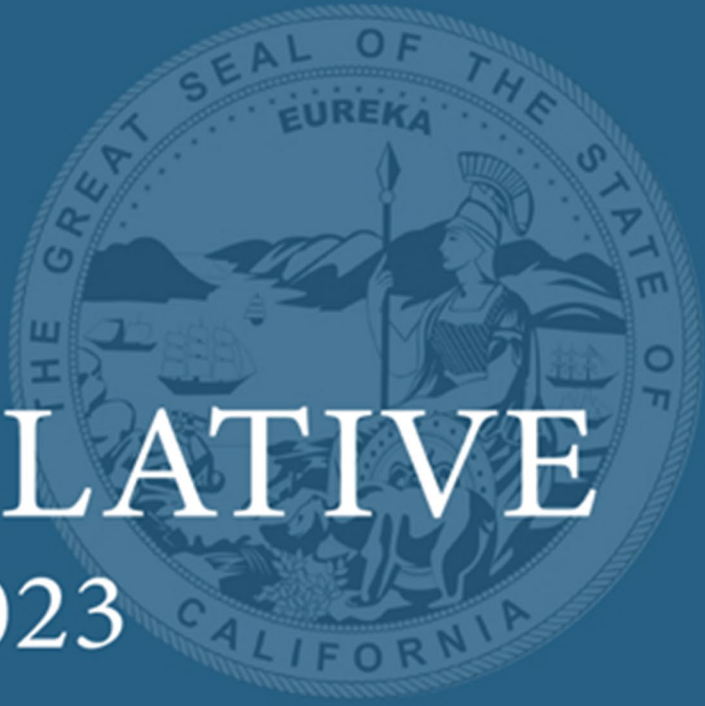




California
Association
of Local Housing
Finance Agencies

CAL-ALHFA



STATE LEGISLATIVE FINAL REPORT - 2023



HIGHEST PRIORITY BILLS

*Signed by the
Governor*

SB4 allows higher education and religious institutions to use their excess lands to build affordable housing. Called the YIGBY (*Yes In God's Backyard*) bill, this bill frees up hundreds of thousands of acres for the by right development of affordable housing.

SB423 extends the streamlining provisions of Senator Weiner's SB35 and allows fast tract development of affordable housing and reasonable labor standards for new housing development. It is estimated that over 18,000 units have been built in the Bay Area since the advent of SB35; this bill builds on that success.

On the NOVEMBER 5 2024 BALLOT

ACA1 (Aguiar-Curry) reduces the voter threshold for local housing and infrastructure measures from 66.7% to 55%, making it easier for these local measures to be approved. In our last Update we mistakenly reported that the measure had been sent to the Governor's desk for signature. In fact, the measure was approved by the required 2/3 majority in both the Senate and the Assembly and is now qualified to appear on the November 5, 2024 ballot. If the Amendment is approved by the voters, any other housing or infrastructure measures will be required to pass at the 55% approval level.

(continued on next slide)

On the NOVEMBER 5 2024 BALLOT

Ballot language is currently being developed, and an aggressive campaign supporting ACA 1 will be mounted. CAL-ALHFA will be taking an active role in working on the ballot language and the campaign. We anticipate significant opposition to ACA 1, primarily from Republican Legislators and the Howard Jarvis Taxpayers Association, who characterize ACA1 as an attack on Proposition 13.

On the NOVEMBER 5 2024 BALLOT

While not on CAL-ALHFA's list of top priorities, another ACA, ACA 13 (Ward) would require future ballot measures that increase voter approval requirements to also pass by the same threshold. It would preserve the right of local governments to place advisory questions on the ballot asking voters their opinions on issues.

ACA 13 would significantly impact another measure on the November 2024 ballot put forward by the California Business Roundtable (CBRT). The CBRT measure is the wealthy special interest group's latest attempt to kneecap efforts to raise the funds cities need to serve their communities.

(continued on next slide)

On the NOVEMBER 5 2024 BALLOT

If ACA 13 is approved by voters, the CBRT measure must be approved by a two-thirds majority vote.

ACA 13 will also go on the November 2024 ballot, when voter turnout is traditionally higher. Together, ACA 1 and ACA 13 would protect Californian's ability to make their voices heard and affect change in their communities.

ALSO
CROSSED
THE FINISH
LINE
*and Signed by
the Governor*

AB529 (Gabriel) **Adaptive Reuse Projects**

Requires the Department of Housing and Community Development (HCD) to convene a working group regarding adaptive reuse residential projects, including identifying and recommending amendments to state building standards, and makes other changes to state law related to adaptive reuse projects.

AB519 (Schiavo) Creates an Affordable Housing Finance Workgroup to design a consolidated application for affordable housing developers to use to access state housing funding programs and a coordinated review process for the application on or before January 1, 2027.

ALSO
CROSSED
THE FINISH
LINE
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AB480 (Ting) Surplus Lands Act . Makes numerous changes to the Surplus Land Act (SLA), including the disposal process, the authority of the Department of Housing and Community Development (HCD), and penalties for violations. Adds definitions of key words in the surplus lands act. I.e. “dispose” and “exempt surplus land”.

