

ABAG-MTC Housing Legislative Working Group Bill Tracker

April 18, 2019

[AB 10](#)

(Chiu D) Income taxes: credits low-income housing: farmworker housing.

Current Text: Introduced: 12/3/2018 [html](#) [pdf](#)

Status: 3/28/2019-Measure version as revised on March 27 corrected.

Location: 12/3/2018-A. REV. & TAX

Calendar: 4/29/2019 2:30 p.m. - State Capitol, Room 126 ASSEMBLY REVENUE AND TAXATION, BURKE, Chair

Summary: Would, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, for calendar years beginning in 2020, increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by an additional \$500,000,000, as specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount. The bill, under those laws, would modify the definition of applicable percentage relating to qualified low-income buildings to depend on whether the building is a new or existing building and federally subsidized, or a building that is, among other things, at least 15 years old, serving households of very low income or extremely low income, and will complete substantial rehabilitation, as specified.

[AB 11](#)

(Chiu D) Community Redevelopment Law of 2019.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on L. GOV. Read second time and amended.

Location: 4/10/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: Current law dissolved redevelopment agencies as of February 1, 2012, and designates successor agencies to act as successor entities to the dissolved redevelopment agencies. This bill, the Community Redevelopment Law of 2019, would authorize a city or county, or two or more cities acting jointly, to propose the formation of an affordable housing and infrastructure agency by adoption of a resolution of intention that meets specified requirements, including that the resolution of intention include a passthrough provision and an override passthrough provision, as defined.

[AB 36](#)

(Bloom D) Residential tenancies: rent control.

Current Text: Amended: 3/26/2019 [html](#) [pdf](#)

Last Amend: 3/26/2019

Status: 3/27/2019-Re-referred to Com. on H. & C.D.

Location: 3/25/2019-A. H. & C.D.

Calendar: 4/25/2019 Upon adjournment of Session - State Capitol, Room 447 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Would modify those provisions to authorize an owner of residential real property to establish the initial and all subsequent rental rates for a dwelling or unit that has been issued its first certificate of occupancy within 10 years of the date upon which the owner seeks to establish the initial or subsequent rental rate, or for a dwelling or unit that is alienable separate from the title to any other dwelling unit or is a subdivided interest in a subdivision and the owner is a natural person who owns 2 or more residential units within the same jurisdiction as the dwelling or unit for which the owner seeks to establish the initial or subsequent rental rate, subject to certain exceptions.

[AB 53](#)

(Jones-Sawyer D) Rental housing discrimination: applications: criminal records.

Current Text: Introduced: 12/3/2018 [html](#) [pdf](#)

Status: 1/17/2019-Referred to Com. on H. & C.D.

Location: 1/17/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Would make it unlawful for the owner of any rental housing accommodation to deny the rental or lease of a housing accommodation without first satisfying specified requirements relating to the application process. The bill would prohibit the owner of a rental housing accommodation from inquiring about, or requiring an applicant for rental housing accommodation to disclose, a criminal record during the initial application assessment phase, as defined, unless otherwise required by state or federal law.

AB 68

(Ting D) Land use: accessory dwelling units.

Current Text: Amended: 4/3/2019 [html](#) [pdf](#)

Last Amend: 4/3/2019

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on APPR. (Ayes 6. Noes 1.) (April 10). Re-referred to Com. on APPR.

Location: 4/10/2019-A. APPR.

Calendar: 4/24/2019 9 a.m. - State Capitol, Room 4202 ASSEMBLY APPROPRIATIONS, GONZALEZ, Chair

Summary: The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth required ordinance standards, including, among others, lot coverage. This bill would delete the provision authorizing the imposition of standards on lot coverage and would prohibit an ordinance from imposing requirements on minimum lot size.

AB 69

(Ting D) Land use: accessory dwelling units.

Current Text: Amended: 4/4/2019 [html](#) [pdf](#)

Last Amend: 4/4/2019

Status: 4/8/2019-Re-referred to Com. on APPR.

Location: 4/3/2019-A. APPR.

Calendar: 4/24/2019 9 a.m. - State Capitol, Room 4202 ASSEMBLY APPROPRIATIONS, GONZALEZ, Chair

Summary: Current law requires the Department of Housing and Community Development to propose building standards to the California Building Standards Commission, and to adopt, amend, or repeal rules and regulations governing, among other things, apartment houses and dwellings, as specified. This bill would require the department to propose small home building standards governing accessory dwelling units smaller than 800 square feet, junior accessory dwelling units, and detached dwelling units smaller than 800 square feet, as specified, and to submit the small home building standards to the California Building Standards Commission for adoption on or before January 1, 2021.

AB 139

(Quirk-Silva D) Emergency and Transitional Housing Act of 2019.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/11/2019-Re-referred to Com. on H. & C.D.

