

Legislative Agenda – What We Want

Restore local land use and zoning authority – Cities must have the final say on where housing and parking are located. The public must be informed and involved.

Statewide RHNA must be updated when changes in population, economic conditions and other unforeseen events alter the data upon which the plans were based.

- Requests by cities should trigger a review.
- The statewide RHNA process and distribution by COGS must be objective, stable, transparent, and accurate. All underlying data and formulas must be published and open to challenge by cities.
- Cities must be allowed to balance RHNA requirements within the COG if they choose.

HCD must cooperate with cities in developing their Housing Element.

Housing element approval criteria must be objective, stable, and transparent.

All criteria must be published and open to challenge by cities. The same criteria, including review periods must apply to all cities.

- City housing elements will be deemed “approved as submitted” 90 days after 1st submittal.
- Once approved cities should be protected from state threats and “builders remed.”

No more unfunded mandates. New housing bills must match affordable housing numbers in the RHNA requirement, and the affordable component must be subsidized by the state.

- The state must cover all necessary subsidies to produce the affordable housing and infrastructure required by state housing demands.
- The state must stop trying to provide affordable housing through market-rate trickle-down and bonuses to speculators.

New housing bills must be geographically equitable.

- Reduce the focus on building in existing dense high-cost cities.
- Provide incentives for building in lower cost locations.
- Incentivize employers to create jobs in less costly locations.

Support and expand first time and middle-class home ownership - Protect and sustain existing and new affordable housing through low equity, rent-to-own, and sweat equity programs. Rent Control needs to be a local decision.

Protect trailer park residents. Trailer parks should be protected as affordable housing communities. They are one of the least expensive forms of community housing.

Large corporations should cover employees housing needs as they expand.

New housing laws must consider the environment and climate change.

- Minimize construction in high-risk areas - fire and flood zones, toxic land, superfund sites and unhealthy and seismically unstable areas.
- Require cities to preserve green space and protect open space to minimize “heat islands”.
- Avoid areas projected to be impacted by sea level rise.

Reinforce the Coastal Act and Coastal Commission to protect the waterfront.

- Coastal Commission must have final say over all development with no exceptions.