

January 22,
2019

**Housing
Workshop
#1**

TRPA GOVERNING
BOARD



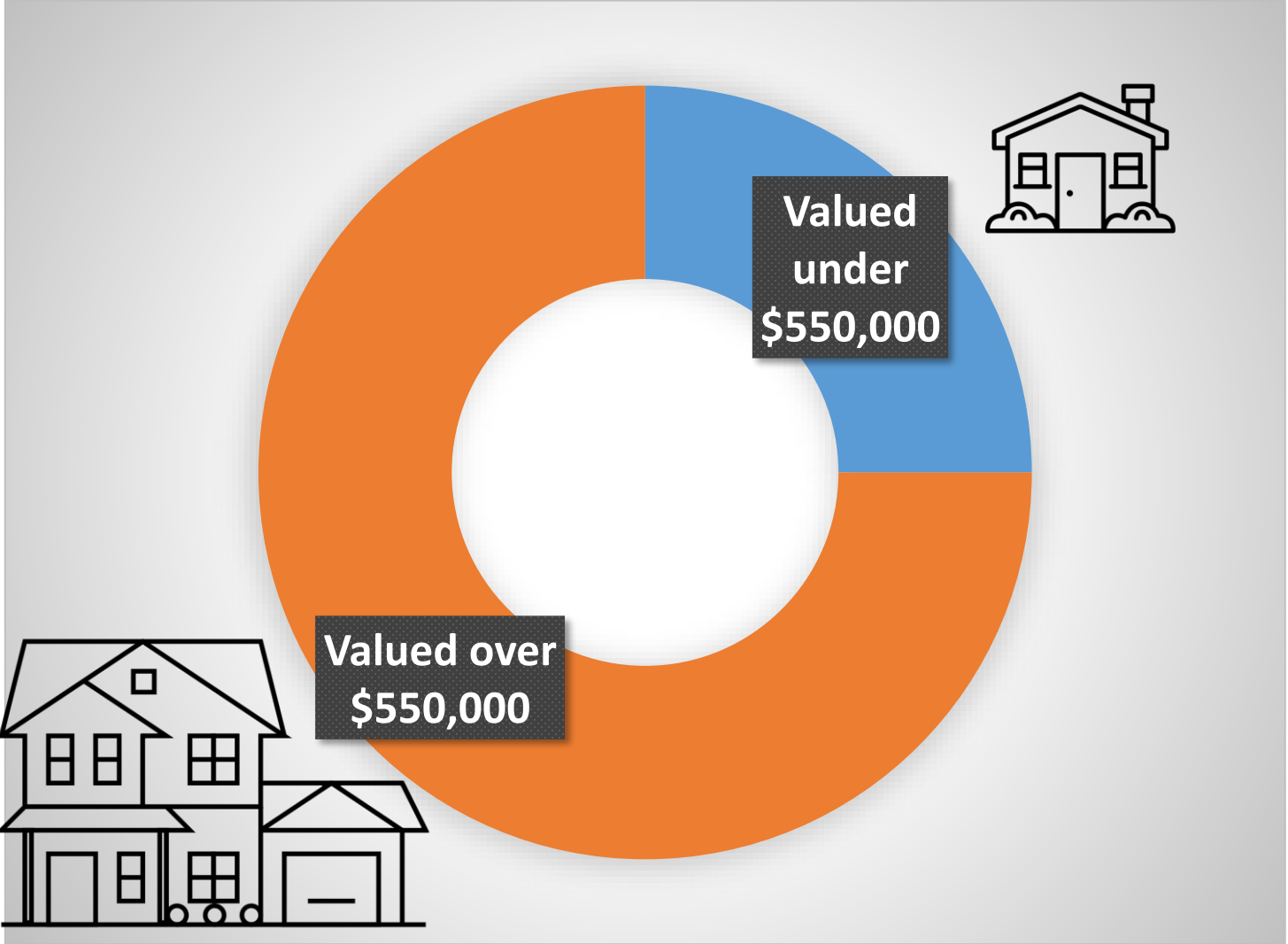
OVERVIEW

- Context/Work Plan (*Karen Fink*)
- Nevada Legislation (*Diane Thornton, NV Legislative Counsel Bureau Rep*)
- California Legislation (*Shawna Purvines, Placer County*)
- Discussion (*GB*)



HOMES BUILT IN SOUTH SHORE SINCE 2010

KEY TREND:
INCREASING PRICE AND
SIZE



South Shore Housing Needs Assessment, October 2019

WHAT PRICES ARE NEEDED?

