



# California

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[California Law](#)
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### SB-828 Land use: housing element. (2017-2018)

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## ATTACHMENT "F"

CALIFORNIA LEGISLATURE—2017–2018 REGULAR SESSION

**SENATE BILL**
**No. 828**
**Introduced by Senator Wiener**
**January 03, 2018**

An act relating to land use.

### LEGISLATIVE COUNSEL'S DIGEST

SB 828, as Introduced, Wiener. Land use: housing element.

The Planning and Zoning Law requires a city or county to adopt a comprehensive, long-term general plan for the physical development of the city or county and of any land outside its boundaries that bears relation to its planning. That law also requires the general plan to include a housing element and requires a planning agency to submit a draft of the housing element to the Department of Housing and Community Development for review, as specified.

This bill would state the intent of the Legislature to enact legislation that would, among other things, require the department to take certain actions relating to unmet housing needs, including completing a comprehensive assessment on unmet need for each region and including the results of the assessment in regional allocations for the next housing element cycle.

Vote: majority Appropriation: no Fiscal Committee: no Local Program: no

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

**SECTION 1.** It is the intent of the Legislature to enact legislation that would do all of the following:

- (a) Require the Department of Housing and Community Development to address the historic underproduction of housing by completing a comprehensive assessment on unmet need for each region and including the results of the assessment in regional allocations for the next housing element cycle.
- (b) Establish a methodology for the comprehensive assessment on unmet need that acknowledges the following:
  - (1) Median rent or home prices that exceed median income will be alleviated by rapidly increasing housing supply, particularly housing supply for moderate and above-moderate income households.

- (2) Communities with high rates of income growth must also have a high rate of new housing production for households of all income levels to ensure equity and stabilize home prices and communities.
- (c) Authorize the department to challenge the methodology for local allocations made by a council of government or regional planning agency.
- (d) Require the department, after a council of government has submitted its allocation plan and methodology for approval, to rollover any housing allocation that was not met from the previous housing element cycle based on the annual production report submitted pursuant to Section 65400 of the Government Code and to add these numbers to local allocations.
- (e) Prohibit a council of government from underestimating allocations for local jurisdictions based on predicted additional unmet need allocations.
- (f) Require a local jurisdiction to plan and accommodate for 200 percent of the local housing allocation for every income category in its housing element.