwelling units.</p>	<p>SENATE APPR. 7/10/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 6. Noes 0.) (July 10). Re-referred to Com. on APPR. 8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair</p>	<p>(1)The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth required ordinance standards, including, among others, lot coverage. This bill would delete the provision authorizing the imposition of standards on lot coverage and would prohibit an ordinance from imposing requirements on minimum lot size. This bill contains other related provisions and other existing laws. Last Amended on 7/5/2019</p>	
<p>AB 69 Ting D</p> <p>Land use: accessory dwelling units.</p>	<p>SENATE APPR. SUSPENSE FILE 7/1/2019 - In committee: Referred to APPR. suspense file.</p>	<p>Existing law requires the Department of Housing and Community Development to propose building standards to the California Building Standards Commission, and to adopt, amend, or repeal rules and regulations governing, among other things, apartment houses and dwellings, as specified. This bill would require the department to propose small home building standards governing accessory dwelling units smaller than 800 square feet, junior accessory dwelling units, and detached dwelling units smaller than 800 square feet, as specified, and to submit the small home building standards to the California Building Standards Commission for adoption on or before January 1, 2021. Last Amended on 6/20/2019</p> <p>Asm. Committee on Natural Resources July 3rd:</p>	

		<p>The author and committee <i>may wish to consider</i> the following amendments:</p> <p>(a) Timber harvesting plans, filed after January 1, 2020, nonindustrial timber management plans, and working forest management plans onfor lands containing or adjacent to watercourses bearing listed anadromous salmonids, as described in Sections 916.9, 936.9, and 956.9 of Title 14 of the California Code of Regulations, included on the State of California’s list of water quality limited segments impaired by sediment identified pursuant to subdivision (d) of Section 303 of the federal Clean Water Act (33 U.S.C. Sec. 1313(d)) shall include an erosion control implementation plan.</p> <p>(b) The erosion control implementation plan shall be consistent with the provisions of and applicable technical addenda to Sections 923.7 and 916.9 of Title 14 of the California Code of Regulations and shall be consistent with Section 4583 of the Public Resources Code. describe methods that will be used to avoid significant sediment discharge into watercourses from timber operations. This description shall disclose active and potential erosion sites from roads, skid trails, stream crossings, or any other structures or sites that have the potential to discharge sediment attributable to timber operations into waters of the state in an amount deleterious to the beneficial uses of water. The plan shall include a schedule with reasonable timelines to implement erosion controls that prioritizes major sources of erosion.</p> <p>(c) Timber harvesting activity shall not be undertaken under a timber harvesting plan subject to subdivision (a) on ground that shows evidence of extreme erosion potential with an extreme erosion hazard rating, including, but not limited to, slide areas, areas shown to be slipping, and areas of disrupted ground, unless the timber harvesting plan has been approved by a certified engineering geologist licensed by the State of California and is transmitted to the appropriate California regional water quality control board for review reviewed by the California Geological Survey.</p>	
<p>AB 101 Committee on Budget</p>	<p>ASSEMBLY ENROLLED 7/25/2019 - Enrolled and presented to the Governor at 11:30 a.m.</p>	<p>(1)Existing law establishes the Community-Based Transitional Housing Program, administered by the Department of Finance (DOF), for the purpose of providing grants to cities, counties, and cities and counties to increase the supply of transitional housing available to persons previously incarcerated for felony and</p>	

<p>Housing development and financing.</p>		<p>misdemeanor convictions and funded with moneys appropriated for that purpose in the annual Budget Act or other measure. Existing law requires DOF's Office of State Audits and Evaluations to conduct a review of the program, commencing July 1, 2018, to determine its effectiveness in providing services to offenders released from state prison or county jail, and authorizes DOF to use up to \$500,000 of the amount appropriated in any budget act or other measure for the program for this review, as specified. Existing law requires DOF to provide a copy of the audit to the Joint Legislative Budget Committee no later than May 1, 2019. This bill would instead require the Office of State Audits and Evaluations to conduct an audit of the program, as specified, and would remove the requirement that the Office of State Audits and Evaluations commence the audit on July 1, 2018. The bill would extend the date by which DOF is required to provide a copy of the audit to the Joint Legislative Budget Committee to no later than May 1, 2020. This bill contains other related provisions and other existing laws. Last Amended on 6/27/2019</p>	
<p>AB 168 Aguiar-Curry D</p> <p>Housing: streamlined approvals.</p>	<p>SENATE APPR. 7/10/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (July 10). Re-referred to Com. on APPR.</p> <p>8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair</p>	<p>Existing law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards. Under existing law, the objective planning standards include, among others, a requirement that the development not be located on specified sites, including those within a coastal zone, very high fire hazard severity zone, delineated earthquake fault zone, or special flood hazard area, and sites designated as prime farmland, wetlands, or a habitat for a protected species. This bill would require a local government to engage in a scoping consultation to determine whether any potential tribal cultural resource is located on a site for a development subject to the streamlined, ministerial approval process described above, before the application is deemed to be submitted. This bill would, if there is a determination that a potential tribal cultural resource is located on the development site, prohibit a local government from approving an application for a development subject to the streamlined, ministerial approval process unless it has consulted with a California Native American tribe pursuant to specified provisions of the CEQA consultation process described above. The bill would provide that a participating tribe is entitled to all of the rights and remedies they would be entitled to in connection with the CEQA consultation process described above. The bill would provide that provisions of CEQA, except for those specifically indicated, do not apply to a housing development eligible for streamlined, ministerial approval. By imposing new requirements on a local government that receives an application for a housing development that is</p>	

		subject to a streamlined, ministerial approval process, the bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that no reimbursement is required by this act for a specified reason. This bill contains other existing laws. Last Amended on 7/1/2019	
<p>AB 178 Dahle R</p> <p>Energy: building standards: photovoltaic requirements.</p>	<p>SENATE THIRD READING 7/2/2019 - Read second time. Ordered to third reading.</p>	<p>Existing law authorizes the State Energy Resources Conservation and Development Commission to prescribe, by regulation, energy efficiency standards, including appliance efficiency standards. Under this authority, the commission has established regulations for the installation of photovoltaic systems meeting certain requirements for low-rise residential buildings built on or after January 1, 2020. This bill would, until January 1, 2023, specify that residential construction intended to repair, restore, or replace a residential building damaged or destroyed as a result of a disaster in an area in which a state of emergency has been proclaimed by the Governor, before January 1, 2020, is required to comply with the photovoltaic requirements, if any, that were in effect at the time the damaged or destroyed residential building was originally constructed and is not required to comply with any additional or conflicting photovoltaic requirements in effect at the time of repair, restoration, or replacement. The bill would provide that the above provision applies if certain requirements are met with respect to the owner's income and insurance coverage and the location and square footage of the construction. Because a local agency would be required to determine whether those requirements are met, this bill would impose a state-mandated local program. This bill contains other existing laws. Last Amended on 4/2/2019</p>	
<p>AB 344 Calderon D</p> <p>New Beginnings California Program.</p>	<p>SENATE APPR. SUSPENSE FILE 7/1/2019 - In committee: Referred to APPR. suspense file.</p>	<p>Under existing law, several state agencies have prescribed responsibilities relating to homeless persons. Existing law requires the Department of Housing and Community Development to administer the California Emergency Solutions Grants Program and make grants under the program to qualifying recipients to implement activities that address the needs of homeless individuals and families and assist them to regain stability in permanent housing as quickly as possible. This bill would establish the New Beginnings California Program in the Department of Community Services and Development and create the New Beginnings California Account for the purpose of providing matching grant funding to cities and local continuum of care programs to implement, expand, or continue employment programs for homeless individuals, as specified. The bill would define city for purposes of the bill to include a city, county, or a city and county. The bill would require qualifying employment programs to, among other</p>	

		things, connect program participants with employment and pay them an hourly wage that is at or above minimum wage. The bill would direct the department to apportion funds in the account, upon appropriation, to cities and local continuum of care programs with eligible employment programs, not to exceed \$50,000 annually per city or continuum of care program. The bill would authorize a maximum of 50 grants to be awarded annually and would require cities and local continuum of care programs to match any funds received from the program, as specified. The bill would be operative only to the extent that funding is provided in the annual Budget Act for the purposes of the bill.	
AB 437 Wood D Move-In Loan Program.	SENATE APPR. 7/3/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 1.) (July 2). Re-referred to Com. on APPR. 8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair	Existing law requires the Department of Housing and Community Development to administer the California Emergency Solutions Grants Program and make grants under the program to qualifying recipients to implement activities that address the needs of homeless individuals and families and assist them to regain stability in permanent housing as quickly as possible, including grants for rental application fees and security deposits. Existing law requires the State Department of Social Services to award funds, as specified, to counties for the purpose of providing a current or certain past recipient of CalWORKs benefits specified housing supports, including financial assistance for, among other things, rent and security deposits. This bill would establish the Move-In Loan Program for the purpose of providing grants to eligible nonprofit organizations to be used to provide no-interest loans to eligible applicants to afford the security deposit and first month's rent for a rental dwelling. The bill, upon appropriation by the Legislature, would require the Department of Housing and Community Development to administer the program and to determine the standards for the program, as specified, and would require the department to control selection of, eligible nonprofit organization applicants to receive a grant to administer a loan program, as specified. The bill would authorize the department to require a recipient nonprofit organization to do, or to prohibit a recipient nonprofit organization from doing, an act, as may be necessary, to comply with state, federal, or local laws, the rules and regulations of the department, or the terms of a contract between the department and the nonprofit organization. Last Amended on 4/29/2019	
AB 570 Aguiar-Curry D Local Government Investment Act.	SENATE THIRD READING 7/11/2019 - Read second time. Ordered to third reading.	Existing law, known as the Proposition 218 Omnibus Implementation Act, defines various terms and prescribes procedures and parameters for local jurisdictions to comply with specified provisions of the California Constitution. This bill would define the term "affordable housing" for purposes of specified provisions of the California Constitution to include a first-time home buyer program offered by a local agency. The bill would also specify that a parcel tax imposed pursuant to a specified constitutional provision may include an	