CEQA

The California Environmental Quality Act

AB1449 (Alvarez) Extends CEQA exemptions to 100% affordable projects so long as project labor standards established by AB2011 are included.

AB1307 (Wicks) For purposes of residential projects reviewed under the California Environmental Quality Act (CEQA), provides that the effects of noise generated by occupants and guests on human beings is not a significant effect on the environment. Further provides that public universities are not required, in an environmental impact report (EIR) prepared for a residential or mixed-use housing project, to consider alternatives to the location of the project if specified requirements are met.

CEQA

The California Environmental Quality Act

AB1633 (Ting) Provides that a disapproval under the Housing Accountability Act (HAA) includes a local agency's failure to make a determination of whether a project is exempt from the California Environmental Quality Act (CEQA), abuse of discretion, or failure to adopt certain environmental documents under specified circumstances, and makes several other changes, until January 1, 2031.

ARTICLE 34

SB469 (Allen) This bill provides that Article 34 requirements do not apply to housing developments that receive funding from specified state housing programs.

BCSH, HCD, CalHFA, AHSC Federal and State Housing Tax Credits

STREAMLINING *Processing*

AB821 (Grayson) Requires a local agency to approve developments that are consistent with its general plan but not the applicable zoning ordinance, or to make the zoning ordinance consistent with the general plan within 180 days, and provides a legal remedy to ensure compliance.

SB341 (Becker) More appropriately aligns pro housing incentives to projects where local programs are the applicants. Exempts developers from pro housing bonus points requirement.

STREAMLINING *Processing*

AB84 (Ward) Expands the eligibility of affordable housing developments that can use the state's welfare property tax exemption, which exempts housing affordable to low-income residents from local property taxes. The law would create more certainty on the exemption and provide a hold-harmless clause for tenants whose incomes grow above the current threshold of 80 percent of area median income after move-in.

SB482 (Blakespeare) This bill explicitly requires the Department of Housing and Community Development (HCD) to offer capitalized operating reserves to supportive housing units developed under the Multifamily Housing Program (MHP).

The Behavioral Health Infrastructure Bond Act of 2023

AB531 (Irwin) Creates the Behavioral Health Infrastructure Bond Act of 2024 (Bond) to, subject to voter approval, authorize \$6.380 billion in general obligation (GO) bonds to finance permanent supportive housing for veterans and others, as well as unlocked and locked behavioral health treatment and residential settings for individuals experiencing homelessness or at risk of homelessness with severe behavioral health challenges. Allows for by right streamlined, ministerial review for capital projects funded by the bond. The bond measure will be on the March 5, 2024 ballot.

The Behavioral Health Services Act

SB326 (Eggman) This bill revises and recasts the Mental Health Services Act (MHSA) as the Behavioral Health Services Act (BHSA) if voters approve amendments to the MHSA at the March 5, 2024 statewide primary election. This bill clarifies that county behavioral health programs are permitted to use BHSA funds to treat primary substance use disorder conditions and makes conforming changes throughout the BHSA. This bill restructures current MHSA funding buckets. This bill enhances the current process for local planning of various services funded by the BHSA, and for oversight, accountability, and reporting of BHSA funds

Back Next Year?

SB440 (Skinner) Empowers local governments to join forces to create regional housing finance agencies to address the unique affordable housing needs in their communities.

SB225 and Community Anti-displacement and Preservation Program (CAPP) (Caballero) Establishes a program to provide revolving short-term acquisition capital and long-term public subsidy to acquire unsubsidized affordable homes and preserve them as permanently affordable.

Back Next Year?

SB83 (Wiener) Public utilities. Requires expedited connection within eight weeks of project receiving a green tag.

SB393 (Glazer) Would require a person or organization who brings a CEQA lawsuit to disclose any financial support they receive.

AB578 (Berman) Caps HCD monitoring fees so that more money can be leveraged to building housing.

Back Next Year?

AB1657 (Wicks) \$10 Billion bond bill on hold until after March 2024 election.

AB1053 (Gabriel) Would reduce affordable housing costs by funding HCD loans during construction.

CCAH Needed Action

Join	Commit Time/Money	Commit Time/Money
<p>Join Coalition to support budget asks.</p>	<p>ACA 1 and ACA 13 on November ballot.</p>	<p>AB 531 (Irwin) March, 2024</p> <p>The Behavioral Health Infrastructure Bond Act \$6,380 B</p> <p>AB 1657 (Wicks) November, 2024</p> <p>Funding for HCD Programs \$10 Billion</p>

For More
Information
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Or visit our website
www.calalhfa.org

CAL-ALHFA was established in 1989 to represent local housing professionals and agencies in the California State legislature and State housing programs. We also work on housing issues at the federal level. CAL-ALHFA is a non-profit organization with a broad-based membership including public and private agencies which develop, finance, and administer programs to create affordable housing in California.