
SENATE COMMITTEE ON HOUSING
Senator Scott Wiener, Chair
2021 - 2022 Regular

Bill No:	AB 1743	Hearing Date:	6/21/2022
Author:	Medina		
Version:	6/13/2022 Amended		
Urgency:	No	Fiscal:	Yes
Consultant:	Alison Hughes		

SUBJECT: General plan: annual report.

DIGEST: This bill requires local planning agencies to include information in their annual progress report (APR) about the number of new housing units that received their certificate of occupancy in the prior year.

ANALYSIS:

Existing law:

- 1) Requires each city and county to provide, by April 1 of each year, an APR to HCD that includes the status of their general plan and progress in its implementation, including the progress in meeting its share of regional housing needs.
- 2) Establishes, pursuant to SB 35 (Wiener, Chapter 366, Statutes of 2017), a streamlined, ministerial approval process, not subject to CEQA, for certain infill multifamily affordable housing projects proposed in local jurisdictions that have not met their RHNA allocation.
- 3) Requires a local agency to ministerially approve, within 60 days, in an area zoned for residential or mixed-use, an application for a building permit to create an ADU and a Junior Accessory Dwelling Unit (JADU) as follows:

This bill:

- 1) Requires the APR to include the number of housing units that have received a certificate of occupancy in the prior year, including the number of units constructed using SB 35 (Wiener, Chapter 366, Statutes of 2017), the number of ADUs constructed, and the number of ADU ordinances adopted.

COMMENTS:

- 1) *Author's statement.* According to the assuming author, "AB 1743 asks local governments a very simple, but important question - after all the work of this legislature, the governor and our local governments over the past several years to address the housing crisis, how much housing was actually produced? As we continue our work to make sure every Californian has a safe and affordable place to call home, the information provided by AB 1743 will give the public and policy makers an important metric necessary to guide our work in the future."
- 2) *Background: APRs.* Existing law requires every city and county to prepare a housing element as part of its general plan. This is done every eight years by local governments located within the territory of an metropolitan planning organization (MPO) and every five years by local governments in rural non-MPO regions. Each community's fair share of housing is determined through the regional housing needs allocation (RHNA) process, which is composed of three main stages: (1) the Department of Finance and HCD develop regional housing needs estimates; (b) councils of government (COGs) allocate housing within each region based on the estimates; and (c) cities and counties incorporate their allocations into their housing elements. The housing element must contain an inventory of land suitable for residential development, which is used to identify sites that can be developed for housing within the planning period and are sufficient to provide for the locality's share of the regional housing need for all income levels.

Each jurisdiction must submit an APR to HCD by April 1st of each year that documents its progress toward meeting its RHNA allocation and the plans outlined in its housing element. The Legislature has approved a number of measures, particularly in recent years, aimed at streamlining and expediting housing development.

This bill would require APRs to include information about how many certificates of occupancy local agencies granted in the prior year. Local agencies would also be required to specify how many of those units were permitted through the streamlined, ministerial processes granted by SB 35 and by ADU law. By requiring this information, cities, counties, and the state will have a better understanding of development within their jurisdictions.

- 3) *Gutted.* This bill was gut and amended from a bill related to public health on June 13th, 2022.

- 4) *New author.* This bill will be assumed by a newly elected Assembly member.
The committee may wish to amend the bill to change the author from Assemblymember Medina to Assemblymember-elect McKinnor.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: No

POSITIONS: (Communicated to the committee before noon on Wednesday, June 15, 2022.)

SUPPORT:

None received.

OPPOSITION:

None received.

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