		exemption for persons who are 65 years of age or older, receiving Supplemental Security Income for a disability, or receiving Social Security Disability Insurance Benefits and whose yearly income does not exceed specified amounts. This bill contains other related provisions. Last Amended on 3/25/2019	
AB 587 Friedman D Accessory dwelling units: sale or separate conveyance.	SENATE THIRD READING 6/25/2019 - Read second time and amended. Ordered to third reading.	The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and requires a local agency that has not adopted an ordinance to ministerially approve an application for an accessory dwelling unit, and sets forth required ordinance standards, including that the ordinance prohibit the sale or conveyance of the accessory dwelling unit separately from the primary residence. This bill would authorize a local agency to allow, by ordinance, an accessory dwelling unit that was created pursuant to the process described above to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met. Those conditions include, among others, that the property was built or developed by a qualified nonprofit corporation that is receiving the above-described welfare exemption, a recorded contract exists between the qualified buyer and the qualified nonprofit corporation that imposes an enforceable restriction upon the sale and conveyance of the property that ensures the property will be preserved for affordable housing, and that the property is held pursuant to a recorded tenancy in common agreement that includes specified provisions. This bill contains other existing laws. Last Amended on 6/25/2019	
AB 694 Irwin D Veterans Housing and Homeless Prevention Bond Act of 2019.	SENATE APPR. 7/8/2019 - Read second time and amended. Re-referred to Com. on APPR.	Existing law, the Veterans Housing and Homeless Prevention Bond Act of 2014 (the 2014 bond act), authorizes the issuance of bonds in the amount of \$600,000,000, as specified, for expenditure by the California Housing Finance Agency, the Department of Housing and Community Development, and the Department of Veterans Affairs to provide housing to veterans and their families pursuant to the Veterans Housing and Homeless Prevention Act of 2014 (VHHPA). This bill would enact the Veterans Housing and Homeless Prevention Bond Act of 2019 to authorize the issuance of bonds in an amount not to exceed \$600,000,000 to provide additional funding for the VHHPA. The bill would provide for the handling and disposition of the funds in the same manner as the 2014 bond act. This bill contains other related provisions. Last Amended on 7/8/2019 The Senate Gov & Finance Committee Staff suggested the following technical amendments on 7/3/19: Committee staff recommend the following technical amendments:	

		<ul style="list-style-type: none"> • On Page 3, Line 18, after “Section” insert: “exclusive of refunding bonds issued pursuant to Section 998.713.” • On Page 4, Line 33, after “article,” insert: “less any amount withdrawn from the General Fund pursuant to this section and not yet returned and loaned pursuant to Section 998.712 and not yet repaid.” • On Page 5, Line 17, after “article” insert: “less any amount withdrawn from the General Fund pursuant to Section 998.709 and not yet returned and loaned pursuant to this section and not yet repaid.” • On Page 5, Line 31, after “proceeds,” insert: “if the Treasurer sells bonds that include a bond counsel opinion to the effect that the interest on the bonds is excluded from gross income for federal tax purposes under designated conditions or is otherwise entitled to any federal tax advantage,” 	
AB 831 Grayson D Department of Housing and Community Development: study: local fees: new developments.	SENATE RLS. 6/6/2019 - Referred to Com. on RLS.	Existing law requires the Department of Housing and Community Development, by June 30, 2019, to complete a study to evaluate the reasonableness of local fees charged to new developments, as defined, and requires the study to include findings and recommendations regarding potential amendments to the Mitigation Fee Act to substantially reduce fees for residential development. This bill would require the department to post the study on its internet website on or before March 1, 2020. The bill would also require the department, by January 1, 2024, to issue a report to the Legislature on the progress of cities and counties in adopting the recommendations made in the study. Last Amended on 5/16/2019	
AB 957 Committee on Housing and Community Development Housing Omnibus.	SENATE APPR. 7/9/2019 - Read second time and amended. Re-referred to Com. on APPR. 8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair	(1)The Planning and Zoning Law requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Existing law, until December 31, 2028, requires the housing element to contain, among other components, an inventory of land suitable for residential development, which includes, among other things, residentially zoned sites that are capable of being developed at a higher density, including the airspace above sites owned or leased by a city, county, or city and county, as specified. This bill would instead provide that the inventory of land suitable for residential development, until December 31, 2028, includes, among other things, residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city, county, or city and	

		county, as specified. The bill would also make nonsubstantive changes to these provisions. This bill contains other related provisions and other existing laws. Last Amended on 7/9/2019	
AB 1010 Garcia, Eduardo D Housing programs: eligible entities.	SENATE APPR. 7/3/2019 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 11. Noes 0.) (July 2). Re-referred to Com. on APPR. 8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair	(1)Existing law sets forth the general responsibilities and roles of the Business, Consumer Services and Housing Agency, the Department of Housing and Community Development, and the California Housing Finance Agency in carrying out state housing policies and programs. Existing law defines various terms for these purposes, including, but not limited to, the terms “local agency,” “local public entity,” and “nonprofit housing sponsor.” This bill would expand those definitions, as applicable, to include a duly constituted governing body of an Indian reservation or rancheria, or a tribally designated housing entity, as specified. This bill contains other related provisions and other existing laws. Last Amended on 5/16/2019	
AB 1074 Diep R Accessory Dwelling Unit Construction Bond Act of 2020.	ASSEMBLY H. & C.D. 4/10/2019 - In committee: Hearing postponed by committee.	Existing law, the Veterans and Affordable Housing Bond Act of 2018, which was approved by the voters as Proposition 1 at the November 6, 2018, statewide general election, authorizes the issuance of bonds in the amount of \$4,000,000,000 pursuant to the State General Obligation Bond Law and requires the proceeds from the sale of these bonds to be used to finance various housing programs and a specified program for farm, home, and mobilehome purchase assistance for veterans, as provided. Existing law authorizes a city, county, or city and county to provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily use by an ordinance that complies with specified requirements. Existing law requires the city, county, or city and county to ministerially approve or disapprove an application for a permit to create an accessory dwelling unit received pursuant to such an ordinance within 120 days. This bill would enact the Accessory Dwelling Unit Construction Bond Act of 2020 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$500,000,000 pursuant to the State General Obligation Bond Law to finance the Accessory Dwelling Unit Construction Program, established as part of the bond act. The bill would authorize the Department of Housing and Community Development to enter into a contract under that program with a homeowner to provide financing to pay for the eligible costs incurred by the homeowner in constructing an accessory dwelling unit on the homeowner’s property, subject to specified terms and conditions. The bill would require that moneys received from a homeowner for the repayment of financing provided under the program to be used to pay debt service when due on bonds issued pursuant to the bond act. This bill contains other related provisions.	

