

“BUILDING OPPORTUNITIES FOR ALL” SENATE HOUSING PACKAGE

POSITION: The Chamber’s Transportation & Land Development Committee voted to CONCEPTUALLY SUPPORT the “Building Opportunities For All” Senate Housing Package (Senate Bills 5-10), led by Senate President pro Tempore Toni Atkins, on February 16, 2021. The Chamber’s Public Policy Committee voted to SUPPORT this item on March 9, 2021. The Board voted to CONCEPTUALLY SUPPORT all bills EXCEPT for SB 5 on March 25, 2021.

STATUS: At this time, all bills have been introduced and are at various stages. In most cases, a bill will only be heard in one committee rather than several because of limitations placed on hearings due to health and safety risks of COVID-19.

SUMMARY

SB 5, 6, 7, 8, 9 & 10, known as the [“Building Opportunities for All” Senate Housing Package](#), are proposals that offer housing opportunities and solutions to California’s housing crisis. The pursuit of these bills will need the support of local governments, organizations, and overall the residents of California. The latest updates for each bill are below:

[SB 5: Senate Housing Bond \(Atkins, Caballero, McGuire, Roth, Rubio, Skinner, Wiener\)](#)

SB 5 would establish framework for a statewide housing bond that would fund new affordable housing for homeless, low income and very low income Californians.

- Status – In HOUSING and GOV. & F. as of March 18th.

[SB 6: The Neighborhood Homes Act \(Caballero, Eggman, Rubio\)](#)

SB 6 would allow residential development on existing lots that are currently zoned for commercial office and retail space. SB 6 would require that the residential units be at a minimum density to accommodate affordable housing and follow existing local planning and development ordinances. SB 6 is similar to Senator Caballero’s [SB 1385](#) from the previous legislative session.

- Status – Passed Senate and in Assembly as of May 24th.

[SB 7: The Housing + Jobs Expansion & Extension Act \(Atkins\)](#)

SB 7 hopes to extend the sunset and expand provisions of AB 900 (*Jobs and Economic Improvement Through Environmental Leadership Act of 2011*), until January 1, 2026. SB 7 would continue AB 900’s purpose of improving and streamlining the CEQA process. The OPR has noted that 19 projects have been submitted through AB 900 and the passage would continue to create faster approvals for buildings that exceed green building standards. On March 1, the bill passed the Senate Floor with the adoption of an urgency clause.

- Status – Approved by the Governor as of May 20th.

[SB 8: Housing Crisis Act of 2019 \(Skinner\)](#)

SB 8 focuses on opportunities to ensure housing production continues to move forward in California. SB 8 would make a nonsubstantive change to the definition of “development standard” for purposes of the Density Bonus Law.

- Status – In Assembly as of May 24th.

SUMMARY (continued)

[SB 9: California Housing Opportunity & More Efficiency \(HOME\) Act \(Atkins\)](#)

SB 9 would streamline the process for a homeowner to create a duplex or subdivide an existing lot in residential areas. SB 9 is similar to Senator Atkin's [SB 1120](#) from the previous legislative session.

- Status – In Assembly as of May 24th.

[SB 10: Planning and zoning: housing development: density \(Wiener\)](#)

SB 10 would enable cities to upzone areas close to job centers, transit, and existing urbanized areas to allow for up to ten units through a streamline, expedited process. SB 10 is similar to Senator Wiener's [SB 902](#) and [SB 50](#) from the previous legislative sessions.

- Status – In Assembly as of June 14th.

INDUSTRY/IES IMPACTED

The entire Senate housing package will mainly impact the building industry, along with jurisdictions who would have to implement the policies. If enacted, the bills 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. The impact of SB 5 is still yet to be determined.

SUPPORTERS

- SB 6: California Association of Realtors, Turner Center for Housing Innovation at UC Berkeley, Abundant Housing LA, Los Angeles Business Council, and more
- SB 7: City of San Diego, San Diego Regional EDC, Councilmember Stephen Whitburn, Supervisor Nathan Fletcher, San Diego County Building Trades, Full List can be found [here](#) (02/26/21 – Senate Floor Analyses; pages 10-11)
- SB 9: California YIMBY
- SB 10: CalChamber, California YIMBY, Zillow Group, Habitat for Humanity California, California Building Industry Association, California Association of Realtors, Up For Growth, Circulate San Diego and more
- More TBD

ARGUMENTS IN FAVOR

- SB 6: Allowing development on commercial retail and office spaces will allow adaptive reuse and more walkable villages, helping to reduce greenhouse gas, vehicle trips, and further achieve the state's housing goals.
- SB 7: The City of San Diego has argued that the criteria and focus of SB 7 will provide creative, mixed-use projects in the City and statewide.
- SB 10: This bill will provide cities another tool to use in long-range planning efforts

OPPONENTS

- SB 6: California Coalition for Rural Housing, California Housing Consortium, California Housing Partnership, City of Beverly Hills, Santa Clarita, Torrance, and more
- SB 7: City of Beverly Hills
- SB 10: California Cities for Local Control, Livable California, Sierra Club, State Building & Construction Trades, Encinitas Neighbors Coalition, Coalition to Save Ocean Beach, Aids Healthcare Foundation, and more
- More TBD

ARGUMENTS IN OPPOSITION

- SB 7: The City of Beverly Hills has expressed concerns for requiring only 15 percent of the units to be very low affordable units, and believe a more significant requirement should be made.
- SB 10: Concerns that this will take away local control and stakeholder involvement, sing-family zoning, and lacks affordable housing requirements.

and will create more sustainable and equitable housing policy.