



# Housing Policy Forum



February 14, 2024

# Opening Remarks



**Nora E. Vargas**  
County of San Diego Board of  
Supervisors Chair and SANDAG Chair

# Agenda

Timeline	Agenda
12:00 – 12:10 p.m.	Welcome & Session Overview
12:10 – 12:15 p.m.	Overview of the 5Ps Model
12:15 – 12:40 p.m.	Upcoming Legislative Session with Review of Key Trends in 2024
12:40 – 1:00 p.m.	Review of Governor's Proposed Budget
1:00 – 1:10 p.m.	Audience Q&A
1:10 – 1:45 p.m.	Panel: Reactions to Trends, Budget, and Upcoming Bills
1:45 – 1:55 p.m.	Audience Q&A
1:55 – 2:00 p.m.	Preview of Upcoming Events and Closing

# Overview of the 5Ps Framework



**Jennifer LeSar**

Founder and CEO, Global Policy  
Leadership Academy (GPLA)

# Lens of the 5Ps Framework



**PRODUCE**  
Housing for All



**PRESERVE**  
Vulnerable Housing



**PREVENT**  
Displacement



**PROTECT**  
Tenants/  
Small Landlords



**PROMOTE**  
Equity, Inclusion,  
and Sustainability

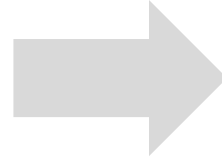
# 2017 – Present: A Focus on Production and Protection



## Focus on Production

Over 100 housing production laws have gone into effect since 2017.

An average of 114,000 homes and apartment units have been permitted annually since 2018.

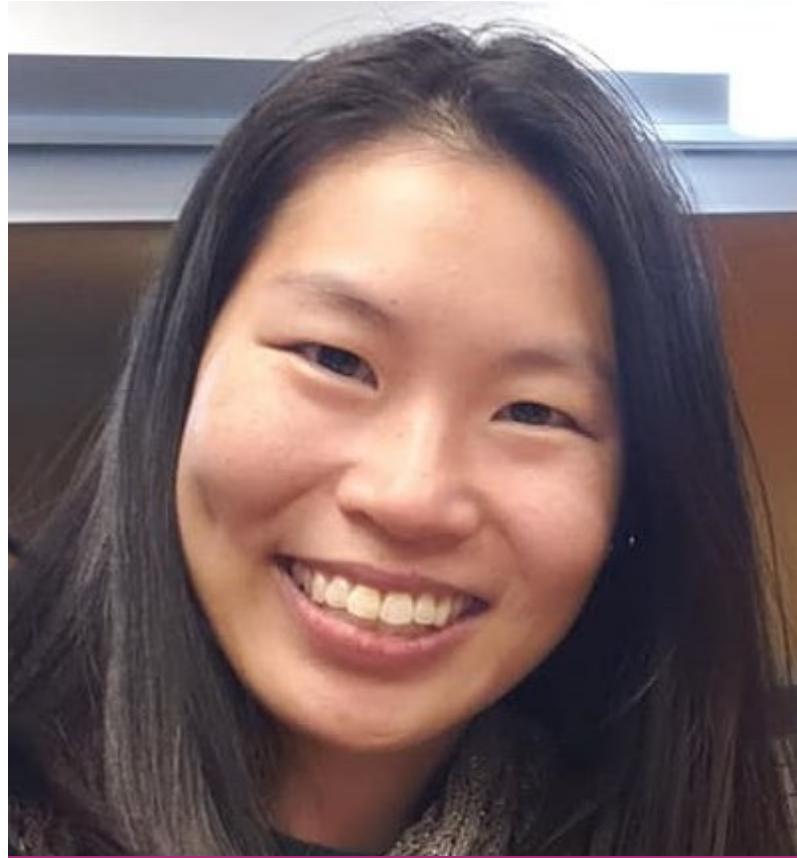


## Post-COVID: Greater Recognition of other Ps

Tenant Protection Act of 2019; strengthened in 2023.

