

**MEMO**

**To:** City of Cupertino  
City Council Legislation Committee

**From:** Townsend Public Affairs, Inc.

**Date:** June 18, 2021

**Subject:** Consider adopting a position on SB 477 (Wiener) General plan: annual report

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Bill Information

The official text of SB 477 can be found [here](#)<sup>1</sup>.

Summary

SB 477 expands local agency data collection requirements to gauge the effectiveness of state housing laws. Specifically, this bill:

- Adds various requirements to the Annual Progress Report (APR) that local governments are required to submit to the Department of Housing and Community Development (HCD) each year in relation to their housing elements.
- Seeks to gather data on the following state housing laws: Streamlining for permanent supportive housing, Project Roomkey, Low barrier navigation centers, accessory dwelling unit (ADUs) and junior accessory dwelling units (JADUs), CEQA, and CEQA categorical exemptions.
- Beginning January 1, 2023, requires the APR reporting requirements be amended to include data such as the number of applications submitted for various state housing programs, the location and total number of developments approved, the total number of building permits issued, the total number of units constructed, whether the project received an exemption, and whether the project is seeking any waiver, bonus, or concession, among other things.
- Requires local governments to add to their APRs internet website links to data including, but not limited to, the current schedule of mitigation fees, exactions, affordability requirements, and all other data pursuant to AB 101 of 2019.

Status

SB 477 was approved by the Senate and has been double referred to the Assembly Committees on Housing and Community Development and Local Government.

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<sup>1</sup> [https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB477](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB477)

### Support

According to the author, ““SB 477 significantly expands California’s data collection on the effects of state housing laws – to ensure they’re working and to be able to fix any deficiencies. California has adopted several laws to help the state resolve its historic 3.5 million home shortage, but with sporadically-reported and limited data, we struggle to quantify exactly how effective they are. It is important that we strengthen California’s housing data collection so the state and public can better understand the impact of state housing laws and determine the progress made by various cities and counties in meeting regional housing goals. We currently lack statewide data that would give a clear picture of where and how many units of housing is being built, and if this housing is advancing or reversing racial segregation in California. Without proper data collection standards, we have no way to track how the housing laws passed in the California Legislature are being used.”

Supporters of SB 477 include: California YIMBY, San Francisco Bay Area Planning and Urban Research Association (SPUR), Habitat for Humanity, California Housing Action Coalition, Turner Center for Housing Innovation at the University of California, Berkeley.

### Opposition

Opponents of SB 477 cite concerns that the bill will increase the burden on planning and community development departments by requiring that additional data be included in APRs.

Opponents of SB 477 include: California Cities for Local Control; City of Torrance, Livable California, and various local homeowners associations.

### Recommended Action

Adopt an oppose position on SB 477 and authorize the Mayor to send letters to the state legislature