

Housing Legislation and RHNA Questions

Art Kiesel's Presentation

Art Kiesel is well-qualified to raise questions, having faced many of them himself for many years. Art has a long history of community service: Planning Commissioner (4 years); Two-term Mayor and City Council member, Foster City (8 years); Chair, Housing, Community and Economic Development Policy Committee for League of California Cities (6 years); Board of Directors of League of California Cities (2 years) and candidate for Assembly AD22 in 2016.

1. The need for affordable housing is driven by job creation by businesses. Business owners are driven by profits. Why don't the businesses share some of the costs of addressing these unfunded mandates rather than the taxpayer?
2. If a City requires 20% affordable units as a condition from a new development and the developer says no and runs to the courts, will the Legislature get behind the developer or the City?
3. Where are the people coming from given the fact that California has reduced its population in the latest Census?
4. Why has the State Legislature not introduced a Re-Development Agency (RDA) replacement bill for AB027 that was deemed unconstitutional in 2011?
5. Currently, affordable units stay so for 20 year timeframe. There is a bill to extend that to 55 years. The fact the affordable unit they will sunset is still real. Isn't this just kicking the can down the road?
6. Why are total numbers of RHNA Allocation numbers for 2023-2031 about the same as the sum of 1999 and 2014 RHNA cycles almost twice the size?
7. Given the drought situation, where is the water going to come from to support an additional 1.1 million people in the Bay Area?
8. With the oncoming of climate change, can we expect more drought years?
9. Since we are experiencing brown-outs in recent years, where is the additional electricity going to come from to power the additional air-conditioners?
10. Plan Bay Area 2050 talks about building units along transportation corridors which generally run in a North-South direction. East-West public transportation is sorely lacking. Why are RHNA numbers assigned to municipalities with no contact to the transportation corridor?
11. Why is the State Legislature authorizing new development with little or no parking stalls?

12. Wasn't the High-Speed rail system intended to connect workers in the valley with jobs in the Bay Area?
13. Do you really believe that the RHNA numbers will be met by 2031?
14. Where is the money going to come from for the piping upgrades for water delivery and wastewater removal?
15. Aren't there many Wastewater Treatment Plants discharging into the Bay? With Sea-level rise, won't these plants need to be protected? Where is the money going to come from to accommodate this?
16. Many of the proposed Housing Bills state at the end that there will be no money for Schools. Where is the money going to come from to educate the additional children?
17. Is there a contingency housing development plan should we experience another Great Recession within the 2023-2031 RHNA Cycle?
18. Although timing of the RHNA process and COVID weren't thought of at the time, wouldn't it be prudent to find out what the Post-Covid "New Normal" will be and how it will affect housing demand?
19. Should there be a re-occurrence of COVID or another strain that requires 6 foot distancing, aren't we putting people in harm's way with the higher housing densities?
20. With the increased cost of building materials, how much increased cost will housing development incur to be paid by who and over what period of time?
21. With the conversion of one Single Family Residence into multi-unit dwellings, won't we be turning American Dream home ownership into life-time renters?
22. Is the Grand Plan to further eliminate the middle-class by dividing the population into owners (collecting rents) and renters (pay rent)?
23. Do you really want our future generations to be perpetual renters making property owners richer?
24. How are you going to tell the younger generation that there will never be home ownership in their future?
25. Who are the benefactors of the proposed housing bills?
26. Cities won't be penalized by AB215; it will be the tax-payer. Don't you think that AB215 is an attack on the public?