Household Income	Max monthly rent	Max purchase price
Under \$20,000	\$500	\$100,000
\$20 to \$39,999	\$1,000	\$150,000
\$40 to \$49,999	\$1,250	\$200,000
\$50 to \$59,999	\$1,500	\$250,000
\$60 to \$74,999	\$1,875	\$300,000
\$75 to \$99,999	\$2,500	\$400,000
\$100 to \$124,999	\$3,125	\$500,000
Over \$125,000	Over \$3,125	Over \$500,000

Primary resident and employee demand

MULTI-STAKEHOLDER COALITIONS TAKING ACTION

Education	Local Government	Community Organizations
Hospitals	State Government	Chambers of Commerce
Large Employers	Regional Government	Community Foundations
Small Employers	Utilities	
Banks	Airport District	
Realtors		
Contractors		





HOUSING PROGRAM WORK PLAN

	GB WORKSHOP
Today	State Legislation
Upcoming	Local Jurisdictions Private Industry Non-Profits North/South Action Plans Best Practices
End	TRPA Action Plan

Photo: Carl Scofield. Photo courtesy of Town of Breckenridge.

CA/NV THEMES

Themes

New Funding

New Mandates and Incentives

Increased Quantity of Homes

Shift from Accommodation to
Accountability

Collaboration





Connecting People to Policy

**2019 NEVADA AFFORDABLE HOUSING
LEGISLATION**

TAHOE REGIONAL PLANNING AGENCY GOVERNING BOARD
JANUARY 22, 2020

COMMITTEE TO STUDY ISSUES REGARDING AFFORDABLE HOUSING

(SENATE CONCURRENT RESOLUTION 1 [2017])

- Chaired by Senator Julia Ratti, Senate District 13.
- Studied affordable housing need in Nevada.
- Five proposals for bill draft requests were considered by the 2019 Nevada Legislature.



RECOMMENDATIONS FROM STUDY

- Provide financing for affordable housing;
- Improve collection of housing data;
- Address local government development fees;
- Provide supportive housing; and
- Revise definitions of *affordable housing*.

REPORT SUMMARY

In Nevada:

- Shortage of over 200,000 affordable units.
- 35 percent of households are considered housing cost-burdened.

AFFORDABLE HOUSING STUDY LEGISLATION

SENATE BILL 103 - FEES

- Enables certain local governments to reduce some fees to assist affordable housing developments

ASSEMBLY BILL 309 – SALES AND USE TAXES

- Authorizes boards of county commissioners to impose a new sales and use tax for affordable housing



SENATE BILL 104 - DATA

- Connects local government housing data to statewide low-income housing database



SENATE BILL 448 – TAX CREDITS

- Provides for a state affordable housing tax credit program.
- Transferable tax credits for development and preservation of low-income housing.
- Authorizes total of \$40,000,000 in tax credits.

TENANT PROTECTIONS

SENATE BILL 151 (2019)

- Increased time for tenant to react to noticing.
- Late fees limited.
- Tenants can retrieve essential personal items.
- Rental lease transfers with sale of property.

ASSEMBLY BILL 266 (2019)

- Eviction case court files automatically sealed



Connecting People to Policy



California Housing Legislation Update

*Placer County Community Development
Resource Agency*



Removing Local Barriers To Housing Production: *Building On 2017*

- 2017 housing package offered new regulatory and financial resources
 - Funding
 - Accelerated development to increase supply
 - Held cities/counties accountable
 - Preserved existing affordable homes

There is an unyielding expectation of local governments to make progress towards the production of enough housing to meet the State's housing goals.