Location: 1/24/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law requires the housing element to contain specified information and analysis, including an assessment of housing needs and an inventory of resources and constraints relevant to the meeting of those needs that includes, among other things, the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. Current law requires the identified zone or zones to include sufficient capacity to accommodate the need for emergency shelter, as specified. This bill would define "sufficient capacity" for these purposes.

AB 143

(Quirk-Silva D) Shelter crisis: homeless shelters: County of Orange.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/11/2019-Re-referred to Com. on H. & C.D.

Location: 1/24/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law, upon a declaration of a shelter crisis by the City of Berkeley, Emeryville, Los Angeles, Oakland, or San Diego,

the County of Santa Clara, or the City and County of San Francisco, specifies additional provisions applicable to a shelter crisis declared by one of those jurisdictions. Current law exempts from the California Environmental Quality Act specified actions by a state agency or a city, county, or city and county relating to land owned by a local government to be used for, or to provide financial assistance to, a homeless shelter constructed pursuant to these provisions. Current law requires a city, county, or city and county that declares a shelter crisis pursuant to these provisions to develop a plan to address the shelter crisis on or before July 1, 2019, and to annually report to specified committees of the Legislature on or before January 1, 2019, and annually thereafter until January 1, 2021. This bill would apply these additional provisions to a shelter crisis declared by the County of Alameda, the County of Orange, any city located within the County of Orange, and the City of San Jose and extend the above-described repeal date to January 1, 2023.

AB 148

(Quirk-Silva D) Regional transportation plans: sustainable communities strategies.

Current Text: Introduced: 12/14/2018 [html](#) [pdf](#)

Status: 1/24/2019-Referred to Coms. on TRANS. and NAT. RES.

Location: 1/24/2019-A. TRANS.

Summary: Current law requires certain transportation planning agencies to prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system. Current law requires the regional transportation plan to include, if the transportation planning agency is also a metropolitan planning organization, a sustainable communities strategy. This bill would require each sustainable communities strategy to identify areas within the region sufficient to house an 8-year projection of the emergency shelter needs for the region, as specified.

AB 168

(Aguilar-Curry D) Housing: streamlined approvals.

Current Text: Introduced: 1/8/2019 [html](#) [pdf](#)

Status: 1/24/2019-Referred to Com. on H. & C.D.

Location: 1/24/2019-A. H. & C.D.

Calendar: 5/1/2019 9:30 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards. Under current law the objective planning standards include, among others, a requirement that the development not be located on specified sites. This bill would require the objective planning standards include a requirement that the development not be located on a site that is a tribal cultural resource.

AB 430

(Gallagher R) Housing development: Camp Fire Housing Assistance Act of 2019.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on NAT. RES. Read second time and amended.

Location: 2/15/2019-A. NAT. RES.

Calendar: 4/22/2019 2:30 p.m. - State Capitol, Room 447 ASSEMBLY NATURAL RESOURCES, FRIEDMAN, Chair

Summary: Current law authorizes a development proponent to submit an application for a development permit that is subject to a streamlined, ministerial approval process and not subject to a conditional use permit if the development satisfies specified objective planning standards, including that the development is a multifamily housing development that contains 2 or more residential units. This bill would authorize a development proponent to submit an application for a residential development, or mixed-use development that includes residential units with a specified percentage of space designated for residential use, within the territorial boundaries or sphere of influence of specified cities that is subject to a similar streamlined, ministerial approval process and not subject to a conditional use permit if the development satisfies specified objective planning standards.

AB 434

(Daly D) Housing financing programs: universal application.

Current Text: Amended: 4/8/2019 [html](#) [pdf](#)

Last Amend: 4/8/2019

Status: 4/10/2019-In committee: Set, second hearing. Hearing canceled at the request of author.

Location: 3/25/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law requires the Strategic Growth Council to develop and administer the Affordable Housing and Sustainable Communities Program to reduce greenhouse gas emissions through projects that implement land use, housing, transportation, and agricultural land preservation practices to support infill and compact development, and that support related and coordinated public policy objectives. Under current law, projects eligible for funding under that program include intermodal, affordable housing projects that support infill and compact development. This bill, on or before July 1, 2020, would require the Department of Housing and Community Development, in consultation with the California Tax Credit Allocation Committee, the Strategic Growth Council, the California Debt Limit Allocation Committee, and any other state agency the department deems appropriate, to develop a single, universal application form that may be used by applicants for funds under specified-described programs.

[AB 437](#)

(Wood D) Move-In Loan Program.

Current Text: Amended: 3/14/2019 [html](#) [pdf](#)

Last Amend: 3/14/2019

Status: 3/18/2019-Re-referred to Com. on H. & C.D.

Location: 3/14/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Would establish the Move-In Loan Program for the purpose of providing grants to eligible nonprofit organizations to be used to provide no-interest loans to eligible applicants to afford the security deposit and first month's rent for a rental dwelling. The bill would require the Department of Housing and Community Development to administer the program and to determine the standards for, and control selection of, eligible nonprofit organization applicants to receive a grant to administer a loan program, as specified.

