

CASA-Related Bill Matrix
March 7, 2019 Draft

Handout
Agenda Item 6a

Related Bill(s)	Summary	Related CASA Compact Item
AB 1481 (Bonta)	Spot bill	1. Just Cause Eviction
AB 36 (Bloom)	Spot bill	2. Rent Cap
SB 18 (Skinner)	<ul style="list-style-type: none"> • Applicable statewide • Establishes the “Keep California Housed Act,” providing for an unspecified General Fund appropriation to establish a grant program for local governments or nonprofits to apply for funding to provide emergency rental assistance and grants for local governments to provide access to legal counsel for tenants facing eviction. • Extends provisions in current law providing that tenants in month-to-month leases be granted 90-day notice before facing eviction. • Requires the Department of Housing and Community Development to post all state laws applicable to the tenant-landlord relationship on its web site. 	3. Rent Assistance & Legal Counsel
AB 68 (Ting)	<ul style="list-style-type: none"> • Applicable statewide • Prohibits local ADU standards from (1) including requirements on minimum lot size, floor area ratio or lot coverage; (2) mandating off-street parking spaces be replaced when a garage or carport is demolished in construction of an ADU; and (3) clarifies definition of an “owner occupant” for purposes of local requirements for owner-occupancy; (4) requires an ADU (attached or detached) of at least 800 square feet and 16 feet in height to be allowed. Reduces the allowable time to issue a permit from 120 days to 60 days. Provides that if a local agency has not adopted an ordinance consistent with its provisions, the local agency shall approve permits for a “junior ADU”** ministerially 	4. Accessory Dwelling Units (ADUs)
AB 69 (Ting)	<ul style="list-style-type: none"> • Applicable statewide • Requires HCD to propose small home building standards to the California Building Standards Commission small home building standards governing accessory dwelling units and homes smaller than 800 square feet. Authorizes HCD to notify the Attorney General if they find that an ADU ordinance violates state law. Authorizes a local agency to amend its ordinance to comply with state law or adopt a resolution with findings explaining why the ordinance complies with state law. 	4. Accessory Dwelling Units (ADUs)

Related Bill(s)	Summary	Related CASA Compact Item
SB 13 (Wieckowski)	Spot bill	4. Accessory Dwelling Units (ADUs)
SB 50 (Wiener)	<ul style="list-style-type: none"> • Applicable statewide • Allows upzoning within ½-mile of transit and in high-opportunity areas. Provides for a five-year deferral of bill’s provisions in “sensitive communities” that would be defined by HCD in conjunction with community groups. • Defers applicability of bill in “sensitive communities” –to be defined by HCD in conjunction with local community-based organizations—until January 1, 2025. • Excludes sites that contain housing occupied by tenants or that was previously occupied by tenants within the preceding seven years or the owner has withdrawn the property from rent or lease within 15 years prior to the date of application. 	5. Minimum Zoning Near Transit
AB 1483 (Grayson) <i>Transparency in Fees and Standards and Reporting on Development</i>	<ul style="list-style-type: none"> • Applicable statewide • Requires a city or county to compile of zoning and planning standards, fees imposed under the Mitigation Fee Act, special taxes, and assessments applicable to housing development projects in the jurisdiction. • Requires each local agency to post the list on its internet website and provide the list to the HCD and any applicable metropolitan planning organization. Requires HCD to post the information on its internet website by January 1, 2021, and each year thereafter. • Requires each city and county to annually submit specified information concerning pending housing development projects with completed applications within the city or county to HD and any applicable metropolitan planning organization. Requires HCD to post the information on its internet website by January 1, 2021, and each year thereafter. 	6. Good Government/ Transparency

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<p>AB 1484 (Grayson)</p> <p><i>Restrictions on changes in housing development fees after housing project application submitted</i></p>	<ul style="list-style-type: none"> • Prohibits a local agency from imposing a fee on a housing development project unless the type and amount of the exaction is specifically identified on the local agency's internet website at the time the application for the development project is submitted to the local agency. • Requires a local agency to include the location on its internet website of all fees imposed upon a housing development project in the list of information provided to a development project applicant. • Prohibits a local agency from imposing, increasing, or extending any fee on a housing development project at an amount that is in excess of those provided in that list of information. • Applicable to all cities statewide, including charter cities. 	<p>6. Good Government/ Transparency</p>
<p>SB 330 (Skinner)</p>	<ul style="list-style-type: none"> • Until 2030, restricts downzoning or imposing building moratoria on land where housing is an allowable use either by local ordinance or by voters on the ballot. • Applicable statewide • Prohibits a city or county from conducting more than 3 de novo hearings on an application for a housing development project. • Require a city or county to either approve or disapprove a housing building permit within 12 months from when the date on which the application is deemed complete. • Prohibits minimum parking requirements for any proposed housing development. • Requires HCD to propose new "occupied substandard building" standards that meet minimum health and safety standards for occupancy to allow buildings to remain occupied in those conditions without penalty for up to seven years. 	<p>6. Good Government/ Transparency</p>
<p>AB 1485 (Wicks)</p>	<p>Spot bill</p>	<p>7. Streamlining</p>
<p>AB 1706 (Quirk)</p>	<p>Spot bill</p>	<p>7. Streamlining</p>

Related Bill(s)	Summary	Related CASA Compact Item
AB 1486 (Ting)	Revises the definitions of “local agency” and “surplus land” applicable to the current law requirement that local agencies provide notice that the land is available for housing development. Modifies the reporting requirements to include councils of government	8. Public Lands
AB 1487 (Chiu)	Establishes the Housing Alliance for the Bay Area and authorizes it to place unspecified revenue measures on the ballot to finance affordable housing and tenant protection programs.	9. Funding
		10. Regional Housing Enterprise

Related Housing Legislation

Related Bill(s)	Summary
AB 11 (Chiu)	AB 11, the “Community Redevelopment Law of 2019” would authorize a city or county or two or more cities acting jointly to form an affordable housing and infrastructure agency that could use tax increment financing to fund affordable housing and infrastructure projects. Requires establishment of new agencies be approved by the Strategic Growth Council and that expenditure plans for such agencies be aligned with the state’s greenhouse gas reduction goals. A minimum of 30 percent of funds would be required to be invested in affordable housing.
ACA 1 (Aguiar-Curry)	Reduces vote threshold for local bonds or special taxes for affordable housing or public infrastructure.
AB 10 (Chiu)	Expands the state’s Low Income Tax Credit program by \$500 million per year, up from \$94 million.
SB 5 (Beall)	<ul style="list-style-type: none"> • Authorizes local agencies to apply to the state to reinvest their share of ERAF (Educational Revenue Augmentation Fund) funds in affordable housing or other community improvement purposes. Sets an initial limit of \$200 million per year for the first five years, growing to \$250 million in 2029. • Establishes the Local-State Sustainable Investment Incentive Program which would be administered by a new Sustainable Investment Incentive Committee comprised of state agency representatives and legislative and gubernatorial appointees. • Authorizes a local government, joint-powers authority, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, or a transit village development district to apply to the committee for funding for a variety of projects, including construction of workforce and affordable housing, transit-oriented development, restoring neighborhoods, repairing infrastructure and parks, and protecting against sea level rise. • Requires at least 50 percent of funds to be allocated for affordable housing and workforce housing and for 50 percent of the units to be affordable.

Stay Informed

In 2019, MTC and ABAG are holding Legislation Committee meetings. This is where the committees will consider taking action on specific housing-related bills. Visit <https://mtc.ca.gov/whats-happening/meetings> for the agendas and packets, posted one week prior to each meeting.