Overview - 2019 Housing Laws

Streamlining



Tenant
Protections



Density Bonus



Regulatory
Relief



Program
Funding





Accessory Dwelling Units (ADUs)

AB 68/AB 881 - ADUs

- No STR use
- Attached ADUs encouraged
- No impact fees when less than 750 sf
- Cannot be barred in HOAs
- Review and Approve ADU application in 60 days
- Ministerial review
- Reduced parking requirements
- Up to two ADUs allowed per lot
- No minimum lot size, no coverage restrictions
- Cannot restrict for affordability



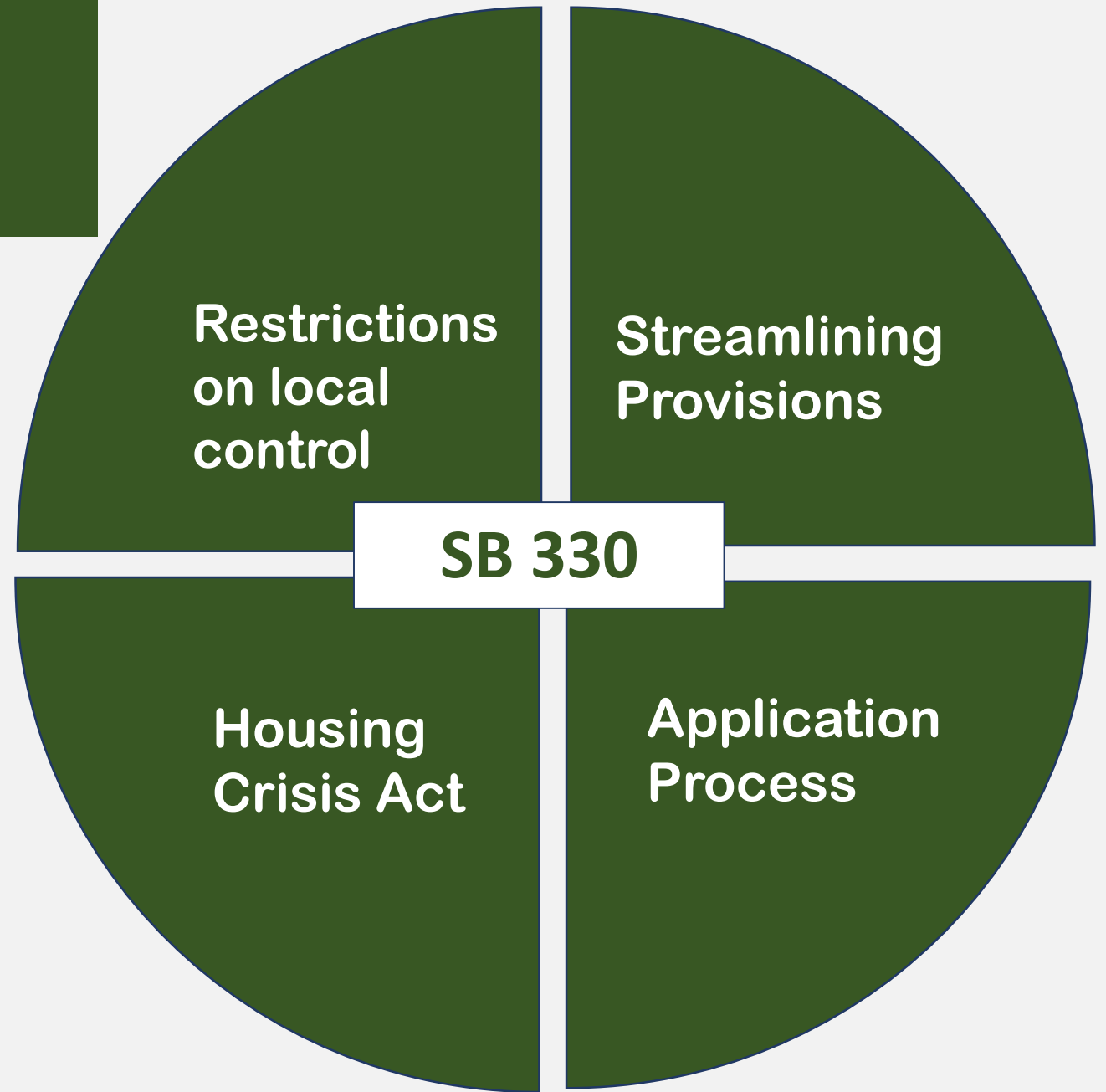
Streamlining, Increasing Density and Reducing Barriers to Production