[AB 490](#)

(Salas D) California Environmental Quality Act: affordable housing development projects: administrative and judicial streamlining.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on NAT. RES. Read second time and amended.

Location: 3/14/2019-A. NAT. RES.

Calendar: 4/22/2019 2:30 p.m. - State Capitol, Room 447 ASSEMBLY NATURAL RESOURCES, FRIEDMAN, Chair

Summary: Would establish specified procedures for the administrative and judicial review of the environmental review and approvals granted for projects that meet certain requirements, including, among others, the requirement that the projects are affordable housing developments. Because a public agency would be required to comply with those new procedures, this bill would impose a state-mandated local program.

[AB 570](#)

(Aguiar-Curry D) Local Government Investment Act.

Current Text: Amended: 3/25/2019 [html](#) [pdf](#)

Last Amend: 3/25/2019

Status: 3/26/2019-Re-referred to Com. on L. GOV.

Location: 3/25/2019-A. L. GOV.

Calendar: 5/1/2019 1:30 p.m. - State Capitol, Room 447 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: Would define the term "affordable housing" for purposes of specified provisions of the California Constitution to include a first-time home buyer program offered by a local agency. The bill would also specify that a parcel tax imposed pursuant to a specified constitutional provision may include an exemption for persons who are 65 years of age or older, receiving Supplemental Security Income for a disability, or receiving Social Security Disability Insurance Benefits and whose yearly income does not exceed specified amounts.

AB 579

(Daly D) Development fees: definition.

Current Text: Amended: 3/21/2019 [html](#) [pdf](#)

Last Amend: 3/21/2019

Status: 3/25/2019-Re-referred to Com. on L. GOV.

Location: 3/21/2019-A. L. GOV.

Calendar: 5/1/2019 1:30 p.m. - State Capitol, Room 447 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: The Mitigation Fee Act authorizes a local agency to establish, increase, or impose various fees as a condition of approval of a development project, if specified requirements are met. The act defines a "fee" for these purposes to mean a monetary exaction other than a tax or special assessment, as specified, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and excludes from that definition certain fees, including, fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements, or fees collected pursuant to agreements with redevelopment agencies, as provided. This bill would expand the definition of a "fee" for these purposes by eliminating those exclusions.

AB 586

(Diep R) California Environmental Quality Act: exemption: special housing projects.

Current Text: Amended: 3/7/2019 [html](#) [pdf](#)

Last Amend: 3/7/2019

Status: 3/11/2019-Re-referred to Com. on NAT. RES.

Location: 3/7/2019-A. NAT. RES.

Summary: CEQA exempts certain housing projects from its requirements if the project meets certain criteria, including that the project site is not located within the boundaries of a state conservancy. This bill would delete that specific criteria.

AB 587

(Friedman D) Accessory dwelling units: sale or separate conveyance.

Current Text: Amended: 4/2/2019 [html](#) [pdf](#)

Last Amend: 4/2/2019

Status: 4/11/2019-From committee: Amend, and do pass as amended. (Ayes 8. Noes 0.) (April 10).

Location: 2/14/2019-A. L. GOV.

Calendar: 4/22/2019 #7 ASSEMBLY SECOND READING FILE -- ASSEMBLY BILLS

Summary: Current property tax law establishes a welfare exemption under which property is exempt from taxation if the property is owned and operated by a nonprofit corporation that is organized and operated for the purpose of building and rehabilitating single-family or multifamily residences for sale, as provided, at cost to low-income families. This bill would authorize an accessory dwelling unit that was ministerially approved pursuant to the process described above to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met.

AB 606

(Diep R) Local government zoning ordinances.

Current Text: Introduced: 2/14/2019 [html](#) [pdf](#)

Status: 2/15/2019-From printer. May be heard in committee March 17.

Location: 2/14/2019-A. PRINT

Summary: Current law requires a local agency, as defined, to comply with all applicable building and zoning ordinances of the county or city in which the agency's territory is situated. Current law excepts location or construction of certain utility facilities from these requirements, including facilities for the storage or treatment of water and for the production or generation of electrical energy, as specified. This bill would make a nonsubstantive change to these provisions.

AB 670

(Friedman D) Common interest developments: accessory dwelling units.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/28/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: The Davis-Stirling Common Interest Development Act, governs the management and operation of common interest developments. Current law prohibits the governing document of a common interest development from prohibiting the rental or leasing of any separate interest in the common interest development, unless that governing document was effective prior to the date the owner acquired title to their separate interest. This bill would make a provision in a common interest development's governing document void and unenforceable if it prohibits the construction of accessory dwelling units or junior accessory dwelling units, as specified.

[AB 671](#)

(Friedman D) Accessory dwelling units: incentives.

Current Text: Amended: 3/26/2019 [html](#) [pdf](#)

Last Amend: 3/26/2019

Status: 4/10/2019-From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 8. Noes 0.) (April 10). Re-referred to Com. on L. GOV.

