



SCAG HOUSING POLICY FORUM SERIES



S O U T H E R N C A L I F O R N I A A S S O C I A T I O N O F G O V E R N M E N T S

S. 5061: The Housing Supply and Affordability Act	
Author	Senators Amy Klobuchar and Tim Kayne
What's it About?	The Housing Supply and Affordability Act (HSAA) would provide \$300 million in competitive grant funds annually for five years (from 2021-2025) to help states and localities develop and implement comprehensive housing policy plans that lead to an increase in housing supply and affordability, avoid displacement, and reduce barriers to housing development.
What's the Status?	The bill was introduced in the Senate on December 17, 2020, and was referred to the Committee on Banking, Housing, and Urban Affairs.
What Does it Do?	<p>HSAA grants would provide needed funding to localities to enable them to revise zoning restrictions that limit the housing types that can be built, including minimum lot sizes, mandatory parking requirements, and other prohibitions on multi-family housing development.</p> <p>Both planning and implementation grants would be available. Planning grants could be used for a variety of activities including technical assistance, market evaluation, code writing assistance, design options, and stakeholder outreach and education.</p> <p>Priorities for the grant funds include:</p> <ol style="list-style-type: none"> 1. High-cost areas where there is an imbalance of jobs and homes. 2. Jurisdictions facing rising housing costs or anticipated increases in costs. 3. Smaller and mid-sized jurisdictions that don't have the in-house expertise or capacity and need assistance to make these zoning changes. 4. Proposals that improve housing supply and affordability, reduce barriers to housing development, avoid displacement, and leverage other funds.

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	<p>5. Jurisdictions that also incorporate transportation, such as promoting transit-oriented development near trains and other transit options.</p> <p>6. Proposals that represent a regional coalition.</p> <p>Applicants are required to:</p> <ol style="list-style-type: none"> 1. Engage stakeholders in the planning process. 2. Match 100% of the grant amount with non-federal funds. <p>The bill also would require the U.S. Department of Housing and Urban Development to conduct a study within five years of the bill’s enactment to detail the impact of the grants and the strategies that were most successful in expanding housing development and increasing affordable housing while avoiding displacement.</p>
Why is it Important?	<p>One of the challenges to addressing the nation’s housing challenges is that in many areas of the country, zoning codes and other regulations limit the amount of housing that can be built or make multi-family housing infeasible. By revising these local restrictions housing costs can be reduced and more housing-- particularly more affordable housing—can be built. In recent years, the impact of zoning on communities of color and low-income households has been in the forefront. Restrictive zoning practices have limited choice, making it harder for these families to access good schools, healthy food, health care, and community amenities.</p> <p>Many communities face increasing housing costs and yet don’t have the resources to amend outdated zoning codes and regulations to enable more equitable housing development. HSAA grants can provide the funding needed to hire staff or consultants to make needed changes.</p>
More Information	<p>Bill: https://www.congress.gov/116/bills/s5061/BILLS-116s5061is.pdf</p> <p>Up for Growth Analysis: https://www.upforgrowth.org/sites/default/files/2021-01/UFGLegislativeAnalysisHousingSupplyAndAffordabilityAct2021-01-30.pdf</p>