<p>AB 1188 Gabriel D</p> <p>Dwelling units: persons at risk of homelessness.</p>	<p>SENATE THIRD READING 7/1/2019 - Read second time and amended. Ordered to consent calendar. From Consent Calendar. Ordered to third reading.</p>	<p>Existing law specifies various terms and conditions that apply to all persons who hire dwelling units located within this state, including tenants, lessees, boarders, lodgers, and others. Existing law defines a “dwelling unit” for these purposes as a structure or part of a structure that is used as a home, residence, or sleeping place by one person who maintains a household or by 2 or more persons who maintain a common household. This bill would authorize a tenant to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness, as defined, for no more than 12 months, regardless of the terms of the lease or rental agreement, with the written approval of the owner or landlord of the property, and subject to extension under certain circumstances. The bill would authorize an owner or landlord to adjust the rent payable under the lease during the time the person who is at risk of homelessness is occupying the dwelling unit, as compensation for the occupancy of that person, and would require the terms regarding the rent payable in those circumstances to be agreed to in writing by the owner or landlord and the tenant. The bill would establish the rights and obligations of the person at risk of homelessness, the tenant, and the owner applicable under these circumstances. These conditions would include making the tenant liable for the actions of the person at risk of homelessness to the extent those actions are subject to the terms of the lease or property agreement and requiring a written agreement between the parties. The bill would provide that occupancy by a person at risk of homelessness is not permissible if the addition of another person in the dwelling unit would violate the building’s occupancy limits or other applicable building standards. The bill would not apply to any federally funded or assisted low-income housing. The bill would repeal these provisions on January 1, 2024. Last Amended on 7/1/2019</p>	
<p>AB 1290 Gloria D</p> <p>California Housing Finance Agency: stakeholder group: housing.</p>	<p>SENATE THIRD READING 7/11/2019 - From Consent Calendar. Ordered to third reading.</p>	<p>Existing law establishes the California Housing Finance Agency in the Department of Housing and Community Development for the primary purpose of meeting the housing needs of persons and families of low or moderate income. This bill would require the California Housing Finance Agency, in collaboration with the Treasurer’s office, to convene a stakeholder group that includes nonprofit developers to identify actions that can be taken to streamline the application process for specified housing finance programs. The bill would require the stakeholder process to be completed by January 1, 2021, and the actions identified to be reported to the Legislature on or before June 30, 2021. Last Amended on 6/25/2019</p>	
<p>AB 1399 Bloom D</p> <p>Residential real</p>	<p>SENATE THIRD READING 7/11/2019 - Read second time and amended. Ordered to third reading.</p>	<p>(1)Existing law, commonly known as the Ellis Act, generally prohibits public entities from adopting any statute, ordinance, or regulation, or taking any administrative action, as specified, to compel the owner of residential real property to offer or to continue to offer accommodations, as defined, in the</p>	

<p>property: rent control: withdrawal of accommodations.</p>		<p>property for rent or lease. Existing law authorizes a public entity acting pursuant to the Ellis Act to require an owner who offers accommodations for rent or lease within a period not exceeding 10 years from the date on which they were withdrawn, as specified, to first offer the unit to the tenant or lessee displaced from that unit by the withdrawal, subject to certain requirements. If the owner fails to comply with this requirement, the owner is liable to a displaced tenant or lessee for punitive damages not to exceed 6 months' rent. This bill would prohibit a payment of the above-described punitive damages from being construed to extinguish the owner's obligation to offer the accommodations to a prior tenant or lessee, as described above. This bill contains other related provisions and other existing laws. Last Amended on 7/11/2019</p> <p>The Senate Judiciary proposed the following amendments on 7/2/19:</p> <p>In order to clarify the intent behind the bill and in accordance with agreements negotiated with the opposition, the author proposes to incorporate the following amendments into the bill:</p> <p style="text-align: center;"><u>Amendment 1</u></p> <p>On page 8, in line 21, strike out "accommodations," strike out lines 22 through 24, inclusive, in line 25, strike out "Section 7060.4." and insert: accommodations, in the manner and within the timeframe specified in paragraph 3 of subdivision (b) or subdivision (c) of Section 7060.2.</p> <p style="text-align: center;"><u>Amendment 2</u></p> <p>On page 8, in lines 35 and 36, strike out "ceases to occupy" and insert: vacates</p> <p style="text-align: center;"><u>Amendment 3</u></p> <p>On page 8, in line 37, strike out "make an offer to rerent to", strike out lines 38 through 40 inclusive and insert: offer to rerent if required under paragraph (2) of subdivision (d) of Section 7060.7.</p>	
<p>AB 1483 Grayson D</p>	<p>SENATE APPR. 7/10/2019 - VOTE: Do pass as amended, but first</p>	<p>(1)The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other</p>	

<p>Housing data: collection and reporting.</p>	<p>amend, and re-refer to the Committee on [Appropriations] (PASS)</p>	<p>things, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development (department) that includes, among other specified information, the number of net new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, as provided. This bill would require a planning agency to include in that annual report specified additional information regarding housing development projects located within the jurisdiction, and other information as provided. The bill would require the department, if requested, to provide technical assistance in providing this additional information to the local public entity. The bill would also authorize the department to assess the accuracy of the information submitted as part of the annual report and, if it determines that any report submitted to it by a planning agency contains inaccurate information, require that the planning agency correct that inaccuracy. The bill would require the department to publish each report submitted pursuant to these provisions on its internet website within a reasonable time of receiving the report. This bill contains other related provisions and other existing laws. Last Amended on 6/24/2019</p> <p>The Senate Governance & Finance Committee suggested the following amendments on 7/10/19</p> <p>The Committee may wish to consider the following technical amendments:</p> <ul style="list-style-type: none"> • AB 1483 lumps together fees, exactions, and other affordability requirements all under the same term of “exactions” and mistakenly says that the bill shall be construed to affect the ability of local governments to impose exactions. The Committee may wish to consider amending AB 1483 to provide that it does <i>not</i> affect the ability to impose exactions and to properly differentiate among fees, exactions, and affordability requirements. • AB 1483 also provides an annual exemption for up to five years, but this language is confusing. The Committee may wish to consider amending AB 1483 to specify that a local government may apply for a one-year exemption for up to five consecutive years. • AB 1483 requires either HCD or another state entity to develop a parcel database, but then imposes related requirements about the format of the 	
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		database solely on HCD. The Committee may wish to consider amending AB 1483 to consistently refer to HCD or the designated state agency throughout the section relating to the parcel database.	
AB 1484 Grayson D Mitigation Fee Act: housing developments.	SENATE APPR. 7/10/2019 - VOTE: Do pass as amended, but first amend, and re-refer to the Committee on [Appropriations] (PASS)	The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. This bill would require each city, county, or city and county to post on its internet website the type and amount of each fee imposed on a housing development project, as defined. This bill contains other related provisions and other existing laws. Last Amended on 4/10/2019 Per the Senate Governance & Finance Committee: As of July 5, 2019, HCD's mitigation fee study had not yet been released. The author indicates that this bill may be amended to implement any recommendations from the HCD study. Should the author make substantial policy changes to the bill, the Senate Rules Committee may rerefer AB 1484 to the Senate Governance and Finance Committee pursuant to Senate Rule 29.10 to hear any new policy questions.	
AB 1485 Wicks D Housing development: streamlining.	SENATE APPR. 7/10/2019 - VOTE: Do pass as amended, but first amend, and re-refer to the Committee on [Appropriations] (PASS)	(1)The Planning and Zoning Law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards. Existing law requires, among other objective planning standards, that the development be subject to a requirement mandating a minimum percentage of below market rate housing based on one of 3 specified conditions. Existing law requires, among those conditions, a development to dedicate a minimum of 10% of the total number of units to housing affordable to households making below 80% of the area median income, if the project contains more than 10 units of housing and the locality did not timely submit its latest production report to the Department of Housing and Community Development, or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. This bill would modify that condition to authorize a development to instead dedicate 20% of the total number of units to housing	

		affordable to households making at or below 120% of the area median income with the average income of the units at or below 100% of the area median income, except as provided. The bill would require the rents charged for those units that are dedicated to housing affordable to households between 80% and 120% of area median income be at least 20% below the fair market rent for the county. The bill would provide that a development proponent may use a unit of affordable housing to satisfy the affordability requirements provided by these provisions and any other state or local affordability requirement, as provided. This bill contains other related provisions and other existing laws. Last Amended on 7/3/2019	
AB 1487 Chiu D San Francisco Bay area: housing development: financing.	SENATE APPR. 7/11/2019 - From committee: Amend, and do pass as amended and re-refer to Com. on APPR. (Ayes 4. Noes 1.) (July 10). Read second time and amended. Re-referred to Com. on APPR.	Existing law provides for the establishment of various special districts that may support and finance housing development, including affordable housing special beneficiary districts that are authorized to promote affordable housing development with certain property tax revenues that a city or county would otherwise be entitled to receive. This bill, the San Francisco Bay Area Regional Housing Finance Act, would establish the Bay Area Housing Finance Authority (hereafter the authority) and would state that the authority’s purpose is to raise, administer, and allocate funding for affordable housing in the San Francisco Bay area, as defined, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. The bill would provide that the governing board of the Metropolitan Transportation Commission serve as the governing board of the authority. This bill contains other related provisions and other existing laws. Last Amended on 7/11/2019	
AB 1497 Holden D Hosting platforms.	SENATE THIRD READING 7/1/2019 - From Consent Calendar. Ordered to third reading.	Existing law, the California Fair Employment and Housing Act, prohibits an owner of housing from engaging in specific acts of discrimination against a person seeking to purchase, rent, or lease any housing accommodation. Existing law authorizes the Department of Fair Employment and Housing to receive and investigate complaints of violations of the act. The act defines “housing accommodation” for these purposes to mean any building, structure, or portion thereof that is occupied as, or intended for occupancy as, a residence by one or more families. This bill would include within the definition of “housing accommodation” under the California Fair Employment and Housing Act a building, structure, or portion thereof that is occupied, or intended to be occupied, pursuant to a transaction facilitated by a hosting platform, as defined. The bill would include findings and declarations regarding the intent of these provisions as they relate to existing housing laws. This bill contains other existing laws. Last Amended on 6/12/2019	