Location: 4/10/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: Would require a local agency to include a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent for very low, low-, and moderate-income households in its housing element. The bill would require the Department of Housing and Community Development to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of accessory dwelling units with affordable rent, as specified.

[AB 705](#)

(Stone, Mark D) Mobilehome parks: change of use.

Current Text: Introduced: 2/19/2019 [html](#) [pdf](#)

Status: 2/28/2019-Referred to Com. on H. & C.D.

Location: 2/28/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Would require the management to give homeowners at least 60 days' written notice that the management will be appearing before a local governmental board, commission, or body to obtain local approval for the intended change of use of the mobilehome park and comply with other specified provisions. The bill would also require the local government to first make a finding that the approval of the closure of the mobilehome park and of its conversion into its intended new use will not result in, or materially contribute to, a shortage of housing opportunities and choices within the local jurisdiction for low-and moderate-income households.

[AB 724](#)

(Wicks D) Rental property data registry.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on JUD. Read second time and amended.

Location: 4/10/2019-A. JUD.

Calendar: 4/23/2019 8 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, STONE, MARK, Chair

Summary: Would require the Department of Housing and Community Development to create a rental registry online portal, which would be designed to receive specified information from landlords regarding their residential tenancies and to disseminate this information to the general public. The bill would require the department to complete the rental registry online portal, the form necessary to support it, by January 1, 2021, and would require landlords who own or operate property that includes more than 15 dwelling units to register within 90 days and annually thereafter.

[AB 725](#)

(Wicks D) General plans: housing element: above moderate-income housing: suburban and metropolitan jurisdictions.

Current Text: Amended: 4/2/2019 [html](#) [pdf](#)

Last Amend: 4/2/2019

Status: 4/10/2019-In committee: Set, second hearing. Hearing canceled at the request of author.

Location: 2/28/2019-A. H. & C.D.

Summary: The Planning and Zoning Law requires that the housing element include, among other things, an inventory of land suitable for residential development, to be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need determined pursuant to specified law. This bill would prohibit more than 20% of a suburban or metropolitan jurisdiction's share of the regional housing need for above moderate-income housing from being allocated to sites with zoning restricted to single-family development.

AB 726

(Wicks D) Housing: downpayment assistance.

Current Text: Introduced: 2/19/2019 [html](#) [pdf](#)

Status: 2/20/2019-From printer. May be heard in committee March 22.

Location: 2/19/2019-A. PRINT

Summary: Under current law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, homeownership for very low and low-income households, and downpayment assistance for first-time homebuyers. This bill would express the intent of the Legislature to enact legislation that would create a pilot program to provide downpayment assistance to persons who are purchasing their rental residence pursuant to a rent-to-own contract.

AB 738

(Mullin D) Regional housing need allocation: County of San Mateo.

Current Text: Amended: 3/21/2019 [html](#) [pdf](#)

Last Amend: 3/21/2019

Status: 4/10/2019-In committee: Set, second hearing. Hearing canceled at the request of author.

Location: 3/21/2019-A. H. & C.D.

Summary: Would, until January 31, 2031, authorize the County of San Mateo (county) or a jurisdiction within the county, if the county or the jurisdiction contributes affordable housing funds to a deed-restricted affordable housing development in another jurisdiction in the county or to a housing joint powers authority serving the county, and if certain conditions are met, including that the contributing and receiving jurisdictions are in agreement, to report, in proportion to the amount of funds contributed, the associated completed entitlements, building permits, or a certificates of occupancy on the contributing jurisdiction's annual production report.

AB 791

(Gabriel D) Income taxes: credits: low-income housing: qualified opportunity zone.

Current Text: Amended: 3/26/2019 [html](#) [pdf](#)

Last Amend: 3/26/2019

Status: 3/27/2019-Re-referred to Com. on REV. & TAX.

Location: 3/25/2019-A. REV. & TAX

Calendar: 4/29/2019 2:30 p.m. - State Capitol, Room 126 ASSEMBLY REVENUE AND TAXATION, BURKE, Chair

Summary: The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, for taxable years beginning on or after January 1, 2020, would allow a credit against those taxes to a taxpayer that is transferred, and allocated, credits pursuant to the sale of property located in a qualified opportunity zone to a qualified developer, as defined, that has received a credit reservation from the California Tax Credit Allocation Committee, in specified amounts. The bill would limit the aggregate amount of credit that may be allocated by the committee to \$100,000,000. The bill would require the credits to be allocated on a first-come-first-served basis.

AB 816

(Quirk-Silva D) California Flexible Housing Subsidy Pool Program.

Current Text: Introduced: 2/20/2019 [html](#) [pdf](#)

Status: 3/4/2019-Referred to Com. on H. & C.D.

