RN1716710 **SP 2**

**INTRODUCED BY SENIOR SENATOR WHISNAND**

Legislative Counsel’s Digest

SP 2: AFFORDABLE HOUSING FOR RURAL HOMELESS SENIORS.

UNDER EXISTING LAW, THERE ARE PROGRAMS PROVIDING ASSISTANCE FOR, AMONG OTHER THINGS, EMERGENCY HOUSING, ELDERLY HOUSING, MULTIFAMILY HOUSING, HOME OWNERSHIP FOR VERY LOW AND LOW-INCOME HOUSEHOLDS, AND DOWNPAYMENT ASSISTANCE FOR FIRST-TIME HOME BUYERS. EXISTING LAW, THE PLANNING AND ZONING LAW, REQUIRES A CITY OR COUNTY TO ADOPT A GENERAL PLAN FOR LAND USE DEVELOPMENT WITHIN ITS BOUNDARIES THAT INCLUDES, AMONG OTHER THINGS, A HOUSING ELEMENT. EXISTING LAW PROVIDES VARIOUS REFORMS AND INCENTIVES INTENDED TO FACILITATE AND EXPEDITE THE CONSTRUCTION OF AFFORDABLE HOUSING.

THIS MEASURE WOULD MEMORIALIZE THE LEGISLATURE AND THE GOVERNOR TO ENACT LEGISLATION CREATING A COMPREHENSIVE PLAN TO PROVIDE AFFORDABLE HOUSING FOR HOMELESS SENIORS IN RURAL AREAS BY, AMONG OTHER THINGS, STUDYING ALTERNATIVE HOUSING ARRANGEMENTS, STREAMLINING LOCAL HOUSING APPROVALS, DEREGULATING THE BUILDING PROCESS, INSTITUTING CREATIVE DEVELOPMENT PROGRAMS, AND SENDING THE UNITED STATES CONGRESS AND THE PRESIDENT A RESOLUTION ASKING FOR LOWER TAXES AND LESS REGULATION ON HOUSING FOR HOMELESS SENIORS.

VOTE MAJORITY.

SP 2: RELATING TO AFFORDABLE HOUSING FOR RURAL HOMELESS SENIORS.

WHEREAS, PEOPLE 65 YEARS OF AGE AND OVER ARE PROJECTED TO MAKE UP THE HIGHEST GROWTH SEGMENT OF CALIFORNIA’S POPULATION; AND

WHEREAS, HOME PRICES IN CALIFORNIA ARE AMONG THE HIGHEST IN THE NATION; AND

WHEREAS, FEDERAL TAXES AND REGULATIONS MAKE HOUSING LESS AFFORDABLE FOR HOMELESS SENIORS; AND

WHEREAS, SENIOR HOMELESSNESS IN RURAL AREAS OF CALIFORNIA IS AN ISSUE OF PRESSING CONCERN THAT EXISTING LAW DOES NOT ADEQUATELY ADDRESS; AND

WHEREAS, HOMELESS SENIORS IN RURAL AREAS FACE PARTICULARLY CHALLENGING BARRIERS TO SECURING HOUSING; AND

WHEREAS, COMMUNITY RESISTANCE MAKES IT DIFFICULT TO BUILD AFFORDABLE HOUSING FOR HOMELESS SENIORS; AND

WHEREAS, RURAL AREAS OFFER POTENTIALLY LESS EXPENSIVE SITES FOR THE DEVELOPMENT OF HOUSING FOR HOMELESS SENIORS; AND

WHEREAS, THE CONSTRUCTION OF GRANNY FLATS AND OTHER HOUSING OPTIONS NEAR TRANSPORTATION HUBS AND DOWNTOWN DISTRICTS OF RURAL AREAS CAN MAKE USE OF EXISTING PROPERTY AND ACCOMMODATE HOMELESS SENIORS’ TRANSPORTATION NEEDS; AND