<p>AB 1561 Garcia, Cristina D</p> <p>Planning and zoning: housing element.</p>	<p>SENATE APPR. 7/3/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (July 2). Re-referred to Com. on APPR.</p> <p>8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair</p>	<p>The Planning and Zoning Law requires a city or county to adopt a general plan for land use and development within its boundaries that includes, among other things, a housing element. The housing element is required to include an analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, as provided. This bill would additionally require an analysis of those constraints upon housing for persons with a characteristic identified by a specified provision of the Unruh Civil Rights Act. By increasing the duties of local officials, this bill would impose a state-mandated local program. This bill contains other existing laws. Last Amended on 4/29/2019</p>	
<p>AB 1590 Rubio, Blanca D</p> <p>Personal income tax: credit: qualified first-time homebuyer.</p>	<p>SENATE APPR. SUSPENSE FILE 7/8/2019 - In committee: Referred to APPR. suspense file.</p>	<p>The Personal Income Tax Law allows various credits against the taxes imposed by those laws. This bill would allow a credit against that tax for each taxable year beginning on or after January 1, 2020, and before January 1, 2023, in an amount equal to the lesser of 3 percent of the purchase price of the qualified principal residence, as defined, or \$5,000. The bill would require the qualified first-time homebuyer, as defined, and seller of the qualified principal residence to jointly sign and submit to the Franchise Tax Board a certification under the penalty of perjury that they have entered into an enforceable contract for the purchase of the qualified principal residence. By expanding the scope of the crime of perjury, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended on 6/24/2019</p>	
<p>AB 1659 Bloom D</p> <p>Local home financing agencies: City of Los Angeles: nonprofit public benefit corporation.</p>	<p>SENATE APPR. 7/11/2019 - From committee: Amend, and do pass as amended and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (July 10). Read second time and amended. Re-referred to Com. on APPR.</p> <p>8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair</p>	<p>Existing law authorizes a city or county to establish a home financing program subject to certain requirements. Existing law grants a city or county specified powers and duties with regard to administering that program, including the power to acquire, contract, and enter into advance commitments to acquire home mortgages, as defined, made or owned by lending institutions at the purchase prices and upon other terms and conditions as determined by the city or county. Existing law defines city or county for these purposes to include a city and county and any agency created by a joint powers agreement, as specified. This bill would expand the definition of city, for these purposes, to include a nonprofit public benefit corporation created at the direction of the City of Los Angeles for the purpose of financing, creating, or preserving affordable housing within the City of Los Angeles, subject to certain conditions, including that it is governed by a board of directors appointed by the mayor, with the advice and consent of the city council, that consists of officials designated by the city, private industry experts, and specified others with knowledge of, and expertise in, the areas of housing finance and development. The bill would require the nonprofit public benefit corporation to maintain books and records prepared in accordance with generally accepted accounting principles that are</p>	

		<p>audited each fiscal year, prepare an annual report detailing its programs, accomplishments, and costs associated with operating the corporation during the fiscal year, and maintain a public internet website. The bill would require the City of Los Angeles to, on or before January 1, 2026, submit to the Legislature a report on the nonprofit public benefit corporation’s activities, as specified. The bill would prohibit the nonprofit public benefit corporation from regulating or enforcing local land use decisions or from acquiring property by eminent domain, or establishing rules or regulations, making land use decisions, or passing resolutions on behalf of the City of Los Angeles. This bill contains other related provisions. Last Amended on 7/11/2019</p>	
<p>AB 1701 Cervantes D</p> <p>California Infrastructure and Economic Development Bank: economic development facilities: redevelopment agencies.</p>	<p>ASSEMBLY J., E.D. & E. 3/18/2019 - Referred to Coms. on J., E.D., & E. and L. GOV.</p>	<p>The Bergeson-Peace Infrastructure and Economic Development Bank Act establishes the California Infrastructure and Economic Development Bank (I-Bank) in the Governor’s Office of Business and Economic Development. Existing law, among other things, authorizes the I-Bank to make loans, issue bonds, and provide financial assistance for various types of projects that qualify as economic development or public development facilities. Existing law authorizes the I-Bank to consider a project for conduit financing for economic development facilities upon a filing of an application with the I-Bank by an appropriate participating party. The act establishes the California Infrastructure and Economic Development Bank Fund (I-Bank fund), a continuously appropriated fund, for support of the I-Bank and for expenditure for the purposes stated in the act. This bill would require the I-Bank to establish criteria, priorities, and guidelines for receiving and reviewing applications to enter into a development agreement with a redevelopment agency in which the redevelopment agency would agree to commit a portion of property tax increment to finance a project for economic development facilities in a low-income census tract, including an Opportunity Zone designated by the United States Treasury. This bill would allow the I-Bank to accept those applications and would authorize the I-Bank to issue either tax-exempt or taxable revenue bonds to provide financing for those projects. The bill would require the I-Bank, in order to use this financing method, to determine that the redevelopment agency has demonstrated its ability to support the upward mobility of local residents and inclusive economic growth within the project area, as specified. By expanding the I-Bank’s authority to finance additional projects, and thereby expanding the I-Bank’s authority to expend funds in a continuously appropriated fund, the bill would make an appropriation. This bill contains other related provisions and other existing laws.</p>	
<p>AB 1734 Chiu D</p>	<p>ASSEMBLY APPR. SUSPENSE FILE 5/16/2019 - Joint Rule 62(a), file notice</p>	<p>Existing property tax law, in accordance with the California Constitution, provides for a “welfare exemption” for property used exclusively for religious,</p>	

<p>Property taxation: welfare exemption: rental housing: moderate income housing.</p>	<p>suspended. In committee: Held under submission.</p>	<p>hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. Under existing property tax law, property that meets these requirements that is used exclusively for rental housing and related facilities is entitled to a partial exemption, equal to that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units, in any year that any of certain criteria apply. This bill, on and after January 1, 2020, and before January 1, 2025, would provide a similar exemption for qualified property, as defined, that meets the requirements of the welfare exemption and that is used exclusively for rental housing and related facilities, equal to that percentage of the value of the property that is equal to the percentage that the number of units serving moderate-income households, as defined, represents of the total number of residential units. The bill would require the owner of the property to certify specified information under penalty of perjury. This bill contains other related provisions and other existing laws. Last Amended on 4/22/2019</p> <p>The Appropriations Committee suggested the following amends:</p> <p>Proposed amendments. The author has committed to amend this bill as follows:</p> <ul style="list-style-type: none"> a) Remove the property tax exemption and replace it with language authorizing a city or county to provide an incentive based on an eligible property's property tax liability. b) Restrict eligibility to properties currently not qualifying for the existing property welfare exemption. c) Requires the property, as part of the incentive agreement, to keep rents to at least 20% below the fair market rent and to limit annual rent increases to the percentage increase in the AMI. <p>The above amendments will align this bill with AB 723 (Wicks), of the 2019-20 Legislative Session, which is pending in the Senate Rules Committee.</p>	
<p>AB 1763 Chiu D</p>	<p>SENATE APPR. 7/10/2019 - VOTE: Do pass as amended, but first</p>	<p>Existing law, known as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the</p>	

<p>Planning and zoning: density bonuses: affordable housing.</p>	<p>amend, and re-refer to the Committee on [Appropriations] (PASS)</p>	<p>jurisdictional boundaries of that city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents and meets other requirements. Existing law provides for the calculation of the amount of density bonus for each type of housing development that qualifies under these provisions. This bill would additionally require a density bonus to be provided to a developer who agrees to construct a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households, as defined. However, the bill would provide that a housing development that qualifies for a density bonus under its provisions may include up to 20% of the total units for moderate-income households, as defined. The bill would also require that a housing development that meets these criteria receive 4 incentives or concessions under the Density Bonus Law. The bill would generally require that the housing development receive a density bonus of 80%, but would exempt the housing development from any maximum controls on density if it is located within ½ mile of a major transit stop or a high-quality transit corridor, as defined, and additionally require the city, county, or city and county to allow an increase in height and floor area ratio in specified amounts that vary depending on whether the development is located within ½ mile of a major transit stop or a high-quality transit corridor. The bill would also make various nonsubstantive changes to the Density Bonus Law. This bill contains other related provisions and other existing laws. Last Amended on 6/20/2019</p>	
<p>AB 1783 Rivas, Robert D H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development.</p>	<p>SENATE APPR. 7/10/2019 - VOTE: Do pass as amended, but first amend, and re-refer to the Committee on [Appropriations] (PASS)</p>	<p>(1) Existing federal law governing immigration authorizes the importation of an alien as a nonimmigrant agricultural worker, known as an H-2A worker, if specified requirements are met, including that the employer furnish housing, as provided. This bill would prohibit the provision of state funding, as defined, for the purposes of planning, developing, or operating any housing used to comply with the federal law requirement to furnish housing to H-2A workers and would require an employer, as defined, or other recipient of state funding who utilizes state funding for these purposes to reimburse the state or state agency that provided the funding in an amount equal to the amount of that state funding expended for those purposes. The bill would exempt from these provisions any contract or other enforceable agreement pursuant to which the state or a state agency provides funding that was entered into prior to January 1, 2020. The bill would also make various conforming changes to other laws. This bill contains other related provisions and other existing laws. Last Amended on 5/17/2019</p>	

