

Senate Bill 8

Extending the Housing Crisis Act of 2019

Senator Nancy Skinner (D-Berkeley)

THIS BILL

California continues to face a severe housing shortage. Rent and home prices remain high largely because we've failed to build enough housing for decades. The good news is SB 330, the Housing Crisis Act of 2019, is working. SB 330's provisions that expedited housing projects that meet a local jurisdiction's existing zoning and land use rules have enabled housing units to get built with less delays and costly obstacles.

SB 8 allows the success of SB 330 to continue for five additional years by extending the bill's sunset date until 2030, and making some technical clarifications.

ISSUE

Rent and home 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. 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 concurs and has called for the creation of 3.5 million units of housing by 2025.

SB 330 went into effect in January 2020 and is designed to address our housing crisis by asking local governments to process housing permits that meet existing rules faster, not change the rules midstream, and hold off on actions that would decrease or delay housing. 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.

There are numerous instances of housing projects that have benefited from SB 330, even during the COVID-induced economic downturn. For example, SB 330 shaved at least 6 months off the

the non profit Shirley Chisholm Village housing project in San Francisco.

But the full benefits of SB 330 have yet to be realized due to the COVID-19 pandemic. By extending the provisions of SB 330 until 2030, SB 8 will provide California with more time to recover from the recession and meet its housing production goals. SB 8 also clarifies language in SB 330 to ensure that housing projects don't get ensnared by bureaucratic red tape, particularly housing for unsheltered people and the elderly.

SOLUTION

SB 8 extends the existing Housing Crisis Act by five years to 2030, and clarifies the law in the following ways:

- Clarifies guidelines around replacing low income, Section 8, or rent controlled units with units that serve special populations, such as supportive housing for unsheltered people and assisted living housing for the elderly.
- Makes clear which types of projects are protected under the Act and which approvals are subject to the five hearing cap.
- Clarifies that developers cannot demolish multiple units and replace them with a single family home.

SUPPORT

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California Association of Realtors
California Building Industry Association
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California Community Builders
California Hispanic Chamber of Commerce
California Housing Partnership
California YIMBY
Casita Coalition
Chan Zuckerberg Initiative
Circulate San Diego

Council of Infill Builders
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