



## SB 1395 – Interim Housing Act

### **SUMMARY**

SB 1395 empowers local governments who want to address our unsheltered homelessness crisis by building more interim housing to do so more quickly and efficiently.

### **BACKGROUND**

California has fewer housing units affordable and available to households earning below 50 percent of Area Median Income than any other state, the fourth highest rate of homelessness and the highest rate of unsheltered homelessness in the nation. Despite concerted efforts to increase housing production, California's budget, land, and zoning limitations inhibit sufficient permanent housing construction in the near term. As a consequence, California's homeless population reached a record 181,399 individuals in 2023. This number will continue to grow unless California significantly increases housing production.

As California invests in more permanent housing, more must be done to bring unsheltered people indoors, save lives, and restore access to public spaces. An innovative approach to sheltering people experiencing homelessness has been gaining momentum: non-permanent or relocatable housing communities built on underutilized vacant land. This burgeoning new solution is cost-effective, rapid, scalable, and provides a new tool for local governments to immediately address unsheltered homelessness while permanent housing is under construction.

### **PROBLEM**

Right-sizing California's inventory of permanent housing options will take many years. In the meantime, California cannot continue allowing 68% of its homeless population to suffer the debilitating health and safety consequences of life without access to shelter and sanitation. California needs additional tools to bring homeless residents indoors at scale.

### **SOLUTION**

SB 1395 would encourage the development of interim housing by:

- Clarifying that relocatable, non-congregate interim housing is eligible for streamlined zoning, thus reducing construction time and costs.
- Empowering locals who want to build interim housing by cutting red tape and expediting approval processes.
- Extending the sunset for existing streamlining authorities – Shelter Crisis Act and Low Barrier Navigation Centers – to provide locals more assurance that they can use existing tools to address our homelessness crisis past 2026.
- Freeing up state dollars for interim housing.

By doing so, SB 1395 will make it easier to construct interim housing units for our unhoused neighbors. The longer unhoused residents go without shelter, the less likely they'll be able to return to self-sufficiency. With the development of more interim housing, we can put a roof over the heads of our unhoused neighbors to provide the security, stability, and dignity necessary to get back on their feet. SB 1395 fills a consequential gap as California moves to end homelessness.

### **SUPPORT**

Bay Area Council (Co-Sponsor)  
Dignity Moves (Co-Sponsor)  
San Francisco Bay Area Planning and Urban Research Association (Co-Sponsor)  
Mayor Matt Mahan, City of San Jose (Co-Sponsor)  
Mayor London Breed, City of San Francisco

### **FOR MORE INFORMATION**

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