WHEREAS, HOUSING PLANS, PARTICULARLY IN RURAL AREAS, NEED TO BE UPDATED TO MEET THE NEEDS OF HOMELESS SENIORS; AND

WHEREAS, THE CALIFORNIA ENVIRONMENTAL QUALITY ACT CAN BE REVIEWED AND AMENDED TO MAKE HOUSING MORE AFFORDABLE; AND

WHEREAS, CREATIVE DEVELOPMENT DESIGN, INCLUDING THE USE OF SOLAR PANELS, CAN GENERATE INCOME AND MAKE HOUSING MORE AFFORDABLE; AND

WHEREAS, GRAB BARS AND RAMPS ARE NECESSARY AMENITIES IN AFFORDABLE HOUSING FOR HOMELESS SENIORS; AND

WHEREAS, FISCAL INCENTIVES AND STATE FUNDING CAN HELP MAKE AFFORDABLE HOUSING AVAILABLE FOR HOMELESS SENIORS; AND

WHEREAS, THE COST AND EXPEDIENCY OF DEVELOPING AFFORDABLE HOUSING FOR HOMELESS SENIORS CAN BE NEGATIVELY AFFECTED BY DELAYED INTERDEPARTMENTAL COMMUNICATION; AND

WHEREAS, PREVAILING WAGE RATE REQUIREMENTS CAN INCREASE THE COST OF BUILDING HOUSING FOR HOMELESS SENIORS; AND

WHEREAS, RED TAPE AND REGULATIONS THAT DO NOT ADDRESS HEALTH AND SAFETY REQUIREMENTS, INCLUDING EXISTING ROOFING AND SPRINKLER REQUIREMENTS, MAY UNNECESSARILY INCREASE THE COST OF HOUSING FOR HOMELESS SENIORS; AND

WHEREAS, RECORDING FEES ON PURCHASES OF VACATION HOMES CAN PROVIDE A FUNDING STREAM FOR HOUSING FOR HOMELESS SENIORS; AND

WHEREAS, EXCELLENT MANAGEMENT IS NEEDED TO SPEED UP CONSTRUCTION TIMES FOR BUILDING HOUSING FOR HOMELESS SENIORS; NOW, THEREFORE, BE IT

RESOLVED, BY THE SENIOR SENATE AND THE SENIOR ASSEMBLY, JOINTLY, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA AT ITS 2017 REGULAR SESSION, A MAJORITY OF THE MEMBERS VOTING THEREFOR, HEREBY PROPOSES THAT THE LEGISLATURE DEVELOP A COMPREHENSIVE PLAN ADDRESSING THESE ISSUES, AND OTHERS RELATED TO AFFORDABLE HOUSING FOR HOMELESS SENIORS IN RURAL AREAS, IN ORDER TO PROVIDE AFFORDABLE HOUSING FOR HOMELESS SENIORS IN RURAL AREAS BY STUDYING ALTERNATIVE HOUSING ARRANGEMENTS, STREAMLINING LOCAL HOUSING APPROVALS, DEREGULATING THE BUILDING PROCESS, INSTITUTING CREATIVE DEVELOPMENT PROGRAMS, AND SENDING THE UNITED STATES CONGRESS AND THE PRESIDENT A RESOLUTION ASKING FOR LOWER TAXES AND LESS REGULATION ON HOUSING FOR HOMELESS SENIORS; AND BE IT FURTHER

RESOLVED, THAT THE SENIOR LEGISLATURE OF THE STATE OF CALIFORNIA RESPECTFULLY MEMORIALIZES THE LEGISLATURE AND THE GOVERNOR OF THE STATE OF CALIFORNIA TO ENACT APPROPRIATE LEGISLATION THAT WOULD ADDRESS THE CONCERNS SET FORTH IN THIS MEASURE; AND BE IT FURTHER

RESOLVED, THAT A COPY OF THIS MEASURE BE TRANSMITTED TO THE PRESIDENT PRO TEMPORE OF THE SENATE, THE SPEAKER OF THE ASSEMBLY, AND THE GOVERNOR OF THE STATE OF CALIFORNIA.