Location: 3/4/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Would establish the California Flexible Housing Subsidy Pool Program within the Department of Housing and Community Development for the purpose of making grants available to applicants, defined to include a city, county, city and county, or continuum of care, for eligible activities including, among other things, rental assistance, operating subsidies in new and existing affordable or

supportive housing units, and specified outreach services. The bill would continuously appropriate \$450,000,000 from the General Fund every fiscal year to the department for purposes of the program, and set forth how these funds must be allocated.

AB 831

(Grayson D) Department of Housing and Community Development: study: local fees: new developments.

Current Text: Amended: 4/8/2019 [html](#) [pdf](#)

Last Amend: 4/8/2019

Status: 4/9/2019-Re-referred to Com. on H. & C.D.

Location: 3/4/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law requires the Department of Housing and Community Development, by June 30, 2019, to complete a study to evaluate the reasonableness of local fees charged to new developments, as defined, and requires the study to include findings and recommendations regarding potential amendments to the Mitigation Fee Act to substantially reduce fees for residential development. This bill would require the department to post the study on its internet website on or before March 1, 2020.

AB 832

(Gipson D) Income taxes: credits: qualified developer: affordable housing.

Current Text: Amended: 4/3/2019 [html](#) [pdf](#)

Last Amend: 4/3/2019

Status: 4/9/2019-From committee: Do pass and re-refer to Com. on H. & C.D. (Ayes 8. Noes 0.) (April 8). Re-referred to Com. on H. & C.D.

Location: 4/9/2019-A. H. & C.D.

Calendar: 5/1/2019 9:30 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. Current law requires any bill authorizing a new tax credit to contain, among other things, specific goals, purposes, and objectives that the tax credit will achieve, detailed performance indicators, and data collection requirements. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2020, and before January 1, 2025, to a taxpayer in an amount equal to 50% of the amount contributed by the taxpayer to a qualified developer for the development of a qualified project, as defined, but that does not exceed a specified amount per taxpayer per qualified project.

AB 847

(Grayson D) Housing: transportation-related impact fees grant program.

Current Text: Amended: 3/27/2019 [html](#) [pdf](#)

Last Amend: 3/27/2019

Status: 4/1/2019-From committee: Be re-referred to Com. on H. & C.D. Re-referred. (Ayes 10. Noes 0.) (April 1). Re-referred to Com. on H. & C.D.

Location: 4/1/2019-A. H. & C.D.

Summary: Would require the Department of Housing and Community Development , upon appropriation by the Legislature, to establish a competitive grant program to award grants to cities and counties to offset up to 100% of any transportation-related impact fees exacted upon a qualifying housing development project, as defined, by the local jurisdiction.

AB 881

(Bloom D) Accessory dwelling units.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (April 10). Re-referred to Com. on APPR. From committee chair, with author's amendments: Amend, and re-refer to Com. on APPR. Read second time and amended.

Location: 4/10/2019-A. APPR.

Calendar: 4/24/2019 9 a.m. - State Capitol, Room 4202 ASSEMBLY APPROPRIATIONS, GONZALEZ, Chair

Summary: The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law requires the ordinance to designate areas where accessory dwelling units may be permitted and authorizes the designated areas to be based on criteria that includes, but is not limited to, the adequacy of water and sewer services and the impact of accessory dwelling units on

traffic flow and public safety. This bill would instead require a local agency to designate these areas based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety.

AB 1006

(Grayson D) Manufactured or prefabricated housing units: statewide standards.

Current Text: Introduced: 2/21/2019 [html](#) [pdf](#)

Status: 3/7/2019-Referred to Com. on H. & C.D.

Location: 3/7/2019-A. H. & C.D.

Summary: Current law, the Planning and Zoning Law, authorizes a local agency to provide, by ordinance, for the creation of manufactured homes in single-family and multifamily residential zones and sets forth required ordinance standards, including, among others, maximum unit size, parking, and roof overhang standards. This bill would prohibit a local agency from imposing additional building standards for projects that are constructed using prefabricated and manufactured units, beyond those set forth in the California Building Standards Code.

AB 1010

(Garcia, Eduardo D) Housing programs: eligible entities.

Current Text: Amended: 4/4/2019 [html](#) [pdf](#)

Last Amend: 4/4/2019

Status: 4/8/2019-Re-referred to Com. on H. & C.D.

Location: 3/11/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law sets forth the general responsibilities and roles of the Business, Consumer Services and Housing Agency, the Department of Housing and Community Development, and the California Housing Finance Agency in carrying out state housing policies and programs. Current law defines various terms for these purposes, including, but not limited to, the terms "local agency," "local public entity," and "nonprofit housing sponsor." This bill would expand those definitions, as applicable, to include a duly constituted governing body of an Indian reservation or rancheria, or a tribally designated housing entity, as specified.

AB 1074

(Diep R) Accessory Dwelling Unit Construction Bond Act of 2020.

