

A photograph of the California State Capitol building in Sacramento, featuring its iconic white neoclassical architecture and a large, dark, ribbed dome topped with a golden finial. The building is partially obscured by lush green trees and shrubs in the foreground. The sky is a vibrant blue with wispy white clouds. A large, bold, white text overlay is centered across the middle of the image.

State Housing Policy in Action

Land Use

Streamlined Approval Process

In Short: 2017 legislation by Scott Wiener (SD-11) that created a streamlined approval process for projects in jurisdictions behind on their Regional Housing Needs Assessments (RHNA) targets.

Details: required local jurisdictions to provide rental housing data in their Housing Elements and established a uniform process for expedited (60 days for <150 units; 90 days for 150< units) entitlements, so that localities not meeting their production targets cannot stymie housing development. The development must be multi-family, on land zoned for residential use, provide some affordable housing (10% of units or 50% of units, depending on the RHNA numbers), not be located in an environmentally protected area, and pay prevailing wage.

In Action: MidPen has successfully utilized SB 35 on four developments: a 44-unit family project in Petaluma, a 135-unit educator project in San Francisco, a 99-unit family project in Santa Rosa, and a 108-unit supportive project in San Jose. In the case of the Shirley Chisholm Village project in San Francisco, the team collaborated closely with the City staff to use SB-35, which allowed the project to obtain the necessary approvals in an expeditious timeline and move quickly to apply for permitting and state financing.

Affordable Housing Community Support: California Council for Affordable Housing, Greenbelt Alliance, Nonprofit Housing Association of Northern California (NPH), San Francisco Housing Action Coalition, SPUR, SV@Home, YIMBY Action.



Shirley Chisholm Village

“ San Francisco leverages the entirety of our legislative toolkit to accelerate the production of affordable housing across the city. SB 35 relieved administrative burden and allowed us to fast-track the entitlements process of Shirley Chisholm Village, providing much-needed homes to San Francisco’s educators and their families. ”

Eric Shaw, Director, San Francisco Mayor's Office of Housing and Community Development



AB 1763

Density Bonuses for 100% Affordable Projects

In Short: 2019 legislation by David Chiu (AD-17) that expanded existing density bonus law to allow 100% affordable projects to build more densely.

Details: increased the density bonus available to affordable housing developments to 80%. Projects within half a mile of major transit stops have no maximum density and may build three stories (or 33 ft.) higher. Parking standards are also eliminated for affordable projects serving 100% special needs or supportive populations. Additionally, AB 1763 increased the number of incentives and concessions available for such projects from 3 to 4.



In Action: MidPen's Kiku Crossing construction project in San Mateo and 1178 Sonora Court predevelopment project in Sunnyvale have utilized AB 1763 to increase their impact. With the encouragement of City Council, Kiku Crossing increased the building height from 5 stories to 7 and added 61 homes for a total of 225, close to the downtown Caltrain station. Also located near a Caltrain stop, 1178 Sonora Court increased density from 80 DU/acre to unlimited, allowing for the creation of 176 units.

Affordable Housing Community Support: California Housing Consortium, California YIMBY, Corporation for Supportive Housing, Housing California, MidPen Housing, San Francisco Housing Action Coalition, SV @ Home, Western Center on Law and Poverty, plus many local jurisdictions.

"Kiku Crossing is a true transit-oriented development in an amenity-rich community. AB 1763 will allow more than 60 additional families to call this development home."

Kathy Kleinbaum, Assistant City Manager, City of San Mateo



Kiku Crossing, San Mateo

No Place Like Home

In Short: 2019 legislation by David Chiu (AD-17) that provided zoning and approvals streamlining for supportive housing projects.

Details: HCD's No Place Like Home program funds permanent supportive housing for people seeking mental health resources and who are experiencing homelessness or are at risk of homelessness. SB 744 clarified that NPLH applicants are exempt from CEQA review and standardized how local jurisdictions may apply design standards, impact fees, and exactions to supportive housing projects.

In Action: MidPen's Miles Lane project will provide 72 homes in Watsonville for farmworkers and 15 NPLH eligible households. The 124-unit Foon Lok East project in Oakland is supported by NPLH and will include 38 supportive housing units. SB 744 will allow projects like these to accelerate their impact.

Affordable Housing Community Support: Disability Rights California, Southern California Association of Nonprofit Housing.



“The No Place Like Home Program is a vital resource that is helping MidPen bring 72 new affordable homes to the Miles Lane community and expand the supportive services available to our community's most vulnerable residents.”

Dr. Robert Ratner, Director, Housing for Health Division, Human Services Department, County of Santa Cruz



AB 2162

Supportive Housing Use "By Right"

In Short: 2019 legislation by David Chiu (AD-17) and Tom Daly (AD-69) requires supportive housing to be considered a use "by right" in select zones.

