



MHC - Policy Working Group Meeting - Summary

May 24th, 2021
2:00-3:30 PM

Facilitation: Steve Frisch and Brittany Benesi

Attendees: Tara Zuardo, Yumie Dahn, Hilary Hobbs, Fred Ilfeld, Peter Greenberger, John Falk, Emily Setzer, Sache Cantu, and Stacy Caldwell

Topic	Discussion	Next Steps
May Governor's Budget Revisal	<ul style="list-style-type: none"> ● Historic amount of funding for housing and homelessness resources. <p>Budget Highlights</p> <ul style="list-style-type: none"> ● 1.75 B to develop 6,300 affordable housing units (shovel-ready) ● Expansion to CALHFA <ul style="list-style-type: none"> ○ 100M for ADU financing & ○ 100M to expand down payment assistance program ● \$500M for planning and zoning assistance for local governments. ● \$300M for preservation of state funding housing stock. ● 2.75B over the next 2 years for Project Homekey. <ul style="list-style-type: none"> ○ Additional \$40 million over five years for Homeless 	

	<p>Coordinating Finance Council to provide technical assistance and grants to local jurisdictions to develop action plans and accelerate rehousing efforts.</p> <p>Areas to consider highlighting in a support letter</p> <ul style="list-style-type: none"> • 40M over 5 years for homeless coordinating homeless council. • \$500 M in Regional Early Action Planning Grants (REAP to increase development in infill zones. 	
Homeowner and Rental Relief included in the Governor's Budget Proposal	<ul style="list-style-type: none"> • \$5.2 B total (source: federal Rescue Plan relief money) • There is \$50 M for Community Based Organizations to provide technical assistance. • There is additional mortgage assistance • The total funds should allow for the backfill of all rent accumulated up to June 30th as fillings as dropped and there isn't an anticipated ongoing need. 	
Legislative Updates: Bills Stalled and/or turned into 2 year bills	<ul style="list-style-type: none"> • AB 15 (eviction moratorium extension through the end of the year) - stalled • SB55 & AB 1295 (Wildland Urban Interface (WUI) prohibition bills - Both turned into 2 year bills • SB 5 - Housing Bond - stalled 	
Legislative Updates: Bills Still Moving Forward AB571	<ul style="list-style-type: none"> • Prohibits impact fees on affordable housing developed. Passed unanimously. Should do well on the floor. 	

	(Has now passed out of Assembly)	
Legislative Updates - Bills Moving Forward SB10 (Weiner)	<ul style="list-style-type: none"> • Passed Appropriations 6-1 • CEQA streamlining for development of up to 10 units on ANY parcel in transit-rich, job-rich zones • This bill could have a big impact to create more housing, especially with commercial conversion. • Truckee has not taken a position. One concern is losing the right amount of balance between commercial and residential use in certain areas. • Bill seems to be permissive in nature. 	<ul style="list-style-type: none"> • This could help us build goodwill with Senator Weiner) • (Update: Has now passed out of Senate; MHC submitted floor alert in support, noted local government concerns)
Legislative Updates - Bills Moving Forward SB9	<ul style="list-style-type: none"> • Passed 5-2 • The bill would allow a single family residence to convert to a 2-plex (by splitting the parcel) without going through the standard hearing and review process. • Discussion: many people like this bill because it would increase housing; however, jurisdictions would like to retain discretionary authority. • We do not know yet how this bill will apply to areas with Covenants, Conditions, and Restrictions (CC&Rs). 	<ul style="list-style-type: none"> • <i>SB 9 was heard on the floor 5/26 and passed out of the Senate, so no action was required. SBC will circulate a more traditional support letter for the Assembly policy committee hearing in June.</i>
Legislative Updates - Bills Moving Forward	<ul style="list-style-type: none"> • Passed 5-2 • Require safety element update to 	

SB12	<p>map out high hazard zones in every jurisdiction</p> <ul style="list-style-type: none">• Recommend support with intent that it will protect a full prohibition of housing (and SB55 and AB1295 stalling out next year).	<ul style="list-style-type: none">• (Update: Has now passed out of Senate; MHC submitted floor alert in support)
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