Current Text: Introduced: 2/21/2019 [html](#) [pdf](#)

Status: 4/10/2019-In committee: Hearing postponed by committee.

Location: 3/7/2019-A. H. & C.D.

Summary: Would enact the Accessory Dwelling Unit Construction Bond Act of 2020 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$500,000,000 pursuant to the State General Obligation Bond Law to finance the Accessory Dwelling Unit Construction Program, established as part of the bond act. The bill would authorize the Department of Housing and Community Development to enter into a contract under that program with a homeowner to provide financing to pay for the eligible costs incurred by the homeowner in constructing an accessory dwelling unit on the homeowner's property, subject to specified terms and conditions.

AB 1084

(Mayes R) Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.

Current Text: Introduced: 2/21/2019 [html](#) [pdf](#)

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 8. Noes 0.) (April 10). Re-referred to Com. on APPR.

Location: 4/10/2019-A. APPR.

Calendar: 4/24/2019 9 a.m. - State Capitol, Room 4202 ASSEMBLY APPROPRIATIONS, GONZALEZ, Chair

Summary: Would expand the definition of "excess surplus" to also include, for a housing successor that owns and operates affordable housing that was transferred to the housing successor as a housing asset of the former redevelopment agency, an unencumbered amount in the housing successor's Low and Moderate Income Housing Asset Fund that exceeds the greater of \$1,000,000 or the aggregate amount deposited into the account during the housing successor's preceding 8 fiscal years, whichever is greater.

AB 1110

(Friedman D) Rent increases: noticing.

Current Text: Introduced: 2/21/2019 [html](#) [pdf](#)

Status: 3/28/2019-In committee: Set, first hearing. Hearing canceled at the request of author.

Location: 3/7/2019-A. JUD.

Calendar: 4/30/2019 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, STONE, MARK, Chair

Summary: Would require 90 days' notice if a landlord of a residential dwelling with a month-to-month tenancy increases the rent by more than 10%, but no more than 15%, of the amount of the rent charged to a tenant annually. This bill would require 120 days' notice if a landlord of a residential dwelling with a month-to-month tenancy increases the rent by more than 15% of the amount of the rent charged to a tenant annually.

AB 1112

(Friedman D) Motorized scooters: local regulation.

Current Text: Amended: 4/8/2019 [html](#) [pdf](#)

Last Amend: 4/8/2019

Status: 4/9/2019-Re-referred to Com. on TRANS.

Location: 3/28/2019-A. TRANS.

Calendar: 4/22/2019 3 p.m. - State Capitol, Room 4202 ASSEMBLY TRANSPORTATION, FRAZIER, Chair

Summary: Would authorize a local authority to regulate motorized scooters by, among other things, assessing limited penalties for moving or parking violations involving the use of motorized scooters. The bill would prohibit a local authority from subjecting the riders of shared scooters to requirements more restrictive than those applicable to riders of privately owned motorized scooters or bicycles. The bill would authorize a local authority to regulate scooter share operators by, among other things, requiring a scooter share operator to pay fees that do not exceed the reasonable cost to the local authority of regulating the scooter share operator.

AB 1164

(Gloria D) Surplus state real property: disposal.

Current Text: Amended: 4/4/2019 [html](#) [pdf](#)

Last Amend: 4/4/2019

Status: 4/8/2019-Re-referred to Com. on A. & A.R.

Location: 4/4/2019-A. A. & A.R.

Calendar: 4/24/2019 9:30 a.m. - State Capitol, Room 127 ASSEMBLY ACCOUNTABILITY AND ADMINISTRATIVE REVIEW, PETRIE-NORRIS, Chair

Summary: Current law authorizes the Director of General Services to dispose of surplus state real property subject to a prescribed process and legislative authorization. Existing law requires that surplus state property not needed by a state agency be offered to local agencies and then to nonprofit affordable housing sponsors prior to being offered to private entities or individuals. This bill would authorize the director to dispose of a property known as the San Diego State Office Building, as specified, pursuant to these provisions.

AB 1177

(Frazier D) Planning and zoning: housing development: streamlined approval.

Current Text: Introduced: 2/21/2019 [html](#) [pdf](#)

Status: 3/25/2019-From committee: Be re-referred to Coms. on H. & C.D. and L. GOV. (Ayes 12. Noes 0.) (March 25). Re-referred to Com. on H. & C.D.

Location: 3/25/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development, which satisfies specified objective planning standards, that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit. Under current law, those objective planning standards include that the development proponent must certify both (1) that the development is either a public work, for purposes of specified law, or that all construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area and (2) that if the development meets certain conditions, a skilled and trained workforce, as defined, will be used to complete the development if the application is approved, as provided. Existing law exempts from any requirement to pay prevailing wages or use a skilled and trained workforce a project that includes 10 or fewer units and is not a public work. This bill would delete the requirement that a skilled and trained workforce be employed on any project subject to

these provisions.

AB 1188

(Gabriel D) Dwelling units: persons at risk of homelessness.

