



MHC - Policy Working Group Meeting - Summary
August 23rd, 2021
2:00-3:30 PM

Facilitation: Steve Frisch and Brittany Benesi

Attendees: John Falk, Karen Fink, Hilary Hobbs, Sache Cantu, Yumi Dahn, Emily Setzer, Tara Zuardo, Lori Marquette, Fred Iffeld, Kristina Kind

Topic	Discussion	Next Steps
Housekeeping: MHC Opt-in/out Policy	<ul style="list-style-type: none"> • Working group reviewed the policy. There were no comments or concerns raised. • MHC Opt-in/out Policy adopted. <p><i>Key points:</i></p> <ol style="list-style-type: none"> 1. Working Group will be given a minimum of 48 hours to OPT OUT of comment letters. If you don't proactively opt out, then you are included on the comment letterhead. 2. In Rare cases, there may be less than 48 hours notice. In those cases, only members who proactively say yes will be listed. 	
Budget: Trailer Bill SB 140	Historic Housing Budget:	

<p><i>There are several Trailer Bills. SB 140 focuses specifically on housing and provides clarifying language to original provisions and adds some minor changes. Currently in the assembly budget committee. Dollars go into effect typically 9/1.</i></p>	<p><u>Affordable Housing</u> Over \$2.7B</p> <p><u>Housing Stability</u>: \$5.2 Billion to cover 100% back-due rent payments</p> <ul style="list-style-type: none"> • Eviction protections extended through September 30, 2021, followed by a new court procedure to be in place from October 1, 2021, through March 31, 2022, that will put nonpayment eviction proceedings on hold for eligible tenants to provide time to apply for rental assistance. • Landlords are now eligible for 100% reimbursement for back rent owed (up from 80%). Tenants can now apply and receive 100% of back rent owed (up from 25%) if their landlord declines to participate. <p><u>Homelessness Response</u>:</p> <ul style="list-style-type: none"> • \$2.75B for Homekey Projects • \$2B for local jurisdictions to address homelessness 	
<p>Bill Tracking: AB 571 (Mayes) <i>This bill prohibits local governments from imposing affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, on a housing development's affordable units in a density bonus project.</i></p>	<p>This bill has received broad bipartisan support and is expected to be signed. It passed out of Appropriations and is in active floor process, where if passed by the Senate will move to the Governor's desk for signature.</p> <p>MHC submitted one floor alert in support.</p>	<p>1. Included with the notes is the Senate Rules Committee Analysis which provides a good background on impact fees. See attached.</p>

	<p>SBC suggests we submit a floor alert again to showcase our bi-paritisan nature.</p> <p>Discussed impact fees: Some jurisdictions in CA have implemented impacted fees for affordable housing impact fees. Impact fees vary widely locally based on special districts.</p>	
<p>Bill Tracking: SB 9 (Atkins) <i>This bill requires ministerial approval of duplexes and urban lot splits, as specified, and allows for the life of subdivision maps to be extended by one year (gives more time to perfect tentative agreement between jurisdiction and developer to give more time to acquire funding/understand economy)</i></p>	<p>Note that SB 9 (and SB 10) are being heralded by the media as the two bills that could enhance opportunities for low and middle income families looking to buy, as well as tests of the current strength of NIMBYism and single family zoning in California.</p> <p>Passed out of appropriations last Thursday with a 12-1 vote, with our Assemblymember Megan Dahle voting in favor.</p> <p>We have previously submitted a floor alert in the Senate and support in its Assembly policy committees..</p>	<p>Note* SB9 was passed on the Assembly floor on Thursday. The bill now moves back to the Senate for what should be a quick consent vote, then to the Governor for signature. SBC will check with their lobbyist to see if he recommends an additional action for support prior to the bill heading to the Governor.</p> <p>Once passed, SBC will draft a letter of support to send to the Governor recommending he sign the bill into law.</p>
<p>Bill Tracking: SB 10 <i>Authorizes a city or county to pass an ordinance that is not subject to the California Environmental Quality Act (CEQA) to upzone any parcel for up to ten units of residential density if the parcel is located in a transit-rich area or an urban infill site.</i></p>	<p>MHC submitted a floor alert in May.</p> <p>Key point in this bill is that the language does not mandate local governments to adopt ordinance to zone up and instead states that a local government may use its discretion.</p> <p>Truckee/Tahoe doesn't fit the definitions of urban infill or transit-rich. We should</p>	<p>Note* SB10 was passed on the Assembly floor on Tuesday. The bill now moves back to the Senate for what should be a quick consent vote, then to the Governor for signature. SBC will check with their lobbyist to see if he recommends an additional action for support prior to the bill heading to the Governor.</p> <p>Once passed, SBC will draft a letter of</p>