Increased funding for Preservation, Protection, Prevention, Promote.

# Upcoming Legislative Session and 2024 Trends



**Jacqueline Woo**  
*Manager, CA Legislative  
Analysis, GPLA*



**Holly Fraumeni De Jesus**  
*Partner, Lighthouse Public Affairs*

# 2023 Legislative Session Recap

## 2023 Housing Legislative Themes



**Produce:** Removing Barriers to Production, ADUs, Housing Accountability



**Preserve:** Funding and Legislative Challenges



**Promote:** Intersection of Homelessness and Mental Health



**Prevent:** Strengthening Existing Laws




**Protect:** Social Housing





# Notable Housing Legislation in 2023:

Produce – Enacted 2024

	Bill	Theme	Description
 <p><b>PRODUCE</b> Housing for All</p>	<b>AB 821</b> (Grayson)	Housing Accountability	Enforces consistency between general plan and zoning ordinances; legal remedy to ensure compliance.
	<b>AB 1633</b> (Ting)		Reduces CEQA abuse by jurisdictions and strengthens Housing Accountability Act.
	<b>AB 1033</b> (Ting)	ADUs	"Condoization of ADUs:" Allows property owners to construct an ADU on their land and sell it independently.
	<b>SB 4</b> (Weiner)		"Yes in God's Backyard:" Streamlines affordable housing development on land owned by religious and higher education institutions.
	<b>SB 423</b> (Weiner)	Removing Barriers	Expands SB 35, which established a housing streamlining process for cities that fail to meet RHNA allocations.
	<b>SB 684</b> (Caballero)		Facilitates subdivision of multifamily zoned parcels to up to 10 for-sale lots by relaxing CEQA requirements, expediting and mandating timelines.



# Notable Housing Legislation in 2023:

## Preserve and Promote

	Bill	Status	Description
 <b>PRESERVE</b>	<b>AB 919</b> (Kalra)	Dead	Would have established a new policy that gives tenants, local governments, and nonprofit agencies the first opportunity to purchase rental housing when listed for sale and gives them the right to match an offer.
 <b>PROMOTE</b>	<b>AB 531</b> (Irwin)	Enacted in 2024	\$6.3B bond to fund development of supportive housing units and treatment beds.
	<b>SB 326</b> (Eggman)	Enacted in 2024	Modernizes Mental Health Services Act (MHSA) to provide ongoing resources for chronically homeless persons.

# Notable Housing Legislation in 2023:

## Promote and Prevent

	Bill	Status	Description
 <b>PREVENT</b>	<b>SB 567</b> (Durazo)	Enacted in 2024	Revises no-fault just cause eviction provisions of the Tenant Protection Act of 2019; provides additional enforcement mechanisms.
 <b>PROTECT</b>	<b>AB 12</b> (Haney)	Enacted in 2024	Bans landlords from charging more than one month's rent as a security deposit.
	<b>SB 555</b> (Wahab)	Enacted in 2024	Creates the Stable Affordable Housing Act of 2023 to create opportunities for social housing; requires state to develop, adopt, and submit to the legislature a Social Housing Study.

# Understanding the Political Landscape

## 2024 Elections

- 5 seats are open in the State Senate
- 12 seats are open in the State Assembly

## 2024 California Redistricting

- Takes place every 10 years

## Changes to California Leadership

- Outcoming: Senate Pro Tempore Toni Atkins (San Diego)
- Incoming: Senate Pro Tempore Mike McGuire (Healdsburg)
- Speaker of the Assembly Robert Rivas (Salinas)



Source: [Daily Mail](#)



Source: [California Secretary of State](#)

# Understanding the Political Landscape



## **New Chairs and Members**

*Committee on Housing and  
Community Development*

### **Chair:**

Asm. Chris Ward (San Diego)

### **New Members:**

Asm. Juan Carrillo (Antelope Valley)

Asm. Jesse Gabriel (Los Angeles)

Asm. Buffy Wicks (Oakland)



## **New Chairs and Members**

*Housing Committee*

### **Chair:**

Sen. Nancy Skinner (Oakland)