AB 1763 - Density Bonus Amendment –
CA Density bonus is 3 times TRPA's

- Density bonus equals 80% above the max. density
- If within 1/2 mile of major transit stop: no density limit and 33 ft height increase



Streamlining, Local Control, Applications



CEQA and Housing



- **SB 744, SB 450** - Exemptions from CEQA
 - The conversion of a motel/hotel into a supportive or transitional housing facility
 - Funding applications for supportive housing projects under No Place Like Home program

AB 101 Funding – Omnibus Bill -- \$2.5 billion



**\$650 Million for
the Homeless
Housing,
Assistance, and
Prevention**



**\$250 Million for
the Local
Government
Planning
Support Grants**



**\$500 Million for
the Infill
Infrastructure
Grant Program
of 2019**

CalHome Program Funds

**Now eligible for local jurisdictions and nonprofits for
construction or rehabilitation of ADUs**

What does this mean for Placer County?

- Additional Requirements in **2021 Housing Element Update**
- Prepare **ADU Ordinance**
- Prepare **Density Bonus Ordinance** to incorporate laws for 100% affordable projects
- Develop **SB 330 pre-application form**
- Adopt **objective zoning standards** where applicable
- Review potential inconsistencies between **zoning, General Plan and Area Plan densities**
- Review and apply for various **funding** opportunities for planning and projects



California Housing Legislation Highlights

as of September 25, 2019

CC-BY Alfred Twu :
mail@firstcultural.com

more details at
tinyurl.com/2019housingbills

ACCESSORY DWELLING UNITS

~~SB 13, AB 68, & AB 69~~
Simplifies process of approvals and allows more houses to add Accessory Dwelling Units.

TRANSPORT

~~AB 1568~~
Ties transport funding to housing production.

~~AB 725~~
Limits use of sprawl as way to meet housing planning goals.

More is on its way...

FASTER APPROVALS

~~AB 1484~~
Development fees published and constant throughout project approval process.

~~AB 1485 & AB 1706~~
Incentives and faster approvals for moderate-income housing built with prevailing wage (union) in the Bay Area.

SB 330
Faster approvals for housing & zoning changes; ~~no parking requirements;~~ statewide ban on downzoning.

UPZONING

AB 1763
80% or more density bonus for affordable housing.

~~SB 50~~
Upzoning near jobs, good schools, and mass transit.

SHELTERS

AB 101 PASSED!
By-right approval for homeless shelters.

TAX POLICY

~~AB 723~~
Property tax exemption for housing leased for 35+ years to nonprofits in Alameda or Contra Costa County.

~~SCA 3~~
Ends inheritance of Prop 13 tax break, unless heir lives in the house.

BALLOT MEASURES

~~SCA 1~~
Eliminates requirement that public housing be approved by ballot measure.

~~ACA 1~~
Allows bonds for housing & infrastructure to pass with a 55% majority.

TO CONTINUE IN 2020



TENANT PROTECTIONS

~~AB 36~~
Costa-Hawkins reforms, all cities to rent control houses, condos, and new buildings after 20 years.

~~SB 529~~
Protections for tenant organizing

~~AB 1481~~

AB 1482
Rent cap: Statewide limit to annual rent increases. Statewide Just Cause limits to evictions.

AB 1110
Longer notice required for rent increases: 60 days for under 10%, 90 days for 10%+, 120 days for 15%+

DATA

AB 1483
Creates housing production database.

~~AB 724~~
Creates rental housing database.

TO CONTINUE IN 2020

AB 857
Allows cities to create Public Banks.

FUNDING

AB 1487
Creates Bay Area Housing Finance Authority, a regional entity to raise money via ballot measure for affordable housing.

LEGAL AID SB 18 PASSED!

~~Funds for legal aid and rent assistance.~~
Protects tenants in foreclosed building from eviction for 90 days.

MOVE-IN ASSISTANCE

SB 329
Requires landlords to accept Section 8 vouchers.

~~AB 437~~
Move-In Loans for security deposit and first month's rent.

~~AB 53~~
Ban the Box: no questions on criminal record on initial rental applications.

Contact the Governor at
(916) 445-2841 or gov.ca.gov

Areas for Resolution - CA and TRPA

Permitting

Coverage
Scenic
Density
Lot size



QUESTIONS/DISCUSSION