Details: Zones include where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. AB 2162 requires a local government to approve, within a certain period, projects that meet these requirements. The law prohibits the jurisdiction from setting minimum parking requirement for units for supportive housing residents if the site is located within ½ mile of a public transit stop.

In Action: AB 2162 helped MidPen's supportive housing project, Jessie Street, bring 50 units to the City of Santa Cruz. Thanks to this piece of legislation, the project was not required to submit an environmental impact report or any CEQA documents. AB 2162 helped streamline the project through predevelopment with an anticipated construction start of Spring 2023.

Affordable Housing Community Support: Corporation for Supportive Housing, Housing California, Bay Area Council, California Housing Consortium, California Housing Partnership Corporation, City of Emeryville, Destination: Home, EAH Housing, Non-Profit Housing Association of Northern California, Santa Clara County

" AB 2162's ministerial approval streamlines the entitlement process, reduces costs, and limits opportunities for time-consuming and costly CEQA lawsuits. We've used it on four projects so far, resulting in approval of nearly 300 affordable housing units, including many permanent supportive housing units. "

Lee Butler, Director of Planning & Community Development, City of Santa Cruz



Jessie St, Santa Cruz

Tenant Protections

AB 1482

Tenant Protection Act of 2019

In Short: 2019 legislation sponsored by David Chiu (AD-17), Richard Bloom (AD-50), Rob Bonta (AD-18), Tim Grayson (AD-14), and Buffy Wicks (AD-15) that established statewide rent control.

Details: caps rent increases at 5% plus inflation—defined by the regional CP—with a cap of 10%. AB 1482 also created just cause protections for renters who have lived in their homes for more than a year. Approximately 8 million renters in California are now covered by the protections of AB 1482, a substantial portion of the housing stock. The bill did not override local rent control ordinances, although it did exempt buildings less than 15 years old, single-family homes not owned by corporations, and owner-occupied duplexes.

In Action: AB 1482 was a legislative priority for CASA, a broad coalition of mayors, private sector leaders, construction unions, and industry professionals in the Bay Area. Together, this group saw in AB 1482 an opportunity to affect affordability across the housing industry. CASA worked regionally and statewide to bring together unlikely interest groups to support this ambitious piece of legislation.

Affordable Housing Community Support: Alliance of Californians for Community Empowerment Action, California Coalition for Rural Housing, California Council for Affordable Housing, California YIMBY, Community Legal Services in East Palo Alto, Corporation for Supportive Housing, East Bay Housing Organizations, Enterprise Community Partners, Housing California, MidPen Housing, Non-Profit Housing Association of Northern California, Southern California Association of Nonprofit Housing, YIMBY Action, Public Advocates, Western Center on Law and Poverty, plus many local jurisdictions.

“It was important that a legislative housing package included the needs of renters and set a baseline of renter protections that is consistent across the state. While this was a breakthrough, it was just the beginning - local cities and the state can continue to do more.”

Dr. Jennifer Martinez, former Chief Strategy Officer of PICO California



Funding

SB 3 Veterans and Affordable Housing Bond Act

In Short: 2018 by Jim Beall (SD-15) legislation that authorized \$4 billion in general obligation bonds for affordable housing programs and a veteran's home ownership program.

Details: funded existing state housing programs: Multifamily Housing Program (\$1.5B), CalHome (\$300M), Joe Serna Farmworker Housing (\$300M), Local Housing Trust Fund Matching Grant (\$300M), Building Equity and Growth in Neighborhoods (\$150M), Transit-Oriented Development (\$150M), and Infill Infrastructure Financing (\$300M).

In Action: 965 Weeks Street predevelopment project in East Palo Alto and Kiku Crossing construction project in San Mateo. The projects were awarded \$3.2M and \$3.8M, respectively, by the Housing Endowment and Regional Trust (HEART) of San Mateo County, with funds administered by HCD's Local Housing Trust Fund Matching Grant program. At Kiku Crossing, these funds are supporting 35 units at 30% AML and 8 units at 80%.

Affordable Housing Community Support: Affordable Housing NOW-Santa Cruz County, California Housing Consortium, California Housing Partnership Corporation (CHPC), Community Economics, Community Housing Partnership, Corporation for Supportive Housing, Council of Community Housing Organizations, Enterprise Community Partners, Greenbelt Alliance, Housing California, Non-Profit Housing Association of Northern California (NPH), SPUR, SV@Home, Tenants Together, Western Center on Law and Poverty, YIMBY Action, plus many local jurisdictions.

"SB 3 has helped us amplify the impact of our local housing trust fund and bring more affordable units to partner cities across San Mateo County."

Armando Sanchez, Executive Director, Housing Endowment and Regional Trust of San Mateo County (HEART)

