



**CITY OF SANTA CLARITA
AGENDA REPORT**

CONSENT CALENDAR

CITY MANAGER APPROVAL: Ken Striplen

DATE: May 22, 2018

SUBJECT: STATE LEGISLATION: SENATE BILL 828

DEPARTMENT: City Manager's Office

PRESENTER: Masis Hagobian

RECOMMENDED ACTION

City Council adopt the Legislative Committee’s recommendation to oppose Senate Bill 828 and transmit position statements to Senator Scott Wiener, Santa Clarita’s state legislative delegation, appropriate legislative committees, Governor Brown, and the League of California Cities.

BACKGROUND

Authored by Senator Scott Wiener (D-11-San Francisco), Senate Bill 828 makes changes to the Regional Housing Needs Assessment (RHNA). This bill is sponsored by the Bay Area Council, a bay area business and public policy advocacy group, and co-sponsored by Silicon Valley Leadership Group, a Silicon Valley public policy trade association.

The RHNA is mandated by state housing law as part of a periodic process of updating local housing elements of General Plans. The RHNA quantifies the need for housing within each jurisdiction during specified planning periods. Communities use the RHNA in land use planning, prioritizing local resource allocation, and in deciding how to address identified existing and future housing needs resulting from population, employment, and household growth.

The original intent and use of the RHNA is to require local jurisdictions to plan for and zone adequate residential sites to accommodate for population and household growth. However, this bill treats the RHNA as a production target. As local jurisdictions are not in the business of building homes, this bill does not improve the development of all levels of housing, including affordable housing, and proposes to make detrimental changes to the state housing law.

The following are specific provisions included in Senate Bill 828:

Inventory of Land

The RHNA requires cities and counties to have an inventory of land that can be developed for

housing within a specified planning period and that is sufficient to provide for a city's or county's share of the regional housing need.

Senate Bill 828 would require cities and counties to have an inventory of land that would accommodate 125 percent of a city's or county's share of the RHNA for each income level. This bill would also require that 100 percent of the city's or county's share of the RHNA be made available for multifamily housing.

Roll Over

Senate Bill 828 would require the Department of Housing and Community Development to roll over any unmet housing allocations included in a local jurisdiction's previous RHNA cycle to the local jurisdictions next RHNA cycle.

Methodology

Southern California Association of Governments (SCAG) is the state recognized agency responsible for developing RHNA within the six-county SCAG region. Senate Bill 828 would revise the RHNA methodology used by regional planning agencies related to the distribution of existing and projected housing needs within cities and counties, including prohibiting regional planning agencies from considering prior underproduction of housing in order to inform housing allocations or to justify a lower allocation for a local jurisdiction.

Audit

Senate Bill 828 would require the Department of Housing and Community Development to complete a comprehensive audit of unmet housing need for each region by January 1, 2020.

Senate Bill 828 was introduced on January 3, 2018, and passed the Senate Committee on Transportation and Housing (10-0-3) on April 24, 2018. The bill was placed on the Suspense File by the Senate Committee on Appropriations (7-0-0) on May 14, 2018.

The City Council Legislative Committee met on May 8, 2018, and recommends that the City Council adopt an "oppose" position for Senate Bill 828.

ALTERNATIVE ACTION

1. Adopt a "neutral" position on Senate Bill 828
2. Adopt a "support" position on Senate Bill 828
3. Take no action on Senate Bill 828
4. Refer Senate Bill 828 back to the Legislative Committee
5. Other action, as determined by the City Council

FISCAL IMPACT

The resources required to implement the recommended action are contained within the City of Santa Clarita's adopted FY 2017-18 budget.

ATTACHMENTS

SB 828 - Bill Text