Current Text: Amended: 3/25/2019 [html](#) [pdf](#)

Last Amend: 3/25/2019

Status: 3/26/2019-Re-referred to Com. on JUD.

Location: 3/25/2019-A. JUD.

Calendar: 4/30/2019 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, STONE, MARK, Chair

Summary: Would authorize a tenant to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness, as defined, for no more than 12 months, regardless of the terms of the lease, without negative repercussions from the owner or landlord of the property. The bill would authorize an owner or landlord to adjust the rent payable under the lease by a maximum unspecified percentage amount as compensation during the time the person who is at risk of homelessness is occupying the dwelling unit, and would require the terms regarding the rent payable in those circumstances to be agreed to in writing by both parties.

AB 1197

(Santiago D) California Environmental Quality Act: exemption: local and regional housing projects and emergency shelters.

Current Text: Amended: 3/21/2019 [html](#) [pdf](#)

Last Amend: 3/21/2019

Status: 4/11/2019-Assembly Rule 56 suspended. (pending re-referral to Com. on H. & C.D.)

Location: 4/11/2019-A. H. & C.D.

Calendar:

4/22/2019 2:30 p.m. - State Capitol, Room 447 ASSEMBLY NATURAL RESOURCES, FRIEDMAN, Chair

4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would exclude from the term "project" local or regional housing projects that meet certain requirements, as specified, and emergency shelters funded by state programs and would thereby exempt those projects from CEQA.

AB 1232

(Gloria D) Affordable housing: weatherization.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on NAT. RES. Read second time and amended.

Location: 3/25/2019-A. NAT. RES.

Calendar: 4/22/2019 2:30 p.m. - State Capitol, Room 447 ASSEMBLY NATURAL RESOURCES, FRIEDMAN, Chair

Summary: Would, commencing January 1, 2021, require the owner of a dwelling, housing unit, or multiunit residential structure that receives assistance from the Low Income Weatherization Program to maintain the unit as low-income residential housing for 10 years following completion of the weatherization service. The bill would require the department to develop standards that ensure program funded energy improvements provide net financial benefits to tenants, as specified.

AB 1239

(Cunningham R) Planning and zoning: housing element.

Current Text: Amended: 3/21/2019 [html](#) [pdf](#)

Last Amend: 3/21/2019

Status: 3/25/2019-Re-referred to Com. on H. & C.D.

Location: 3/21/2019-A. H. & C.D.

Summary: The Planning and Zoning Law law requires that the housing element, among other things, sets forth a schedule of actions during the planning period that the local government is undertaking or intends to undertake to implement the policies and achieve the goals of the housing element, as provided. Current law authorizes the Department of Housing and Community Development to allow a city or county to substitute the provision of units for up to 25% of the community's obligation to identify adequate sites for any income category in its housing element pursuant to a schedule of actions. This bill would additionally authorize the department to allow a city or county to substitute the provision of units for up to 25% of the community's obligation to identify adequate sites for any income category under the above-described schedule of actions if the governing body of the city or county has adopted both (1) an ordinance that implements requirements under state law, as well as any applicable requirements of the city or county, relating to accessory dwelling units and meets certain requirements and (2) an ordinance establishing a permitting process and appropriate standards to regulate short-term rentals of single-family dwellings in order to accomplish specified objectives. The bill would also make various nonsubstantive changes.

[AB 1255](#)

([Rivas, Robert](#) D) Surplus public land: database.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (April 10). Re-referred to Com. on APPR. From committee chair, with author's amendments: Amend, and re-refer to Com. on APPR. Read second time and amended.

Location: 4/10/2019-A. APPR.

Calendar: 4/24/2019 9 a.m. - State Capitol, Room 4202 ASSEMBLY APPROPRIATIONS, GONZALEZ, Chair

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the housing element to contain an inventory of land suitable for residential development, as defined, and requires that inventory to be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels. This bill would also require the housing element to contain an inventory of land owned by the city or county that is in excess of its foreseeable needs.

[AB 1279](#)

([Bloom](#) D) Planning and zoning: housing development: high-resource areas.

Current Text: Introduced: 2/21/2019 [html](#) [pdf](#)

Status: 4/10/2019-From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 6. Noes 1.) (April 10). Re-referred to Com. on L. GOV.

Location: 4/10/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: Would require the department to designate areas in this state as high-resource areas, as provided, by January 1, 2021, and every 5 years thereafter. The bill would authorize a city or county to appeal the designation of an area within its jurisdiction as a high-resource area during that 5-year period. In any area designated as a high-resource area, the bill would require that a housing development project be a use by right, upon the request of a developer, in any high-resource area designated pursuant be a use by right in certain parts of the high-resource area if those projects meet specified requirements, including specified affordability requirements. For certain development projects where the initial sales price or initial rent exceeds the affordable housing cost or affordable rent to households with incomes equal to or less than 100% of the area median income, the bill would require the applicant agree to pay a fee equal to 10% of the difference between the actual initial sales price or initial rent and the sales price or rent that would be affordable, as provided. The bill would require the city or county to deposit the fee into a separate fund reserved for the construction or preservation of housing with an affordable housing cost or affordable rent to households with a household income less than 50% of the area median income. This bill contains other related provisions and other existing laws.