### **New Members:**

Sen. Susan Talamantes Eggman (Stockton)

Sen. Caroline Menjivar (San Fernando Valley)

# Overview of Legislative Themes

- **Cost to construct new units** (market rate & affordable)
- **Zoning and entitlement reform** (streamlining project approvals, CEQA, increasing density)
- **Categorical diversity in stock** (homeownership, missing middle, ADUs)
- **Use of public resources and underutilized properties** (surplus lands, college campuses, vacant commercial and residential land)
- **Enforcement and accountability**

# 2024 Housing Legislation Forecast



## PRODUCE

- Homelessness
- Public Financing
- Impact/Hook-up Fees
- Subdivision Map Act
- RHNA Compliance
- Office/Residential Conversions
- AB 2011 “Clean-up”
- Density Bonus Law Applicability
- Student and Faculty Housing
- Post-Pandemic TOD Definitions
- ADU Construction and Financing



## PROTECT

- Tenant Rent Caps for Deed-Restricted Affordable Rental Units






## PROMOTE

- Homeownership – Tax Incentives

# 2024 Bills of Interest:




## New Bills

	Bill	Description
 PRODUCE	<b>AB 1893</b> (Wicks)	Modifies "Builder's Remedy" to make it <b>more usable</b> and puts <b>guardrails</b> on certain "super-sized" projects
	<b>SB 932</b> (Weiner)	Temporarily <b>defers cities' collection of development fees and extends entitlements</b> , allowing projects on pause due to high interest rates to retain key permits until market conditions improve.
 PROMOTE	<b>AB 1788</b> (Quirk-Silva)	Establishes homeless multidisciplinary teams in each county to <b>expedite outreach and services</b> to individuals experiencing homelessness.  Allows the sharing of confidential information to <b>coordinate supportive services</b> .
 PRESERVE	<b>AB 1789</b> (Quirk-Silva)	Empowers HCD to provide <b>loans or grants for rehabilitation</b> and extend the long-term affordability of housing projects serving low or extremely low-income households.



# 2024 Bills of Interest:

## Two-Year Bills

	Bill	Description
 PRODUCE	<b>AB 1657</b> (Wicks)	<b>Authorizes the \$10 billion Affordable Housing Bond Act</b> of 2024 to replenish and expand the state’s affordable housing programs.
	<b>SB 440</b> (Skinner)	<b>Enables local governments to establish a regional housing authority</b> that can raise, administer, and allocate funds for affordable housing.
	<b>SB 450</b> (Atkins)	<b>Cleans up SB 9</b> by prohibiting jurisdictions from creating additional requirements, setting specific application timeframes, and increasing accountability.
 PROMOTE	<b>AB 930</b> (Friedman)	<b>Authorizes the creation of a Reinvestment in Infrastructure for a Sustainable and Equitable California district (RISE district)</b> , focused on infill transit and housing supportive infrastructure.
 PRESERVE	<b>SB 225</b> (Caballero)	<b>Provides funding to mission-driven nonprofit housing developers</b> to acquire and preserve unsubsidized affordable housing through the Community Anti-Displacement and Preservation Program.

# Housing on the Ballot for 2024:

## March

### Proposition 1

- **Restructures** how unsheltered individuals suffering from mental illness can receive care
- **Expands** the Mental Health Services Act (MHSA)
- **Funds** housing and beds for unsheltered individuals and veterans with mental health and substance use disorders



PRODUCE



PROMOTE



# Housing on the Ballot for 2024:

## November

### ACA 1

**Lowers** the 55% voter-approval threshold for public infrastructure and affordable housing special taxes and bonds

### SCA 1

**Repeals** Article 34 of the California Constitution, which requires local jurisdictions to approve any publicly-funded affordable housing

