



## Senator Scott Wiener, 11th Senate District

### Senate Bill 477 – Data Collection for Housing Incentives

#### SUMMARY

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SB 477 strengthens California’s housing data collection to ensure the state and the public understand the impact and effectiveness of state housing laws. The bill adds a number of requirements to the annual progress report (APR) that local governments are required to submit to the state Department of Housing and Community Development (HCD) each year. This will provide more robust data with which to evaluate housing streamlining measures and any given jurisdictions’ progress in meeting their share of the RHNA goal.

#### BACKGROUND

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Each year, every city and county in California must submit an APR to HCD and the Office of Planning and Research. The APR documents each jurisdiction’s progress in implementing their housing element, which is an analysis of current housing needs and a strategy of how to address them. Existing law requires the APR to include information such as the jurisdiction’s progress in meeting its share of regional housing need, its efforts to remove governmental constraints to housing development, the number of housing development applications received the prior year, the number of units approved or disapproved the prior year, and the number of net new units of housing by income category.

The APR must also collect multiple forms of data around SB 35 (Wiener, 2017). SB 35 established a streamlined, ministerial approval process, not subject to discretionary review, for certain multifamily affordable housing projects proposed in local jurisdictions that have failed to meet their share of regional housing need. The APR must include the number of applications submitted under SB 35, as well as the location and the total number of developments approved, the number of building permits issued, and the total number of units constructed, through the SB 35 process.

#### PROBLEM

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California has enacted numerous programs to incentivize and streamline the production of affordable housing, but it cannot effectively evaluate these programs due to inadequate data. With more robust data, state

departments, researchers, advocates, and the Legislative Analyst’s Office could evaluate how well these programs accomplish the co-benefits of producing affordable housing, such as the degree to which state housing programs impact segregation, and recommend improvements to the Legislature if needed.

#### SOLUTION

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SB 477 would improve California’s housing data collection by making the APR a much more robust tool and adding a number of data requirements, specifically:

- The location and total number of developments approved, building permits issued, and total number of units constructed, pursuant to streamlining requirements for permanent supportive housing, low barrier navigation centers, and Project RoomKey.
- Specified information relating to mitigation fees, zoning ordinances, and development standards that local governments are required to report on their websites pursuant to AB 1483 (Grayson, Chapter 662, Statutes of 2019).
- Whether an application for a housing development project was submitted under any of the following: accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) statute, or both; density bonus law and if so, what bonus, concession, or waiver was requested and approved; SB 35; Project RoomKey; a list of specified housing-related CEQA exemptions; and CEQA.

#### SUPPORT

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- California YIMBY (Co-sponsor)
- SPUR (Co-sponsor)
- Abundant Housing Los Angeles
- California Apartment Association
- California Association of Realtors
- California Narcotic Officers Association
- Circulate San Diego
- City Council Member Hilton, City of Gilroy
- Council of Infill Builders
- East Bay for Everyone
- Generation Housing

- Greenbelt Alliance
- Greenlining Institute
- Habitat for Humanity California
- Housing Action Coalition
- Long Beach YIMBY
- Mountain View YIMBY
- San Fernando Valley YIMBY
- Sand Hill Property Company
- Silicon Valley at Home
- Silicon Valley Community Foundation
- Silicon Valley Leadership Group
- South Pasadena Residents for Responsible Growth
- SPUR
- Turner Center for Housing Innovation
- The Two Hundred
- TMG Partners
- YIMBY Action
- Zillow

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**FOR MORE INFORMATION**

Cassidy Denny, *Legislative Aide*

Email: [Cassidy.denny@sen.ca.gov](mailto:Cassidy.denny@sen.ca.gov)

Phone: (916) 651-4011