		<p>Senate Governance & Finance Comments on 7/10/19: AB 1783 is modeled after the streamlined approval process established under SB 35 (Wiener, 2017), which grants ministerial approval to housing projects that are consistent with local development standards and that include specified percentages of affordable housing. SB 35 included a long list of types of sites that are ineligible for streamlining because of the potential for environmental impacts resulting from development in those areas. AB 1783 borrows many of these provisions, including an exclusion of land under conservation easement. However, many agricultural lands are enrolled in the Williamson Act, which records an easement on agricultural land to ensure that it remains used for that purpose. As a result, this provision of AB 1783 may significantly reduce its usability. The Committee may wish to consider amending AB 1783 to clarify that the bill's exclusion of lands under a conservation easement only applies to easements for environmental preservation.</p>	
<p>AB 1820 Committee on Judiciary</p> <p>Personal rights: civil liability and enforcement.</p>	<p>SENATE DESK 7/8/2019 - Ordered to the Senate. In Senate. Held at Desk.</p>	<p>The California Fair Employment and Housing Act protects and safeguards the right and opportunity of all persons to seek, obtain, and hold employment without discrimination, abridgment, or harassment on account of various personal characteristics. Under existing law, the Department of Fair Employment and Housing is responsible for receiving, investigating, conciliating, mediating, and prosecuting complaints alleging violations of specified civil rights, including sexual harassment claims. This bill would also authorize the department to bring civil actions for violations of specified federal civil rights and antidiscrimination laws. Last Amended on 6/25/2019</p>	
<p>ACA 1 Aguiar-Curry D</p> <p>Local government financing: affordable housing and public infrastructure: voter approval.</p>	<p>ASSEMBLY THIRD READING 5/20/2019 - Read second time. Ordered to third reading.</p>	<p>(1)The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements. The measure would specify that these provisions apply to any city, county, city and county, or special district measure imposing an ad valorem tax to pay the interest and redemption charges on bonded indebtedness for these purposes that is submitted at the same election as this measure. This bill contains other related provisions and other existing laws. Last Amended on 3/18/2019</p>	

<p>SB 5 Beall D</p> <p>Affordable Housing and Community Development Investment Program.</p>	<p>ASSEMBLY APPR. 7/11/2019 - From committee: Do pass as amended and re-refer to Com. on APPR. (Ayes 6. Noes 0.) (July 10).</p>	<p>Existing property tax law requires the county auditor, in each fiscal year, to allocate property tax revenue to local jurisdictions in accordance with specified formulas and procedures, subject to certain modifications. Existing law requires an annual reallocation of property tax revenue from local agencies in each county to the Educational Revenue Augmentation Fund (ERAF) in that county for allocation to specified educational entities. This bill would establish in state government the Affordable Housing and Community Development Investment Program, which would be administered by the Affordable Housing and Community Development Investment Committee. The bill would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, transit village development district, or a combination of those entities, to apply to the Affordable Housing and Community Development Investment Committee to participate in the program and would authorize the committee to approve or deny plans for projects meeting specific criteria. The bill would also authorize certain local agencies to establish an affordable housing and community development investment agency and authorize an agency to apply for funding under the program and issue bonds, as provided, to carry out a project under the program. This bill contains other related provisions and other existing laws. Last Amended on 6/17/2019</p> <p>The Assembly Local Government Committee staff commented the committee may wish to amend the bill to fix the clarifying and technical issues referenced below:</p> <p>c) Technical and Clarifying Issues. In order to create consistency, the Committee may wish to consider fixing the following issues in the bill:</p> <p>i) The stated intent of the bill is to ensure that all local agencies, including special districts, continue to receive all of their excess ERAF allocations. To avoid any confusion during implementation of this bill, further clarification can be made.</p> <p><i>Revenue and Taxation Code Section 97.68.1(a).</i> The county auditor shall transfer an amount, equal to the countywide affordable housing and community development investment amount, from the county's Educational Revenue Augmentation Fund, <u>up to the amount available in the Educational Revenue Augmentation Fund after complying with subdivision (d), and deposit that amount into</u></p>	
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		<p><u>the Affordable Housing and Community Development Investment Fund to the county's Affordable Housing and Community Development Investment Fund</u> established pursuant to subdivision (b).</p> <p><i>Revenue and Taxation Code Section 97.68.1(d)(1).</i> Reduce any allocations of excess, additional, or remaining funds that would otherwise have been allocated to county superintendents of schools, cities, counties, <i>special districts</i>, and cities and counties pursuant to clause (i) of subparagraph (B) of paragraph (4) of subdivision (d) of Sections 97.2 and 97.3, Section 97.70, and Article 4 (commencing with Section 98) had this section not been enacted. The allocations required by this section shall be adjusted to comply with this paragraph.</p> <p>ii) The author has asked the Committee to clarify that infrastructure related to climate change includes “natural infrastructure” as to not,unintendedly, limit the types of potentially needed projects.</p> <p><i>Government Code Section 55903(E).</i> Protecting communities dealing with the effects of climate change, including, but not limited to, sea level rise, wildfires, seismic safety, and flood protection. Eligible projects include the construction, repair, replacement, and maintenance of infrastructure, <i>including natural infrastructure,</i> related to protecting communities from climate change.</p> <p>iii) Correct an incorrect reference to an agency.</p> <p><i>Government Code Section 62302(b)(1)(B).</i> Any of the following entities may create an authority agency by entering into a joint powers agreement pursuant to Chapter 5 (commencing with Section 6500) of Division 7 of Title 1:</p>	
<p>SB 6 Beall D Residential</p>	<p>ASSEMBLY APPR. 7/3/2019 - From committee: Do pass and re-refer</p>	<p>Existing law requires each state agency to make a review of all proprietary state lands over which it has jurisdiction, subject to certain exceptions, and to report to the Department of General Services on those lands in excess of its foreseeable needs. Existing law requires the jurisdiction over lands reported</p>	

<p>development: available land.</p>	<p>to Com. on APPR. (Ayes 6. Noes 0.) (July 3). Re-referred to Com. on APPR.</p>	<p>excess to be transferred to the department upon request. Existing law requires the Department of General Services to report to the Legislature annually on the lands declared excess. Existing law requires a city or county to have a general plan for development with a housing element and to submit the housing element to the Department of Housing and Community Development prior to adoption or amendment. Existing law requires that the housing element include an inventory of land suitable and available to residential development, as specified. This bill would require the Department of Housing and Community Development to furnish the Department of General Services with a list of local lands suitable and available for residential development as identified by a local government as part of the housing element of its general plan. The bill would require the Department of General Services to create a database of that information and information regarding state lands determined or declared excess and to make this database available and searchable by the public by means of a link on its internet website. The bill would require for any housing element adopted on or after January 1, 2021, that an electronic copy of the inventory of land suitable for residential development be submitted to the Department of Housing and Community Development. By requiring local governments to electronically submit the inventory of land suitable for residential development to the department, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended on 4/23/2019</p>	
<p>SB 18 Skinner D</p> <p>Keep Californians Housed Act.</p>	<p>SENATE ENROLLED 7/19/2019 - Enrolled and presented to the Governor at 2 p.m.</p>	<p>Existing law requires a tenant or subtenant in possession of a rental housing unit under a month-to-month lease at the time that property is sold in foreclosure to be provided 90 days' written notice to quit before the tenant or subtenant may be removed from the property. Existing law also provides tenants or subtenants holding possession of a rental housing unit under a fixed-term residential lease entered into before transfer of title at the foreclosure sale the right to possession until the end of the lease term, except in specified circumstances. Existing law repeals these provisions as of December 31, 2019. This bill would delete the above-described repeal date, thereby extending the operation of these provisions indefinitely. Last Amended on 5/21/2019</p>	
<p>SB 211 Beall D</p> <p>State highways: leases.</p>	<p>ASSEMBLY APPR. 7/9/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 15. Noes 0.) (July 8). Re-referred to Com. on APPR.</p>	<p>Existing law vests the Department of Transportation with full possession and control of the state highway system, including associated property. Existing law authorizes the department to lease on a right of first refusal basis specified airspace under freeways, and real property acquired for highway purposes, that is not excess property, to specified local entities for purposes of emergency shelters or feeding programs, or other specified purposes, for a lease amount of \$1 per month and a payment of an administrative fee not to exceed \$500 per</p>	

