

Senate Bill 330
The Housing Crisis Act
Senator Nancy Skinner (D-Berkeley)

NOTE: Senate Appropriations amendments remove limit on cities increasing fees and modify sunset from 10 years to 5 years.

THIS BILL

California is experiencing an extreme housing shortage. We now rank 49th in the number of housing units per capita and are home to 33 of the 50 US cities with the highest rents.

SB 330 is designed to address our housing crisis by asking local governments to process permits for housing that is already allowed under their existing rules, but to do it faster and not change the rules once the housing application is submitted.

By requiring timely processing of permits and relaxing a limited set of rules, SB 330 employs the same approach that cities have used to help recover from fires or other disasters. And to help keep tenants and low-income families in their homes, SB 330 also includes anti-displacement measures.

ISSUE

Rent and purchase prices have skyrocketed, super commutes are normal, and increasing numbers of Californians, who can no longer afford the cost of housing, are living in their cars or on the streets. Home ownership is also become increasingly out of reach for most Californians with the median price of a California home now more than 2.5 times the median price in the U.S. as a whole.

The LAO raised the alarm with the 2015 report: *California's High Housing Costs – Causes and Consequences*, providing data that California isn't producing nearly enough housing to accommodate its growing population. By federal estimates the state is short by at least 3 million units and needs approximately 180,000 additional units of housing each year to keep up with current population growth. Governor Gavin Newsom has called for

the creation of 3.5 million units of housing in the next seven years.

SOLUTION

After a fire or other disaster, California cities have sped up permitting and relaxed local rules in order to quickly rebuild housing. SB 330 is modeled on the same premise to help increase housing at all income levels quickly.

For a limited 5 year time period, SB 330 asks local governments to process housing permits faster, not change the rules midstream, and hold off on actions that would decrease or delay housing.

For a period of 5 years, SB 330 would:

- Require timely processing of housing permits for units allowed under existing zoning rules and design standards
- Prevent downzoning unless the local government simultaneously upzones to achieve "no net loss" in zoned capacity
- Suspend housing moratoriums and growth control measures including population caps and caps on annual housing permits
- Prohibit demolition of low income, Section 8, or rent controlled units unless developers replace the affordable units and build additional affordable units, pay to rehouse tenants while affordable housing is rebuilt, and offer tenants a right of return to their units at the same rent.

SB 330 sunset in 5 years.

SUPPORT

Non-Profit Housing Association of Northern CA
BRIDGE Housing
State Building & Construction Trades Council
Working Partnerships
PICO
Bay Area Council

Terner Center for Housing Innovation, UC
Berkeley
Building Industry Association of Southern CA,
Baldy View Chapter
Building Industry Association of San Diego
CA Building Industry Association
CA Business Roundtable
CA Association of Realtors
CA Apartment Association
CBIA Bay Area
Chan Zuckerberg Initiative
CA Business Properties Association
CalChamber
CA Council for Affordable Housing
CA Community Builders
California YIMBY
EAH Housing
East Bay for Everyone
East Bay Leadership Council
East Bay Young Dems
Eden Housing
Emerald Fund
Enterprise
Facebook
Hamilton Families
Leading Builders of America
Local Government Commission
Midpen Housing Corporation
MLK Freedom Center
Nonprofit Housing Association of North America
North Bay Leadership Council
Oakland Chamber of Commerce
Related
The San Francisco Foundation
Salesforce
San Francisco Housing Action Coalition
Santa Cruz YIMBY
Silicon Valley Community Foundation
SV@Home
TMG Partners
Urban Displacement Project, UC Berkeley
Valley Industry & Commerce Association (VICA)
SPUR (In Concept)
Zillow Group
CA Hawaii State Conference of NAACP

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