



MHC - Policy Working Group Meeting - Meeting Summary
March 29th, 2021
2:00-3:00 PM

Attendees: Hilary Hobbs, Sache Cantu, Christine Maley-Grubl, Yumie Dahn, Shawna Purvines, Hope Huber, Fred Ilfeld, Karen Fink, Lori Marquette, John Falk, Emily Setzer, Tara Zuardo

Facilitation: Steve Frisch and Brittany Benesi

Next Steps:

- Share 2021-2022 Policy Platform with MHC partners at April 23, 2021 Quarterly Meeting

Meeting Notes:

1. [Policy Platform](#) finalized and successfully adopted by the MHC Policy Working Group. This will be shared at the MHC Quarterly Meeting April 23rd.
2. Legislative Updates: [MHC Bill Tracking List](#) : Currently organized chronologically. Additional sheets will be added to organize by focus area. Please add any bills your agency/lobbyist/ or jurisdictions are tracking to the spreadsheet and add any comments you may have regarding bills.
 - a. Bills focused on rezoning commercial properties for residential uses.
 - i. [AB115](#), as introduced, Chiu. COVID-19 relief: tenancy: Tenant Stabilization Act of 2021.
 - ii. [AB1401](#), as introduced, Friedman. Residential and commercial development: parking requirements.
 - iii. [SB 6](#), as amended, Caballero. Local planning: housing: commercial zones. Looks likely to advance. Has moved out of its first committee.
 - iv. [SB 10](#), as amended, Wiener. Planning and zoning: housing development: density.
 - b. High Hazard Severity Zone Development Regulations for Comment
 - i. Recommend that we elevate bills that limit high hazard zones or mitigate the risks they are in like SB12 and while making the case the SB 55 goes too far. SBC will draft letters for each.
 - ii. [SB 55](#). Recommend that we write a letter in opposition. The same letter could be used for a similar bill [AB 1295](#)
 - iii. [SB 12](#)
 - iv. **SB 10**. General agreement to draft a letter before next committee hearing. MHC Position would be opposed unless amended. Amendment to allow local governments to approve housing developments in high hazard and very high hazard zones if they have a fire mitigation plan attached to those

approvals as a condition of approval. Individual partners can opt out. Conditions to consider:

- Placer County would prefer to see language closer to SB 35 with flexible local language like Title 14 requirements include.
- Town of Truckee would also want to retain local control and have flexibility to add affordable housing.
- How do we ensure adequate fire mitigation at the local level?
 - a. Could reference in letter that CAL Fire and State Responsibility Area requirements would be in place.
 - b. Address State and Federal land management by stating in the letter that there is now a statewide MOU between California Natural Resources Agency, Cal fire, and federal government on wildland woodland interface to direct project funding where they put housing at risk.
 - i. Hazard mitigation planning should include appropriate planning for evacuation routes and public safety services.
 - ii. Encourage infill development along transportation routes, established evacuation corridors, and in town centers at higher density as a means of relieving pressure to build in high hazard zones.
 - iii. AB 1445- Require consideration of additional factors including evacuation routes, wildfire risk, and risks caused by climate change in general plans housing element.
- Understanding there might be competitive grant programs to assist with fire mitigation and that we need to ensure that we are competitive for it.

c. Bills focused on limiting or reducing single family zoning.

- i. [AB1322](#)
- ii. [SB478](#). Ensure that smaller lots and land will be eligible for development. Set for hearing April 8th. Comment due by the end of day next Monday (April 5th) Would suggest amending any comment to include local agency ability where appropriate.
- iii. Our Concerns with these bills:
 - Would like to see housing overlay zones in areas that make sense: ie. near transit/urban areas, sustainable infrastructure, fire mitigation, etc.
 - Balancing these bills with funding that can offset aging infrastructure.

3. Eviction Moratorium Update:

- a. The eviction moratorium is likely to be extended to feb/march 2022. There is a uniform agreement that it needs to pass before taking up the budget. Will more than likely pass last minute

4. Federal Update:

- a. See attached Federal Landscape Report. We recommend focusing on federal legislation in addition to State legislation because of the opportunity afforded through the American Rescue Plan, potential infrastructure bill, and California's position at the Federal level.
 - i. Currently tracking in the Infrastructure Plan:
 - Rent and mortgage relief provisions
 - Conditional rental assistance program, most notably Section 8 Housing Program
 - Proposal for affordable housing acquisition by providing block grants to states for acquisition of housing/restoration. Could also be used for mobile home parks.
 - Substantial inclusion for social housing development authority (Co-housing, purchasing MF). This could be a source of funding for housing acquisition in the future.
 - Sustainable transportation block grants. Could be a one time \$5B infusion to CA.
 - Sustainable transportation Block Grants. Could direct \$20B to CA.
 - Expansion of low income housing tax credit program. Increase funding for 9% tax credits. Harder for us to qualify for this in our region.
 - Expansion of national housing trust fund. This could be used by local jurisdictions to buy land for affordable and middle income housing.
 - Creating dedicated pots of funding for housing related infrastructure to enable housing development.
 - Wildland-Urban Interface (WUI) would be defined as infrastructure and there would be funding for community firebreak projects in the western states.
 - ii. Biden Presidential Platform. Reinstitute a local housing grant program. \$300M. Could go to local govts to implement regional housing implementation plans in place.
 - iii. Iman Omar bill on rent cancellation is dead.
 - iv. Discussion about expanding the debt relief program (extension of mortgage forbearance) at the fed level for another year.
 - v. Expansion of LIHTC funds and expanding qualification to be double the fed pov level.
 - vi. Recommend that we draft a letter to the CA legislative delegation as a statement of principle.
 - Talk about MHC priorities
 - Intersect with Fed effort
 - Types of things that would be useful to our region
 - Heighten our profile with the federal delegation.
 - Potential downside that some of these programs aren't universally supported by our delegation. 4 CA reps on budget appropriations, including McClIntock who isn't favorable to funding these purposes.
 - Might want to reach out to additional stakeholders in the basin to strengthen the letter; ie. S. Lake Tahoe and the TPC.