		<p>year, as specified. This bill would authorize the department to lease on a right of first refusal basis any airspace under a freeway, or real property acquired for highway purposes, that is not excess property, to the city or county in which the airspace or real property is located, or to a political subdivision of the city or county, for purposes of an emergency shelter or feeding program for a lease amount, for up to 10 parcels in the city or county, or political subdivision of the city or county, of \$1 per month, and a payment of an administrative fee not to exceed \$500 per year, as specified. Last Amended on 3/19/2019</p>	
<p>SB 222 Hill D</p> <p>Discrimination: veteran or military status.</p>	<p>ASSEMBLY APPR. 7/2/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 11. Noes 0.) (July 2). Re-referred to Com. on APPR.</p>	<p>Existing law declares that housing discrimination on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, or genetic information is against public policy. This bill would state findings and declarations of the Legislature regarding the importance of housing for veterans and its priority, and declare that housing discrimination on the basis of veteran or military status is against public policy. This bill contains other related provisions and other existing laws. Last Amended on 6/27/2019</p>	
<p>SB 248 Glazer D</p> <p>Taxation: renters' credit.</p>	<p>ASSEMBLY APPR. 7/9/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 1.) (July 8). Re-referred to Com. on APPR.</p>	<p>The Personal Income Tax Law authorizes various credits against the taxes imposed by that law, including a credit for qualified renters in the amount of \$120 for spouses filing joint returns, heads of household, and surviving spouses if adjusted gross income is \$50,000, as adjusted, or less, and in the amount of \$60 for other individuals if adjusted gross income is \$25,000, as adjusted, or less. Existing law requires the Franchise Tax Board to annually adjust for inflation these adjusted gross income amounts. For 2018, the adjusted gross income limit is \$83,282 and \$41,641, respectively. Existing law requires any bill authorizing a new tax credit to contain, among other things, specific goals, purposes, and objectives that the tax credit will achieve, detailed performance indicators, and data collection requirements. This bill, for taxable years beginning on or after January 1, 2020, and before January 1, 2025, and only when specified in a bill relating to the Budget Act, would increase the credit amount for a qualified renter to \$220 and \$434, as provided. In the event the increased credit amount is not specified in a bill relating to the Budget Act, the existing credit amounts of \$120 and \$60, as described above, respectively, would be the credit amounts for that taxable year. The bill would require the Franchise Tax Board to annually recompute for inflation the credit amount for taxable years on or after January 1, 2021, and before January 1, 2025, unless otherwise provided. The bill would provide findings and declarations relating to the goals, purposes, and objectives of this credit. This bill contains other related provisions and other existing laws. Last Amended on 6/27/2019</p>	

<p>SB 282 Beall D</p> <p>Supportive housing for parolees.</p>	<p>ASSEMBLY APPR. 7/3/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 0.) (July 3). Re-referred to Com. on APPR.</p>	<p>Existing law requires the Department of Corrections and Rehabilitation to obtain day treatment, and to contract for crisis care services, for parolees with mental health problems, and requires the Department of Corrections and Rehabilitation to provide a supportive housing program, known as the Integrated Services for Mentally Ill Parolees (ISMIP) program, that provides wraparound services to mentally ill parolees at risk of homelessness using funding appropriated for that purpose. Existing law provides that an inmate or parolee is eligible for participation if the inmate has a serious mental disorder, as defined, has been assigned a release date from state prison, and is likely to become homeless upon release or is currently a homeless parolee. Existing law requires providers to offer various services, including housing location services and rental subsidies. Existing law requires a service provider to comply with specified requirements, including, among others, that the service provider has prior experience working with county or regional mental health programs. This bill would repeal the ISMIP program and would instead enact the Supportive Housing Program for Persons on Parole (the program) to be administered by the Department of Housing and Community Development. The program would incorporate similar eligibility criteria for eligible participants and similar criteria for housing funded by the program. The bill would require the Department of Corrections and Rehabilitation to transfer funds appropriated from the General Fund for the ISMIP program to the department for the new program, as specified. The bill would also require the Department of Corrections and Rehabilitation to establish a process for referring ISMIP participants from the ISMIP upon the repeal of that program to the program created by the bill. These provisions would become operative when the Director of Finance notifies the Joint Legislative Budget Committee that sufficient funding has been appropriated by the Legislature to the department for these purposes. This bill contains other related provisions. Last Amended on 5/17/2019</p> <p>Comments from the Assembly Committee on Housing & Community Development on July 3, 2019:</p> <p><i>Funding:</i> This bill is not operable until the Department of Finance (DOF), in consultation with the Legislative Analysis Office, determines that there is sufficient funding appropriated by the Legislature to HCD. In this year's budget, the Legislature allocated \$16,475,000—the cost for implementing the program established by this bill—to the Board of State and Community Corrections, a sub-entity of CDCR. The budget item states that the money is intended for rental</p>
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		<p>assistance, with a directive that priority shall be given to individuals released to state parole.</p> <p>If SB 282 were signed into law there would not be funding available for the program. The author plans to address this issue in subsequent amendments in the Appropriations Committee.</p>	
<p>SB 329 Mitchell D</p> <p>Discrimination: housing: source of income.</p>	<p>ASSEMBLY APPR. SUSPENSE FILE 7/10/2019 - July 10 set for first hearing. Placed on APPR. suspense file.</p>	<p>Existing law, the California Fair Employment and Housing Act, prohibits housing discrimination, including discrimination through public or private land use practices, decisions, or authorizations, based on specified personal characteristics, including source of income. Existing law defines the term “source of income” for purposes of the provisions relating to discrimination in housing accommodations described above, to mean lawful, verifiable income paid directly to a tenant or paid to a representative of a tenant. This bill would instead define the term for purposes of those provisions, to mean verifiable income paid directly to a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies, as specified. Last Amended on 5/17/2019</p>	
<p>SB 451 Atkins D</p> <p>Personal income and corporation taxes: credits: rehabilitation of certified historic structures.</p>	<p>ASSEMBLY APPR. 7/9/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 10. Noes 0.) (July 8). Re- referred to Com. on APPR.</p>	<p>The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill would allow to a taxpayer that receives a tax credit allocation a credit against those taxes for each taxable year beginning on or after January 1, 2021, and before January 1, 2026, in an amount, determined in modified conformity with a specified section of the Internal Revenue Code, for rehabilitation of certified historic structures and, under the Personal Income Tax Law, for a qualified residence. This bill would provide for a 20% credit, or 25% credit, of qualified rehabilitation expenditures if the structure meets specified criteria, for rehabilitation of a certified historic structure or a qualified residence, as provided, within the state to be allocated on a first-come-first-served basis by the California Tax Credit Allocation Committee, which shall consult with the Office of Historic Preservation, as provided, and which may charge a reasonable fee not to exceed a specified amount. The aggregate amount of credit would be \$50,000,000 per calendar year, plus unused allocation tax credit for the preceding year, \$10,000,000 of which would be set aside for rehabilitation projects for qualified residences and for rehabilitation projects with qualified rehabilitation expenditures of less than \$1,000,000, as specified. This bill would require the Legislative Analyst to, on an annual basis, collaborate with the California Tax Credit Allocation Committee to review the effectiveness of the tax credit, as provided. The bill would also provide that the credit amount is \$0 for each taxable year beginning on or after</p>	

		January 1, 2021, and before January 1, 2026, unless otherwise specified in a bill providing for appropriations related to the Budget Act. This bill contains other related provisions. Last Amended on 5/21/2019	
SB 592 Wiener D Housing Accountability Act.	ASSEMBLY APPR. 7/11/2019 - From committee: Do pass as amended and re-refer to Com. on APPR. (Ayes 8. Noes 0.) (July 10).	(1)The Housing Accountability Act, among other things, prohibits a local agency from disapproving or conditioning approval in a manner that renders infeasible a housing development project that complies with applicable, objective general plan, zoning, and subdivision standards and criteria in effect at the time the application for the project is deemed complete within the meaning of the Permit Streamlining Act, unless the local agency makes specified written findings based on a preponderance of the evidence in the record. This bill would additionally prohibit a local agency from disapproving or conditioning a housing development project that is determined to be complete, as provided, and would make other related conforming changes. The bill would provide that the act applies to a housing development project regardless of whether the local agency’s review of the project is a ministerial or use by right decision, or a discretionary approval. By increasing the duties on local agencies, this bill would impose a state-mandated local program.This bill contains other related provisions and other existing laws. Last Amended on 7/3/2019 Assembly Local Government Committee notes in July 3, 2019 analysis: Committee may wish to consider deleting the language contained in the bill relating to compensatory damages.	
SB 611 Caballero D Housing: elderly and individuals with disabilities.	ASSEMBLY APPR. 7/10/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (July 9). Re-referred to Com. on APPR.	Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. The department is administered by the Director of Housing and Community Development. The department is responsible for administering various housing and home loan programs throughout the state. Existing law requires the department, on or before December 31 of each year, to submit an annual report containing specified information to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department.This bill would establish the Master Plan for Aging Housing Task Force, chaired by the director or their designee, and composed of specified stakeholders and representatives of government agencies to, among other things, identify policy strategies that will help increase the supply of affordable housing for older adults and reduce barriers to providing health care and social services to older adults in affordable housing, and make recommendations to the Legislature.This bill contains other related provisions. Last Amended on 6/24/2019	

