



Legislation Details (With Text)

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Title: RESOLUTION - Opposing Senate Bill 35, the "Housing Accountability and Affordability Act."

Sponsors: Steve Brandau

Indexes:

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Attachments: 1. Resolution - SB 35.pdf, 2. Supplement - Letter re SB 35.pdf

Date	Ver.	Action By	Action	Result
8/3/2017	1	City Council	approved	Fail

REPORT TO THE CITY COUNCIL

August 3, 2017

FROM: STEVE BRANDAU, Councilmember District 2
Council Offices

SUBJECT
RESOLUTION - Opposing Senate Bill 35, the "Housing Accountability and Affordability Act."

RECOMMENDATION

It is recommended the Council adopt the position resolution opposing Senate Bill 35, the "Housing Accountability and Affordability Act."

EXECUTIVE SUMMARY

Senate Bill 35, the "Housing Accountability and Affordability Act," would result in numerous undesirable outcomes, including preempting local discretionary land use authority, and compromising critical project level environmental review and public input.

BACKGROUND

Senate Bill 35 is devised as a solution to the state's need for market rate and affordable housing; however, it dodges the reality that state and federal affordable housing funding have slowed to a trickle. More than \$1 billion annually in affordable housing money has evaporated with the

elimination of redevelopment agencies in 2011. Funds from the 2006 state housing bond have been exhausted and federal dollars have been declining for decades. This massive withdraw of resources has contributed to the current challenges, yet no significant source of ongoing affordable housing funding is on the horizon.

Senate Bill 35 would eliminate opportunities for environmental and public review of major multifamily developments, which goes against the principles of local democracy and public engagement. Public hearings allow members of the community to inform their representative of their support or concerns. "Streamlining" in the context of Senate Bill 35 appears to mean a shortcut around public input and environmental review. While frustrating for some to address neighborhood concerns about traffic, parking, and other development impacts, those directly affected by such projects have a right to be heard.

ENVIRONMENTAL FINDINGS

This is not a project for CEQA purposes.

LOCAL PREFERENCE

Local preference is not applicable because this item does not involve an award of a contract.

FISCAL IMPACT

There is no direct fiscal impact from passing this resolution.

Attachment: Resolution