



AGENDA ITEM NO: 13
City Manager: LS

CITY *of* CLOVIS

REPORT TO THE CITY COUNCIL

TO: Mayor and City Council

FROM: Community and Economic Development

DATE: May 20, 2019

SUBJECT: Consider Approval – For the City Council to Provide Policy Direction to Support or Oppose Proposed Housing Legislation

Recommend Support: AB 10 (State Tax Credit Funding)
SB 5 (Tax Increment Funding for Affordable Housing)

Recommend Oppose: AB 1763 (Land Use Control)
AB 48 (Land Use Control)
SB 50 (Land Use Control)
SB 330 (Land Use Control)

ATTACHMENTS: None

CONFLICT OF INTEREST

None

RECOMMENDATION

That the City of Clovis City Council provide policy direction on proposed housing legislation to support or oppose proposed housing legislation:

Recommend Support: AB 10 (State Tax Credit Funding)
SB 5 (Tax Increment Funding for Affordable Housing)

Recommend Oppose: AB 1763 (Land Use Control)
SB 48 (Land Use Control)
SB 50 (Land Use Control)
SB 330 (Land Use Control)

EXECUTIVE SUMMARY

Several proposed housing-related laws are being considered by the California Legislature. Staff has reviewed the bills and is recommending City Council provide policy direction to support the following proposed housing legislation:

AB 10 (State Tax Credit Funding)
SB 5 (Tax Increment Funding for Affordable Housing)

Staff is recommending City Council provide direction to oppose the following proposed housing legislation:

AB 1763 (Land Use Control)
SB 48 (Land Use Control)
SB 50 (Land Use Control)
SB 330 (Land Use Control)

If the recommendation is approved staff will draft appropriate letters to submit to the legislature for consideration.

BACKGROUND

Several proposed housing-related laws are being considered by the California Legislature. Staff has reviewed the bills and is recommending City Council provide policy direction to support the following proposed housing legislation:

AB 10 - Additional State Tax Credit Funding for Affordable Housing

Would provide for an additional \$500,000,000 in tax credits to encourage the development of deed-restricted affordable housing throughout the State of California

Staff Recommendation: Support
League of California Cities Position: Support

Link to Legislation: [AB 10 - Chiu](#)

SB 5 – Affordable Housing and Community Development Investment Program

Would establish tax increment financing for investment in infrastructure and affordable housing.

Staff Recommendation: Support
League of California Cities Position: Support

Link to Legislation: [SB 5 – Beall](#)

Staff is recommending City Council provide direction to oppose the following proposed housing legislation:

AB 1763 – Increases in Density as Part of Density Bonus Ordinance

Would increase density bonus in Density Bonus Ordinance from 35% to 80% amongst other reductions in development standards.

Staff Recommendation: Oppose Unless Amended

League of California Cities Position: Oppose Unless Amended

Link to Legislation: [AB 1763 – Chiu](#)

SB 48 – Allows by-right supportive housing facilities in any residential zone

The bill would generally require that emergency shelters be in areas that allow residential use, including mixed-use areas, but would permit designation in nonresidential zones if a zoning designation is not possible where residential use is a permitted use and if a local government can demonstrate that the zone is connected to specified amenities and services.

Staff Recommendation: Oppose Unless Amended

League of California Cities Position: No Position

Link to Legislation: [SB 48 - Wiener](#)

SB 50 – Removes Density Designation Near Transit Stops and in High Quality Areas

Would authorize a development of a neighborhood multifamily project located on an eligible parcel to submit an application for a streamlined, ministerial approval process that is not subject to a conditional use permit without limits on density and provides reductions in parking ratios.

Staff Recommendation: Oppose Unless Amended

League of California Cities Position: Oppose Unless Amended

Link to Legislation: [SB 50 – Wiener](#)

SB 330 – Reduces Development Standards and Other Limitations in Communities Where Average Rent Exceeds 130% of National Average

Would, until 2030, prohibit a community where average rent exceeds 130% of the national median from the following:

- Downzoning
- Imposing parking requirements
- Increased DIF's
- Adding any fees to Affordable Housing Projects (Inclusionary Policies)
- Imposing more expensive design standards

- Limiting number of Conditional Use Permits issued
- Disallow growth management policies

Staff Recommendation: Oppose
League of California Cities Position: Oppose

Link to Legislation: [SB 330 - Skinner](#)

If the recommendation is approved staff will draft appropriate letters to submit to the legislature for consideration.

FISCAL IMPACT

None at this time, if the bills become law there may be additional costs for the City. If the funding bills become law the City would have the ability to further support affordable housing projects in the City of Clovis.

REASON FOR RECOMMENDATION

The positions on these bills recommended are in the best interest of the City by protecting local control and encouraging additional funding for affordable housing projects, a desired goal for the City of Clovis.

ACTIONS FOLLOWING APPROVAL

Staff will draft letters of opposition and support as directed by City Council for the Mayor's signature.

Prepared by: Andy Haussler, Community and Economic Development Director

Submitted by: Andy Haussler, Community and Economic Development Director

