

LOS ANGELES SOUTH CHAMBER OF COMMERCE

ADVOCACY

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CALIFORNIA SENATE - HOUSING & LAND USE

HOUSING DEVELOPMENT: INCENTIVES: REZONING OF IDLE RETAIL SITES

Senate Bill 1299 (2020)

Introduced by Senator [Anthony Portantino](#)

Status

- Placed on suspense file.
 - [Suspense File](#): Bills with fiscal impact, set aside in Appropriations Committee by a majority of Members present and voting. These bills may be heard at a later hearing.
- [History](#)

Official

- This bill, upon appropriation by the Legislature in the annual Budget Act or other statute, would require the department to administer a program to provide incentives in the form of grants

allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing.

- The bill would define various terms for these purposes. In order to be eligible for a grant, the bill would require a local government, among other things, to apply to the department for an allocation of grant funds and provide documentation that it has met specified requirements, including certain labor-related requirements. The bill would make the allocation of these grants subject to appropriation by the Legislature in the annual Budget Act or other statute.
- The bill would require the department to issue a Notice of Funding Availability for each calendar year in which funds are made available for these purposes. The bill would require that the amount of grant awarded to each eligible local government be equal to 7 times the average amount of annual sales and use tax revenue generated by each idle site identified in the local government's application over the 7 years immediately preceding the date of the local government's application, subject to certain modifications, and that the local government receive this amount in one lump-sum following the date of the local government's application.
- The bill, upon appropriation by the Legislature in the annual Budget Act or other statute, would authorize the department to review, adopt, amend, and repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, or standards for this program and exempt those guidelines from the rule making provisions of the Administrative Procedure Act.

Impact

- This legislation is important to help solve the housing availability and affordability crisis.
- This supports urban infill goals, reduces "not in my backyard" (NIMBY) opposition, and removes blight in communities where e-commerce has hit these retail sites the hardest.

Position

- LASCC Position: **Strongly Supported**

Supporting Organizations & Articles

- Introduced by [BizFed LA](#).

Read the official bill. [Click Here](#)

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