<p>SB 623 Jackson D</p> <p>Multifamily Housing Program: total assistance calculation.</p>	<p>ASSEMBLY APPR. 7/3/2019 - From committee: Do pass and re-refer to Com. on APPR. with recommendation: To consent calendar. (Ayes 8. Noes 0.) (July 3). Re-referred to Com. on APPR.</p>	<p>Existing law creates the Multifamily Housing Program under the administration of the Department of Housing and Community Development to provide a standardized set of program rules and features applicable to all housing types, based on the existing California Housing Rehabilitation Program. Existing law requires that of the total assistance provided under the Multifamily Housing Program, a specified percentage that is proportional to the percentage of lower income renter households in the state that are lower income elderly renter households, as reported by the United States Department of Housing and Urban Development on the basis of the most recent decennial census conducted by the United States Census Bureau, be awarded to units restricted to senior citizens. That calculation, known as the total assistance calculation, excludes assistance for certain projects related to housing for homeless youths and supportive housing for target populations. Existing law defines target populations for these purposes as adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act and may, among other populations, include families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, or homeless people. This bill would, instead, require the total assistance calculation described above use data as reported by the United States Department of Housing and Urban Development on the basis of the most recent American Community Survey or successor survey conducted by the United States Census Bureau. The bill would limit the assistance that is excluded from the total assistance calculation to assistance for projects related to target populations and would, for that purpose, define target populations as persons, including persons with disabilities, and families who are homeless or who are homeless youth, as specified. Last Amended on 4/10/2019</p>	
<p>SB 644 Glazer D</p> <p>Tenancy: security deposit: service members.</p>	<p>ASSEMBLY THIRD READING 7/11/2019 - Read second time. Ordered to third reading.</p>	<p>Existing law regulates the terms and conditions of residential tenancies, and prohibits a landlord from demanding or receiving security for a rental agreement for residential property, however denominated, in an amount or value in excess of an amount equal to 2 months' rent, in the case of unfurnished residential property, and an amount equal to 3 months' rent, in the case of furnished residential property, in addition to any rent for the first month paid on or before initial occupancy. This bill, notwithstanding that provision and as specified, would prohibit a landlord from demanding or receiving security from a service member who rents residential property in which the service member will reside in an amount or value in excess of an amount equal to one months' rent, in the case of unfurnished residential property, or in excess of an amount equal to 2</p>	

		<p>months' rent, in the case of furnished residential property, as specified. The bill would also prohibit a landlord from refusing to enter into a rental agreement for residential property with a prospective tenant who is a service member because this provision prohibits the landlord from demanding a greater amount of security. Last Amended on 6/13/2019</p>	
<p>SB 695 Portantino D</p> <p>Special education: individualized education programs: translation services.</p>	<p>ASSEMBLY APPR. 7/11/2019 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 5. Noes 1.) (July 10). Re-referred to Com. on APPR. (Received at desk July 10 pursuant to JR 61(a)(10)).</p>	<p>Existing law requires local educational agencies to identify, locate, and assess individuals with exceptional needs and to provide those pupils with a free appropriate public education in the least restrictive environment, with special education and related services as reflected in an individualized education program. Existing law requires a local educational agency to initiate and conduct meetings for purposes of developing, reviewing, and revising the individualized education program of each individual with exceptional needs in accordance with federal law. Existing law requires the local educational agency to take any action necessary to ensure that the parent of the individual with exceptional needs understands the proceedings at a meeting, including arranging for an interpreter for parents with deafness or whose native language is a language other than English. Existing law defines "parent" for purposes of these provisions to mean a biological or adoptive parent, a foster parent, a guardian generally authorized to act as the child's parent or authorized to make educational decisions for the child, an individual acting in the place of a biological or adoptive parent, or a surrogate parent, as specified. Existing law requires that a person who meets the definition of "parent," except for a surrogate parent, be determined to be the "parent" for purposes of these provisions if there is a judicial decree or order identifying that person, as specified. This bill would revise the definition of "parent" to specify that it also includes the educational rights holder and the conservator of a child. The bill would instead require that a person who meets the definition of "parent," including all categories of people included in that definition, be determined to be the "parent" for purposes of these provisions if there is a judicial decree or order identifying that person, as specified. The bill would instead require a local educational agency to take any action necessary to ensure that the parent understands the proceedings during the planning process for the individualized education program, including during the individualized education program team meeting. The bill would require this action to include, as applicable, communicating in the parent's native language, or in another mode of communication used by the parent, arranging for an interpreter, providing translation services, and providing alternative communication services, as specified. The bill would require a local educational agency, upon request by a pupil's parent, to translate into the native language of the parent, or into another mode of communication used by the parent, the pupil's</p>	

		<p>completed individualized education program, any revisions to the individualized education program, and certain documents discussed at an individualized education program team meeting. The bill would require, for a parent whose native language is one of the 8 most commonly spoken languages, as provided, excluding English, in a local educational agency, that the completed individualized education program and any revisions to the individualized education program be translated within 30 calendar days of that meeting or within 30 calendar days of a later request. The bill would require the documents to be translated by a qualified translator, as defined. The bill would require the State Department of Education to revise its notice of procedural safeguards, in English and in the primary languages for which the department has developed translated versions, to inform parents of their right to request the translation of these documents. By imposing additional duties on local educational agencies, the bill would impose a state-mandated local program. Existing law defines “local educational agency” for purposes of special education programs to include, among others, a nonprofit charter school participating as a member of a special education local plan area. The bill would revise the definition of “local educational agency” for purposes of special education programs to include, among others, a charter school participating as a member of a special education local plan area. To the extent that this revision would impose duties on additional charter schools, the bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above. Last Amended on 6/10/2019</p>	
<p>SB 725 Rubio D Veterans rental housing.</p>	<p>ASSEMBLY V. A. 6/18/2019 - June 18 set for first hearing canceled at the request of author.</p>	<p>Existing law creates the Veterans Housing and Homeless Prevention Act of 2014, to provide for the acquisition, construction, rehabilitation, and preservation of affordable multifamily supportive housing, affordable transitional housing, affordable rental housing, or related facilities for veterans and their families to allow veterans to access and maintain housing stability. This bill would require the department to establish a rental housing assistance program to provide financial assistance to veterans seeking rental housing, based on the needs of the veterans. The bill would require the department to coordinate the program with existing state and federal veterans services and to provide detailed information about the program in a publication, as specified. The bill would</p>	

		<p>additionally appropriate an unspecified sum to the department for the purposes of establishing this program.</p>	
<p>SB 744 Caballero D</p> <p>Planning and zoning: California Environmental Quality Act: permanent supportive housing.</p>	<p>ASSEMBLY APPR. 7/11/2019 - Read second time and amended. Re-referred to Com. on APPR.</p>	<p>(1)Existing law, known as the No Place Like Home Program, requires the Department of Housing and Community Development to award \$2,000,000,000 among counties to finance capital costs, including, but not limited to, acquisition, design, construction, rehabilitation, or preservation, and to capitalize operating reserves, of permanent supportive housing for the target population, as specified. Existing law requires that \$1,800,000,000 of the moneys available under the program be awarded, in at least 4 rounds, by a competitive program based on specified criteria, including that the county has developed a county plan to combat homelessness. Existing law requires that, before the disbursement of any funds for loans made pursuant to the competitive component of the No Place Like Home Program, the department and the development sponsor, as defined, enter into a regulatory agreement that includes specified provisions. This bill would specify that a decision of a public agency to seek funding from, or the department’s awarding of funds pursuant to, the No Place Like Home Program is not a project for purposes of CEQA.This bill contains other related provisions and other existing laws. Last Amended on 7/11/2019</p> <p>Assembly Local Government Committee notes on July 8, 2019 hearing: Suggested amendments:</p> <ul style="list-style-type: none"> a) Replace the design review limitations added to the definitions in Section 65650, with language stating that the agency’s review of a supportive housing development to determine if it complies with objective written standards does not constitute a project under CEQA. b) Clarify that NPLH projects must have either received funding, or have applied and be eligible under HCD’s guidelines, to be eligible for the CEQA streamlining provisions. c) Strike out 270-day judicial review provision (page 11, line 33 – page 12, line 3). d) Sunset the CEQA provisions (Section 5) on January 1, 2025. 	

