

ASSEMBLY BILL

No. 2135

Introduced by Assembly Member Ting

February 20, 2014

An act to amend Section 65913 of the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 2135, as introduced, Ting. Affordable housing.

Existing law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city and requires that the plan include a land use element that addresses housing. Existing law states legislative findings and declarations regarding the need for affordable housing in connection with local authority to approve housing developments.

This bill would make nonsubstantive changes in the legislative findings and declarations regarding affordable housing, as described above.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. Section 65913 of the Government Code is
2 amended to read:
3 65913. (a) The Legislature finds and declares that ~~there exists~~
4 a severe shortage of affordable housing *exists*, especially for
5 persons and families of low and moderate income, and that ~~there~~
6 is an immediate need *exists* to encourage the development of new

1 housing, not only through the provision of financial assistance,
2 but also through changes in law designed to do all of the following:

3 (1) Expedite the local and state residential development process.

4 (2) Assure that local governments zone sufficient land at
5 densities high enough for production of affordable housing.

6 (3) Assure that local governments make a diligent effort through
7 the administration of land use and development controls and the
8 provision of regulatory concessions and incentives to significantly
9 reduce housing development costs and thereby facilitate the
10 development of affordable housing, including housing for elderly
11 persons and families, as defined by Section 50067 of the Health
12 and Safety Code.

13 These changes in the law are consistent with the responsibility
14 of local government to adopt the program required by subdivision
15 (c) of Section 65583.

16 (b) The Legislature further finds and declares that the costs of
17 new housing developments have been increased, in part, by the
18 existing permit process and by existing land use regulations and
19 that vitally needed housing developments have been halted or
20 rendered infeasible despite the benefits to the public health, safety,
21 and welfare of those developments and despite the absence of
22 adverse environmental impacts. It is, therefore, necessary to enact
23 this chapter and to amend existing statutes which govern housing
24 development so as to provide greater encouragement for local and
25 state governments to approve needed and sound housing
26 developments.