

SB 330 (SKINNER): HOUSING CRISIS ACT OF 2019

POSITION: The Chamber's Public Policy Committee voted to SUPPORT the bill on July 9, 2019. The Chamber's Board of Directors voted to SUPPORT the bill on July 25, 2019.

RATIONALE: This bill would take a positive step in increasing housing supply that would keep people from falling into homelessness, ensure families can stay in the region, protect local business community by reducing employee costs, and meet our climate goals by prioritizing housing near transit and jobs.

STATUS: SB 330 passed the Senate floor on May 29th (28-7-3). On June 19th, SB 330 passed the Assembly Committee on Local Government and was re-referred to the Committee on Appropriations on July 11th.

SUMMARY

San Diego County housing production is down 41 percent from last year, and more and more San Diegans are being priced out of the region. SB 330 restricts actions by cities and counties that would reduce the production of housing. Overall, SB 330 allows projects that meet local requirements to move more quickly through the regulatory process. If a proposal to build new housing meets existing zoning rules, that application must be processed quickly. More specifically, SB 330:

- Prohibits city/county from downzoning, and if they have to, they must up zone somewhere else
- Protects the 30 foot height limit in San Diego's coastal zone
- Prohibits building moratoria
- Bans raising housing fees, increasing or enforcing of parking minimums, or enacting costly design standards
- Waives fees for affordable housing until 2030
- Allow a maximum of 5 public hearings

INDUSTRY/IES IMPACTED

If enacted, the bill would facilitate additional housing supply putting downward pressure on housing prices which will benefit businesses from many industries struggling with talent attraction and retention due to housing options and affordability. More directly, the building industry would be impacted.

SUPPORTERS

- Assembly Member Todd Gloria
- Bay Area Council
- CA Apartment Association
- CA Apartment Association
- CA Building Industry Association
- CA Chamber of Commerce
- CA YIMBY
- Senate Pro Temp Toni Atkins

OPPONENTS

- AIDS Healthcare Foundation
- City of Solana Beach
- City of Vista
- Councilmember Barbara Bry
- League of CA Cities
- Raise the Balloon

ARGUMENTS IN FAVOR

- SB 330 will increase supply by moving projects along quicker, thereby reducing costs. We are in a housing crisis and should be eliminating any barriers to more housing.
- SB 330 respects local control, because it adheres to local zoning rules already approved by the community.

ARGUMENTS IN OPPOSITION

- Housing should be regulated by local governments, not at the state level.
- San Diego lacks the infrastructure to build housing near transit priority areas (TPAs).
- SB 330 does not lead to affordability.

