

HOUSING, COMMUNITY AND ECONOMIC DEVELOPMENT POLICY COMMITTEE HIGHLIGHTS

Thursday, April 15, 2021

Zoom

[Policy Committee Slides \(Linked\)](#)

ATTENDANCE

Members: Maryilyn Ezzy-Ashcraft (Chair); Denise Athas; Al Austin; Claudia Bill-de la Pena; Gary Boyer; Juan Carillo; Ray Casey; Leslie Castellano; Debbie Chamberlain; Liang Chao; Susan Cola; Fernando Dutra; Josh Erquiga; Chris Freeland; Will Fuentes; PJ Gagajena; Marshall Goodman; Kelly Gordon; Brenda Haggard; Afshan Hamid; Meagan Harmon; Christy Holstege; Cecilia Hupp; Dan Kalb; Adam Loeser; Sue Long; Elyse Lowe; Mary Luros; Tony Madrigal; Stacey Mattina; Thaddeus McCormack; Alex McIntyre; John McKay; Lily Mei; Susannah Meyer; Porsche Middleton; Vong Mouanoutoua; Scott Nassiff; Ian Oglesby; Alice Patino; Ray Pearl; Cindy Silva; Joan Smith Freeman; Wes Speake; Tom Stallard; Fred Strong; Julie Testa; Maureen Toms; Veronica Vargas; Anna Velaquez; Malia Vella; Dan Wright

League Partners: Kenneth Maxey; Bob Morales

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

I. Welcome and Introductions

President Cheryl Viegas Walker, Mayor, El Centro, welcomed everyone to the April policy committee meeting and thanked members for their service to all California cities. She explained that policy committees are vitally important and directly connected to Cal Cities' core mission of advocating for the common interests of cities.

Mayor Viegas Walker emphasized this past year has been challenging for city officials, navigating a global pandemic while managing budget shortfalls that have forced cuts to local services. However, she explained that there is a light at the end of the tunnel. The supply of vaccine doses is growing, eligibility is expanding, and assistance for cities in the recently enacted American Rescue Plan is on the way.

With the legislative session in full swing, Mayor Viegas Walker stressed the role city leaders play in advancing Cal Cities advocacy efforts. She urged policy committee members to contact their lawmakers, so their voices are heard loud and clear. She closed by thanking everyone in attendance for their work as a policy committee member.

Mayor Viegas Walker then introduced Carolyn Coleman, Cal Cities Executive Director. Ms. Coleman welcomed committee members and thanked them for their work. She applauded the efforts of city leaders in pushing their members of Congress to pass the American Rescue Plan. Ms. Coleman explained that Cal Cities is working diligently to protect cities' interests not only in the State Legislature but also as a partner in implementing the American Rescue Plan. She explained that in the coming weeks, Cal Cities will be distributing resources so cities have the tools they need to utilize this funding in their communities. She thanked committee members again for serving on the committee and wished them a great meeting.

Chair: Marilyn Ezzy-Ashcraft, Mayor, Alameda and Vice-Chair: Marshall Goodman, Council Member, La Palma welcomed committee members and provided an introduction.

II. General Briefing

In accordance with the customary practice of convening all policy committee members for a general briefing prior to the start of policy committee meetings, Cal Cities advocacy team compiled a [General Briefing Update Document](#), which includes the latest on legislative and budgetary matters affecting cities.

III. Legislative Agenda

Cal Cities staff briefed the committee on action items for consideration. The committee took the following actions:

- **AB 1220 (Rivas, Luz) Office to End Homelessness.**
This measure would rename the Homeless Coordinating and Financing Council and make numerous other changes, including expanding membership and enhancing interagency coordination. A motion was made to support AB 1220 if amended. The amendments are as follows: 1) add a representative from a general law city and a charter city to the Council's advisory committee; and 2) add a representative from police and fire service to the Council's advisory committee. The motion carried 45-1.
- **SB 621 (Eggman) Hotel and Motel Conversions.**
This measure would require a local government to ministerially approve a development application to convert a non-residential hotel or motel into multifamily housing. These units could be for rent or for sale. A motion was made to oppose SB 621. The motion carried 37-9 with 1 abstain.

IV. Legislative Update

Cal Cities staff briefed the committee on key bills of importance to cities, and what to expect in this year's legislative session. Cal Cities staff discussed the following measures:

- **SB 9 (Atkins) Housing Development Approvals.**
This measure would require a local government to ministerially approve a housing development containing two residential units in single-family zones. Additionally, this measure would require local governments to ministerially approve urban lot split.
- **SB 809 (Allen) Multijurisdictional Regional Agreements. Housing Elements.**
This measure would allow a city or county to satisfy part of its requirement to identify zones suitable for residential development by adopting and implementing a multijurisdictional regional agreement. A multijurisdictional regional agreement shall identify the jurisdiction that is contributing suitable land for residential development and the jurisdiction or jurisdictions that are contributing funding for that development.
- **AB 215 (Chiu) Prohousing Designations.**
This measure would require cities to have a mid-cycle housing element consultation with the Department of Housing and Community Development (HCD) if housing production is below the regional average; require cities to amend their laws so as to attain HCD's "pro-housing designation" if housing production is substantially below the regional average; and allow the Attorney General to enforce violations of the Housing Crisis Act of 2019 (SB 330, Skinner).
- **AB 602 (Grayson) Development Fees.**
This measure would require a city to follow specific standards and practices when conducting an impact fee nexus study, including: 1) Prior to the adoption of

an associated development fee or exaction, an impact fee nexus study be adopted; 2) That the study identify the existing level of service for each assessed impact, identify the proposed new level of service, explain the level of metric being used, and include a finding of why the new level of service is necessary; and 3) That a fee levied or imposed on a housing development project by a local agency be proportionate to the square footage of the proposed unit or units.

- **AB 989 (Gabriel) Housing Appeals Committee**

This measure would require the Department of Housing and Community Development to establish a housing appeals committee and would establish procedures by which an applicant for a conditional use permit or other discretionary approval for a housing development project, could appeal to that committee the decision of a city or county to either deny the application or approve the application with conditions in a manner rendering it infeasible for the development of the housing development project.

- **AB 1401 (Friedman) Parking Requirements**

This measure would prohibit a local government from imposing a minimum parking requirement, or enforcing a minimum parking requirement, on residential, commercial, or other development if the development is located on a parcel that is within one-half mile walking distance of public transit or located within a low-vehicle miles traveled area.

- **Budget Highlights – Early Actions**

Record-breaking \$227.2 billion budget:

- \$164.5 billion General Fund and \$34 billion in total reserves and surplus.

Supports COVID-19 recovery:

- \$370 million for delivery of vaccines;
- \$5 billion “early action” proposal;
- Includes \$2.4 billion to send \$600 payments to low-income families;
- \$2 billion to reopen schools;
- \$650 million in grants for pandemic-affected businesses; and
- Lacks significant fiscal support for cities

V. American Rescue Plan Act of 2021 Update

Jason Rhine, Assistant Legislative Director, gave a brief update to the committee on the American Rescue Plan Act of 2021. A detailed summary of the American Rescue Plan can be found in the [Policy Committee Slides \(Linked\)](#).

VI. Public Comment

Chair Marilyn Ezzy-Ashcraft asked if there was any public comment. There was no public comment.

VII. Next Meeting: Thursday, June 3, 9:00 – 12:00