	<p>prepare for how we advocate for getting credit for micro-transit opportunities. Plus - definitions of urban infill, counting built infrastructure rather than census-designated residents.</p>	<p>support to send to the Governor recommending he sign the bill into law.</p>
<p>Bill Tracking: SB 12 (McGuire) This bill failed to pass out of the second house committee. It has now been turned into a 2-year bill.</p> <p><i>This bill would have established certain fire hazard planning responsibilities on local governments and requires cities and counties to make specified findings on fire standards prior to permitting development in a very high fire hazard severity zone (VHFHSZ).</i></p>	<p>Steve has been involved with other groups who are involved with this bill. A bill requiring wildfire mitigation in the WUI interface isn't going to go away. It's a complicated universe with many identified different poles: Real estate/development, Housing advocates coalitions, local and regional gov's, labor, wildfire/forest management, legislative, Governor's office (see attached slides).</p> <p>Important for our voice to be heard at McGuire's office but to know that our voice is small in relation to other interest groups.</p> <p>Most opposition is from local and regional governments. Many said they didn't want structure included in the bill.</p> <p>There is discussion around transfer of dev right, sliding scale for funding mech to incentivize local gov to move dev into town centers.</p> <p>SBC believes that there needs to be something that there has to be something substantive for LG to go along, like set of incentives for LGs to transfer development rights to more appropriate</p>	<p>MHC Strategy Going Forward:</p> <ol style="list-style-type: none"> 1. Recommend meeting with McGuire's office in the mid fall, promoting a balanced approach between local government, real estate, community planning, and wildfire risk interests. 2. Recommend in mid fall (after 9/10) drafting a set of issues/recommendations Memo to distribute to HCD and McGuire's Office so that they understand how rural communities are looking at it. 3. Communicate with some key stakeholder groups. (SBC has the capacity to communicate effectively with housing advocates, wildfire/forest management community, legislators, and some people in labor, but are not well connected with local and regional governments and could use local assistance if policy aligns). <p>John Falk will send SBC the language that the state association and some of the larger sub groups have proposed.</p>

	parcels, get paid for risk reduction	
2022 State Priorities <i>Coalition partner alignment</i>	<p>Steve has participated on the Rural Smart Growth Task Force and shared his notes from its working group group.</p> <p>As we plan for the next session in January, in addition to our long-term strategy, we should keep in mind the following DRAFT recommended priorities by the California Coalition for Rural Housing Rural Smart Growth Task Force: (These are currently being vetted and final adoption will after their November Conference).</p> <ol style="list-style-type: none"> 1. Funding/administrative challenges... One thing this policy looks at is equitable subsidies/funding to rural and urban areas. Currently only 5% is allocated to rural areas.(Note: HCD rescinded policy that didn't let you layer grants). 2. Disaster recovery/resilience 3. Policy and capacity 4. Working with local trades on state trades pressures 5. Rural infill definitions 6. WUI issue 7. Advocate on fed level for rural set aside 	<p>Housing conference link https://www.calruralhousing.org/rural-housing-summit</p> <p>(Please note that Steve will share slides in the next few weeks once the agenda is put forth for the conference)</p>
Federal Update: Budget Reconciliation Bill	\$332 B for housing over 3 years. Includes funding for Housing Trust program, CDBG, Zoning assistance.	

	Sep 16 deadline for markups. (See slides for more detail)	
Federal Update Infrastructure Bill 3684	Passed the house and senate with changes so needs to be passed again in the house. This bill was part of a compromise and does not have housing specifically included in it but is worth noting as it could help housing. For example, \$7.5 in EV Networks that could help defray costs to development. Or water infrastructure could be captured locally for fire infrastructure in WUI. (See slides for more detail)	
Next Meeting:		October 25, 2021, 2:00-3:30 PM