		<p>10) Double referral. This bill passed the Assembly Housing and Community Development Committee on July 3, with an agreement to amend the bill as follows, pending adoption in this committee:</p> <p>a) Technical amends clarifying provisions of AB 2162:</p> <p>i) Clarify that a development is eligible if it has <u>or will</u> receive public funding.</p> <p>ii) Clarify that a developer that uses the streamlined process is entitled to all of the benefits under density bonus law including a density bonus, concessions and incentives, and a reduction in development standards.</p> <p>b) Revise the CEQA exemption below to apply to any city our county that adopts a by right policy not just those cities and counties described in 65651 (d):</p> <p><i><u>A policy to approve as a use by right proposed housing developments with a limit higher than 50 units does not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. A policy by any city or county to approve as a use by right proposed housing developments with a limit higher than 50 units, or in addition to those allowed by subdivision (a), does not constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.</u></i></p>	
<p>SB 751 Rubio D</p> <p>Joint powers authorities: San Gabriel Valley Regional Housing Trust.</p>	<p>ASSEMBLY THIRD READING 6/27/2019 - From consent calendar on motion of Assembly Member Calderon. Ordered to third reading.</p>	<p>The Joint Exercise of Powers Act authorizes 2 or more public agencies, by agreement, to form a joint powers authority to exercise any power common to the contracting parties, as specified. Existing law authorizes the agreement to set forth the manner by which the joint powers authority will be governed. That act specifically authorizes the creation of the Orange County Housing Finance Trust, a joint powers authority, for the purposes of funding housing specifically assisting the homeless population and persons and families of extremely low, very low, and low income within the County of Orange, as specified. This bill would similarly authorize the creation of the San Gabriel Valley Regional Housing Trust, a joint powers authority, by any or all of the cities within the jurisdiction</p>	

		of the San Gabriel Valley Council of Governments, with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the San Gabriel Valley. The bill would authorize the San Gabriel Valley Regional Housing Trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds. The bill would require that the joint powers agreement establishing the San Gabriel Valley Regional Housing Trust incorporate specified annual financial reporting and auditing requirements. This bill contains other related provisions. Last Amended on 3/27/2019	
SCA 1 Allen D Public housing projects.	SENATE APPR. 7/12/2019 - Set for hearing August 12. 8/12/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair	The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.	



SOLANO

City-County Coordinating Council Staff Report

Meeting of: August 8, 2019

Agenda Item No. VI.5

Staff / Agency: Bill Emlen, Director and Matt Walsh, Principal Planner – Solano County Department of Resource Management

TITLE / SUBJECT

Regional Housing Needs Allocation (RHNA) Process

BACKGROUND/DISCUSSION

Under State Housing Element law, the Regional Housing Needs Allocation (RHNA) process is the procedure for allocating a “fair share” of housing units, in all income categories, to each city and county in California, including the Bay Area. Under State law, the Association of Bay Area Governments (ABAG) is responsible for formulating the methodology and allocating the housing units to each jurisdiction. The RHNA planning period addresses an 8-year planning cycle.

Also, as provided for under State law, contiguous cities and counties may choose to come together and form a subregion. Under the RHNA process, a subregion is allocated a total number of units, and the subregion itself must develop its own internal methodology for distributing those units among its agencies. The methodology must comply with California housing law, which has undergone statutory revisions in the last two years. Once the allocation is final, each agency must then update its Housing Element to incorporate those units into its next planning period for the years 2022 – 2030.

During the previous RHNA process, Solano was one of three counties in the Bay Area electing to utilize a subregional approach. The others were Napa County and San Mateo County. Formation of a subregion allows for more local control and coordination among the County and each of its cities in the allocation process.

The Solano Subregion procured consultant assistance during the previous process to assist staff with the development of its methodology and to help navigate the technical requirements that a subregion must adhere to. A consultant will likely be utilized to help with the upcoming RHNA process as well.

For informational purposes, for the 2007-2014 RHNA cycle, Solano County was allocated a combined total of 12,985 housing units. For the 2014-2022 cycle, the County was allocated



6,977 units. The reduction in unit allocation was primarily resultant of a larger percentage of the Bay Area’s regional allocation being dispersed to Priority Development Areas and employment centers, most of which are in the inner Bay Area.

While ABAG has not been assigned its regional allocation from HCD at this time, ABAG staff expects a significant increase in unit allocation to the region, with each County’s allocation potentially doubling. This is likely intended to reflect the well documented increasing shortage of housing in California.

ABAG is currently preparing to begin the RHNA methodology process for the upcoming cycle of 2022-2030. It anticipates convening its Housing Methodology Committee (HMC) in September 2019. The HMC consists of Bay Area local agency staff, elected officials, and other stakeholders who meet and discuss potential methods to disperse housing unit needs fairly and equitably to cities and counties while also meeting statutory requirements. ABAG is requesting that counties each designate a local staff person and a local elected official to serve on the HMC. ABAG’s timeline and key milestones are attached.

Staff is recommending that the County again form a subregion as it did during the last cycle to provide more local control over how Solano’s overall unit allocation ultimately gets dispersed to its local agencies. To do this, each city and county within the subregion must adopt resolutions and agree to be included in the subregion. Copies of the resolutions must be submitted to ABAG by February 2020. ABAG requests that each subregion be overseen by a countywide body that will approve the final subregional methodology and local housing unit disbursement. Staff is recommending that the City County Coordinating Council serve in that role and staff is waiting for confirmation from HCD if this will be allowed.

The Solano Subregion utilized the assistance of a consultant to help manage the subregion during the last RHNA methodology process. The consultant developed various draft methodologies for the subregion to consider, and helped navigate the technical and statutory requirements that a subregion is held to. Having the consultant as part of the team was a significant benefit. Staff is intending to utilize a consultant with the upcoming RHNA process, with financial contribution from each city and the county to cover the contract amount.

RECOMMENDATION

1. Staff recommends that the CCCC support Solano County and its cities in moving forward with the process to form a subregion to address the upcoming RHNA effort.
2. Staff recommends that the CCCC appoint one of its members to be the designated Housing Methodology Committee member, representing “elected officials” for Solano County.

ABAG 2022-2030 RHNA and Plan Bay Area 2050 Key Milestones

Per Government Code §65588(e)(3)(A), the Housing Element Due Date is 18 months after adoption of the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Plan Bay Area 2050, the next regional plan, is scheduled to be adopted in June 2021, with the Housing Element Due Date in December 2022. This schedule assumes that there are subregions. Dates are tentative and subject to change.

	Key Milestones	Deadline
1	Plan Bay Area 2050 and RHNA Kickoff	September 2019
2	Release Draft Plan Bay Area 2050 Regional Growth Forecast, Adopt Growth Framework Update	September 2019
3	Jurisdiction Survey on RHNA factors, Fair Housing ¹	December 2019
4	Deadline for Subregions to Form ²	February 2020
5	Adopt Final Plan Bay Area 2050 Regional Growth Forecast; Release Plan Bay Area 2050 Draft Preferred Scenario	April 2020
6	Dept. of Housing and Community Development (HCD) Issues RHND ³	April 2020
7	Release Proposed Methodology, ⁴ Release Draft Subregion Shares	May 2020
8	Public Hearing on Proposed Methodology, Subregion Shares	June 2020
9	Adopt Plan Bay Area 2050 Preferred Scenario	July 2020
10	Assign Subregion Shares ⁵	July 2020
11	Release Draft Methodology and Submit to HCD for Review ⁶	September 2020
12	Release Plan Bay Area 2050 Draft Plan and EIR	January 2021
13	Adopt Final Methodology after 60-day HCD Review Period ⁷	January 2021
14	Release Draft Allocation ⁸	January 2021
15	Deadline for Appeals to Draft Allocation ⁹	March 2021
16	Comment Period on Appeals Received ¹⁰	April 2021
17	Public Hearing on Local Appeals ¹¹	May 2021
18	Decision on Appeals, Issue Final Allocation ¹²	May 2021
19	Adopt Plan Bay Area 2050 Final Plan and EIR	June 2021
20	Public Hearing to Adopt Final Allocation Plan ¹³	July 2021
21	HCD Determination of Consistency with Housing Element Law ¹⁴	August 2021
22	Local Governments Adopt Housing Element Update	December 2022

Glossary of Acronyms

ABAG – Association of Bay Area Governments
 EIR – Environmental Impact Report
 HCD – California Department of Housing and Community Development
 RHNA – Regional Housing Need Allocation
 RHND – Regional Housing Need Determination
 RTP – Regional Transportation Plan
 SCS – Sustainable Communities Strategy

¹ GC §65584.04(b). No more than 6 months before draft methodology release.

² GC §65584.03(a). No later than Aug 2020.

³ GC §65584.01(b)(1). No later than Oct 2020.

⁴ GC §65584.04. ABAG/Subregion must conduct at least one public hearing prior to releasing draft methodology. No later than Dec 2020.

⁵ GC §65584.03(c). No later than Nov 2020.

⁶ GC §65584.04(h).

⁷ GC §65584.04(i).

⁸ GC §65584.05(a). No later than Jun 2021.

⁹ GC §65584.05(b). Within 45 days of draft allocation.

¹⁰ GC §65584.05(c). Within 45 days of appeal deadline.

¹¹ GC §65584.05(d) Hearing must be no later than 30 days after the appeals comment period ends, with 21 days prior notice.

¹² GC §65584.05(e). No later than 45 days after public hearing.

¹³ GC §65584.05(g). Within 45 days after final allocation issued.

¹⁴ Within 30 days after HCD receives Final Plan.