

AMENDED IN ASSEMBLY MARCH 28, 2019

CALIFORNIA LEGISLATURE—2019–20 REGULAR SESSION

ASSEMBLY BILL

No. 1562

Introduced by Assembly Member Burke

February 22, 2019

~~An act to amend Section 65913 of the Government Code, relating to housing.~~ *An act to amend Sections 65890.3 and 65890.5 of the Government Code, relating to housing.*

LEGISLATIVE COUNSEL'S DIGEST

AB 1562, as amended, Burke. ~~Housing development approvals.~~ *Housing guidebook.*

~~Existing law states that the Legislature finds and declares that there exists a severe shortage of affordable housing, especially for persons and families of low and moderate income, and that there is an immediate need to encourage the development of new housing, not only through the provision of financial assistance, but also through changes in law designed to do certain things, including expediting the local and state residential development process.~~

~~This bill would make nonsubstantive changes to that provision.~~

Existing law requires the Department of Housing and Community Development to prepare a guidebook for use by certain public and private entities in the planning and development of a housing supply to meet the need created by employment growth. Existing law requires the final guidebook to be completed, in time for use following the availability of the 1990 Census of Population and Housing, no later than December 31, 1993.

This bill would, instead, require the department to prepare the guidebook for use following the 2020 Census of Population and Housing

and would require the guidebook to be completed by December 31, 2023.

Vote: majority. Appropriation: no. Fiscal committee: ~~no~~-yes.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 *SECTION 1. Section 65890.3 of the Government Code is*
2 *amended to read:*
3 65890.3. The Department of Housing and Community
4 Development shall prepare a guidebook for use by cities, counties,
5 councils of government, state agencies, and the private sector in
6 the planning and development of a housing supply to meet the
7 need created by employment growth. The guidebook shall be
8 prepared in time for use following the availability of the ~~1990~~ 2020
9 Census of Population and Housing.
10 *SEC. 2. Section 65890.5 of the Government Code is amended*
11 *to read:*
12 65890.5. (a) The guidebook shall include the following:
13 (1) Methodologies for measuring the balance of jobs and
14 housing.
15 (2) Methodologies for analysis of the projected needed housing
16 supply to serve projected employment growth.
17 (3) Methodologies to encourage the balance of jobs and housing.
18 (4) Incentives which local, regional, and state agencies may
19 offer to the private sector to encourage developments and design
20 which will facilitate an improved balance between employment
21 generating land use and residential land use.
22 (5) Methodologies cities and counties may use to analyze trip
23 generation and vehicle miles traveled to and from employment
24 centers.
25 (6) Methodologies cities and counties may use to achieve more
26 efficient use of transportation facilities serving major employment
27 centers.
28 (7) Descriptions of successful and unsuccessful efforts by cities
29 or counties to move toward improved jobs-housing balance.
30 (b) The guidebook shall seek to describe and evaluate the various
31 tools available to local, regional, and state governments to measure,
32 evaluate, and improve the balance of jobs and housing and to
33 mitigate the undesirable effects of any imbalance between jobs

1 and housing. The guidebook shall describe efforts by cities,
2 counties, and regional agencies to improve the balance of jobs and
3 housing.

4 (c) The department shall consult with interested parties and
5 organizations such as academic institutions, environmental groups,
6 businesses, labor unions, real estate groups, housing advocacy
7 groups, cities, counties, and regional agencies. The final guidebook
8 shall be completed no later than December 31, ~~1993~~ 2023.

9 (d) Within two years of final publication of the guidebook, the
10 Assembly Office of Research shall complete a study of the
11 effectiveness of the guidebook as a decisionmaking tool by public
12 agencies and the private sector to facilitate improved jobs-housing
13 balance. The study shall include the office's recommendations for
14 legislation needed to improve the effectiveness of decisionmaking
15 as it relates to achieving jobs-housing balance, if any.

16 ~~SECTION 1. Section 65913 of the Government Code is~~
17 ~~amended to read:~~

18 ~~65913. (a) (1) The Legislature finds and declares that there~~
19 ~~exists a severe shortage of affordable housing, especially for~~
20 ~~persons and families of low and moderate income, and that there~~
21 ~~is an immediate need to encourage the development of new~~
22 ~~housing, not only through the provision of financial assistance,~~
23 ~~but also through changes in law designed to do all of the following:~~

24 ~~(A) Expedite the local and state residential development process.~~

25 ~~(B) Assure that local governments zone sufficient land at~~
26 ~~densities high enough for production of affordable housing.~~

27 ~~(C) Assure that local governments make a diligent effort through~~
28 ~~the administration of land use and development controls and the~~
29 ~~provision of regulatory concessions and incentives to significantly~~
30 ~~reduce housing development costs and thereby facilitate the~~
31 ~~development of affordable housing, including housing for elderly~~
32 ~~persons and families, as defined by Section 50067 of the Health~~
33 ~~and Safety Code.~~

34 ~~(2) These changes in the law are consistent with the~~
35 ~~responsibility of local government to adopt the program required~~
36 ~~by subdivision (e) of Section 65583.~~

37 ~~(b) The Legislature further finds and declares that the costs of~~
38 ~~new housing developments have been increased, in part, by the~~
39 ~~existing permit process and by existing land use regulations and~~
40 ~~that vitally needed housing developments have been halted or~~

1 rendered infeasible despite the benefits to the public health, safety,
2 and welfare of those developments and despite the absence of
3 adverse environmental impacts. It is, therefore, necessary to enact
4 this chapter and to amend existing statutes that govern housing
5 development so as to provide greater encouragement for local and
6 state governments to approve needed and sound housing
7 developments.

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