### Justice for Renters Act

**Repeals** Costa-Hawkins and bars landlords from raising rents on vacant units.

### Taxpayer Protection and Government Accountability Act

**Requires** all new taxes passed by State leaders to appear on the ballot for voter approval

### ACA 13

**Requires** future ballot measures that increase voter approval requirements to also pass by the same threshold

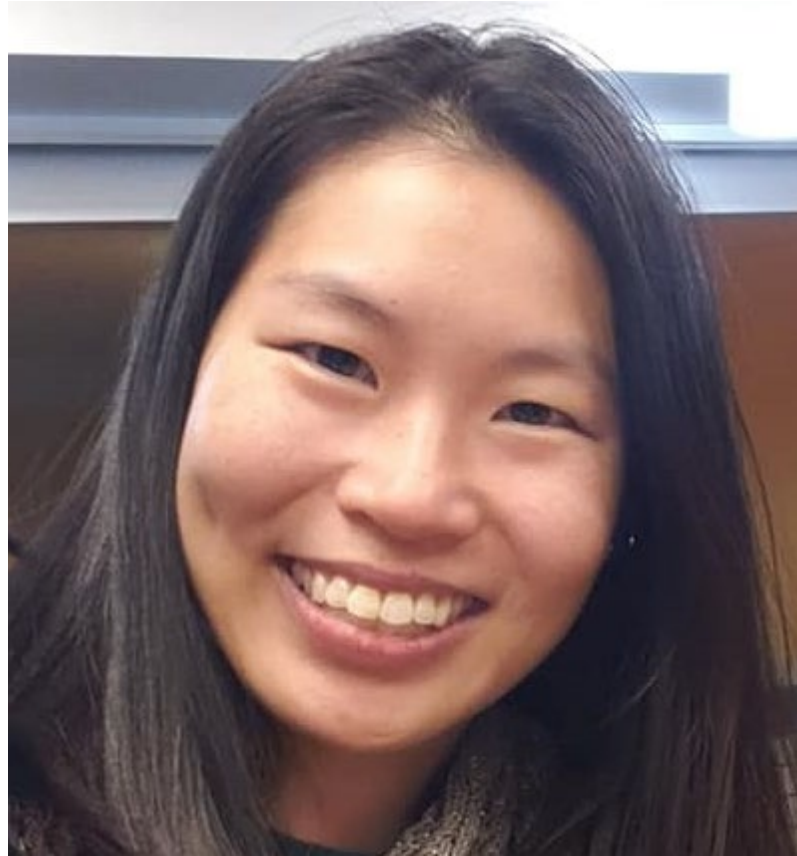


PRODUCE



PROTECT

# Overview of the Governor's Proposed Budget



**Jacqueline Woo**

*Manager, CA Legislative Analysis,  
GPLA*

# California State Budget



- \$208 billion state spending plan
- \$38 - \$68 billion deficit
  - \$1+ billion reversion for housing programs
  - \$600 million in delays to homelessness programs



