

**HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT POLICY COMMITTEE
HIGHLIGHT**

Friday, January 29, 2021

Zoom

[Housing, Community and Economic Development Policy Committee Slides](#)

ATTENDANCE

Members: Maryilyn Ezzy-Ashcraft (Chair); Denise Athas; La Tanya Bellow; Claudia Bill-de la Pena; Juan Carillo; Ray Casey; Leslie Castellano; Debbie Chamberlain; Liang Chao; Susan Cola; Chris Freeland; PJ Gagajena; Marshall Goodman; Kelly Gordon; Brenda Haggard; Christy Holstege; Cecilia Hupp; Keir Jones; Dan Kalb; Roger Lee; Adam Loeser; Sue Long; Mary Luros; Tony Madrigal; Stacey Mattina; Thaddeus McCormack; John McKay; Porsche Middleton; Vong Mouanoutoua; Scott Nassiff; Ian Oglesby; Ray Pearl; Cindy Silva; Joan Smith Freeman; Wes Speake; Tom Stallard; Fred Strong; Julie Testa; Maureen Toms; Malia Vella; Dan Wright

Staff: Jason Rhine, Assistant Legislative Director; Johnnie Pina, Legislative Policy Analyst

I. Welcome and Introductions

Chair Marilyn Ezzy Ashcraft welcomed committee members and thanked them for joining the additional policy committee. The committee ran out of time at the January 14 meeting and in order to take up the two remaining items and receive a legislative and budget update, the committee met again on January 29.

II. Public Comment

Chair Ezzy-Ashcraft asked if there was any public comment. The committee received no public comment.

III. Legislative Agenda

- **SB 9 (Atkins) Housing Development Approvals: Duplexes and Lot Splits.**
The HCED policy committee recommended the board of directors take an **Oppose Unless Amended** position on SB 9. The motion carried on a 24-11 vote. The amendments are as follows:
 - Ensure cities have the ability to determine a range of lot sizes.
 - RHNA credit for production of SB 9 units.
 - Take into consideration hillsides, lot dimensions, natural hazards, etc...
 - Allow local governments to require adequate access for police, fire and other public safety vehicles and equipment.
 - Allow local governments to continue to determine parking standards.
 - Prohibit developers from using SB 9 in very high fire severity zones.
 - Clarify that a property owner using SB 9 is limited to constructing a duplex, not a duplex and additional ADUs on the same parcel.
 - Builder must pull a building permit within one year of lot split.
 - Ensure large-scale investors and builders do not exploit SB 9 provisions.

- **SB 55 (Stern) Very High Fire Hazard Severity Zone: State Responsibility Area: Development Prohibition.**
The HCED policy committee recommended the board of directors take an Oppose position on SB 55. The motion carried with a 35-3 vote. Staff was also

directed to possibly support SB 12 (McGuire), a measure that would establish enhanced building standards in very high fire hazard severity zones.

IV. Legislative and Budget Update

Jason Rhine briefed the committee on key items in the Governor's proposed budget including the proposal to create a new Housing Accountability Unit within the Department of Housing and Community Development (HCD) to provide technical assistance, monitor cities land use practices, and enforce existing housing laws.

Next Virtual Meeting: Thursday, April 15, 9:00 am – 12:00 pm