

Date of Hearing: April 13, 2016

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

David Chiu, Chair

AB 2500 (Daly) – As Amended March 16, 2016

SUBJECT: Land use: regional housing need

SUMMARY: Requires the Department of Housing and Community Development (HCD) to determine regional housing need and the local council of governments (COG) to adopt a final regional housing need plan three months earlier than required under current law. Specifically, **this bill:**

- 1) Requires HCD, in consultation with each COG, to determine each region’s existing and projected housing need at least two years and three months prior to the scheduled revision of the local housing element.
- 2) Requires the appropriate COG or HCD to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year and three months prior to the scheduled revision of the local housing element.

EXISTING LAW:

- 1) Requires every city and county to prepare and adopt a general plan containing seven mandatory elements, including a housing element. (Government Code Sections 65300 and 65302)
- 2) Requires the housing element to address the city or county's share of the region's housing needs, as determined by either a COG or HCD. (Government Code Section 65583)
- 3) Requires HCD, in consultation with each COG, to determine each region’s existing and projected housing need at least two years prior to the scheduled revision of the local housing element. (Government Code Section 65584)
- 4) Requires the appropriate COG or HCD to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county at least one year prior to the scheduled revision of the local housing element. (Government Code Section 65584)

FISCAL EFFECT: Unknown

COMMENTS:

Purpose of this bill: According to the author: “As the former mayor of Anaheim, Assemblymember Tom Daly is familiar with the great difficulty associated with the Regional Housing Needs Assessment (RHNA) and Housing Element process. This process is very time consuming, and the window for accomplishing the task is narrow. AB 2500 is intended to provide local jurisdictions with much needed extra time.”

Arguments in support: According to the California State Association of Counties, “Over the years, the number of requirements within the housing element that a local agency must consider and plan for has grown significantly, making the documents more difficult and complex to develop. As such, the additional time afforded to local governments to contemplate planning and zoning issues by this measure is welcomed.”

Double referred: If AB 2500 passes this committee, the bill will be referred to the Committee on Local Government.

REGISTERED SUPPORT / OPPOSITION:

Support

California State Association of Counties

Opposition

None on file

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