**January 10**

Governor releases proposed budget



**February**

Budget hearings begin in Legislature



**May**

Governor releases May revision



**June 15**

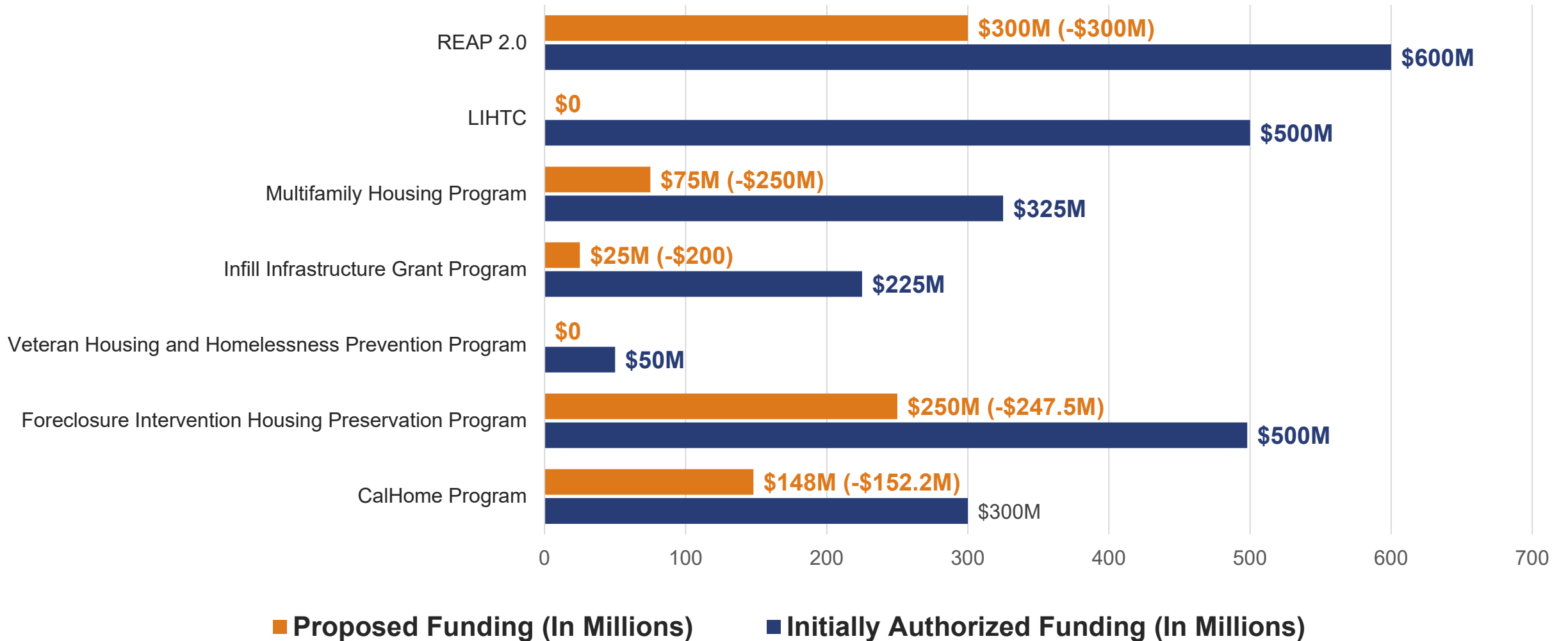
Deadline for Legislature to pass budget



**July 1**

Deadline for Governor to sign budget

# Proposed Housing Program Reversions



# Homelessness Program Delays / Shifts



## Homeless Housing, Assistance, and Prevention (HHAP)

Delay of \$260M from 2023-24 to 2025-26



## Behavioral Health Bridge Housing

Shift of \$265M from 2023 budget to 2024-25

Delay of \$235M from 2024-25 to 2025-26



## Behavioral Health Continuum Infrastructure (BHCIP)

Delay of \$140M from 2024-25 to 2025-26

# Other Notable Items



## California Student Housing Revolving Loan Fund

Suspension of funding



## Equitable Building Decarbonization Program

Reduction of \$283M; shift of \$87M

Maintains \$639M for the program



## Q&A

Please use the Q&A feature to submit questions.

# Reactions to Trends, Budgets, and Upcoming Bills

# Featured Panelists



**Natalie Donlin-Zappella**  
*\*Moderator*  
Director, GPLA



**Assemblymember  
Chris Ward**  
78<sup>th</sup> Assembly District



**Senator Catherine  
Blakespear**  
Senate District 38



**Heidi Vonblum**  
City Planning Director,  
City of San Diego



**Arnulfo Manriquez**  
CEO, MAAC

# Preview of Upcoming Events and Closing

# SANDAG Announcements

## Save the Dates

2024 Housing Policy Leadership Academy Applications **Due Feb. 22<sup>nd</sup>**

Anti-Displacement Strategies **Released Spring 2024**

6th Cycle RHNA Annual Progress Report **Updated Spring 2024**

Find all our housing policy resources on our Open Data Portal ([opendata.sandag.org](https://opendata.sandag.org)) under the Housing Policy & Planning Tool



# Thank you!

For more information, please visit:

[www.sandag.org](http://www.sandag.org)

[housing@sandag.org](mailto:housing@sandag.org)

**SANDAG**