[AB 1290](#)

([Gloria](#) D) The California Housing Finance Agency.

Current Text: Amended: 3/19/2019 [html](#) [pdf](#)

Last Amend: 3/19/2019

Status: 3/20/2019-Re-referred to Com. on H. & C.D.

Location: 3/18/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Would require the California Housing Finance Agency to collaborate with the Strategic Growth Council, the Department of Housing and Community Development, and the Treasurer's office in order to determine a consolidated process for various affordable housing projects to apply for bond money, tax credits, and Affordable Housing and Sustainable Communities grants and loans.

AB 1315

(Boerner Horvath D) Housing: small lot subdivisions.

Current Text: Amended: 3/26/2019 [html](#) [pdf](#)

Last Amend: 3/26/2019

Status: 4/10/2019-In committee: Set, first hearing. Hearing canceled at the request of author.

Location: 3/25/2019-A. H. & C.D.

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Current law provides for various incentives intended to facilitate and expedite the construction of affordable housing. This bill would authorize a development proponent to submit an application for the construction of a small lot subdivision, as defined, that meets specified criteria. The bill would require a small lot subdivision to be located on a parcel zoned for multifamily residential use and consist of single-family housing units that comply with existing height, floor area, and setback requirements applicable to the presubdivided parcel.

AB 1318

(Mullin D) Housing: school employees.

Current Text: Introduced: 2/22/2019 [html](#) [pdf](#)

Status: 3/11/2019-Referred to Com. on ED.

Location: 3/11/2019-A. ED.

Summary: Current law exempts certain transactions from the requirements that otherwise apply to the sale or lease of real property by a school district if certain conditions are met, including that the financing proceeds obtained by the school district pursuant to the transaction are expended solely for capital outlay purposes, including the acquisition of real property for intended use as a schoolsite. This bill would specify that the acquisition of real property for intended use as school district employee housing is a permissible capital outlay expenditure for purposes of those provisions.

AB 1326

(Gloria D) Property taxation: welfare exemption: low income housing.

Current Text: Introduced: 2/22/2019 [html](#) [pdf](#)

Status: 4/1/2019-In committee: Set, first hearing. Hearing canceled at the request of author.

Location: 3/11/2019-A. REV. & TAX

Calendar: 4/29/2019 2:30 p.m. - State Capitol, Room 126 ASSEMBLY REVENUE AND TAXATION, BURKE, Chair

Summary: Current law, through the 2027-28 fiscal year, treats a unit of property owned by an owner who is eligible for the federal low-income housing tax credit as occupied by a lower income household if the occupants were lower income households on the lien date in the fiscal year in which occupancy of the unit commenced and the unit continues to be rent restricted, notwithstanding an increase in the income of the occupants of the unit to 140% of area median income, but that the unit would cease to be treated as a lower income unit if the income of the occupants of the unit increases above 140% of area median income. Current law, through the 2027-28 fiscal year, requires a claim for the welfare exemption on qualified property to be accompanied by an affidavit containing specified information regarding the units occupied by lower income households for which the exemption is claimed and provides that affidavit is not subject to public disclosure. This bill would extend indefinitely the treatment of a unit of property whose owner is eligible for specified federal low-income housing tax credits as occupied by a lower income household, as provided.

AB 1386

(Chen R) Residential fees and charges.

Current Text: Amended: 3/25/2019 [html](#) [pdf](#)

Last Amend: 3/25/2019

Status: 3/26/2019-Re-referred to Com. on L. GOV.

Location: 3/25/2019-A. L. GOV.

Summary: The Mitigation Fee Act prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except that the payment may be required sooner

when the fees or charges are to reimburse the local agency for previously made expenditures, or when the local agency determines that an account has been established, funds have been appropriated for the public improvements or facilities, and the local agency has adopted a proposed construction schedule or plan prior to final inspection or issuance of the certificate of occupancy. This bill would delete the above-described authorization for a local agency to require payment of fees or charges prior to the date of final inspection or issuance of the certificate of occupancy, whichever occurs first.

AB 1399

(Bloom D) Residential real property: rent control: withdrawal of accommodations.

Current Text: Introduced: 2/22/2019 [html](#) [pdf](#)

Status: 4/10/2019-From committee: Do pass and re-refer to Com. on JUD. (Ayes 5. Noes 2.) (April 10). Re-referred to Com. on JUD.

Location: 4/10/2019-A. JUD.

Calendar: 4/30/2019 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, STONE, MARK, Chair

Summary: Current law authorizes a public entity acting pursuant to the Ellis Act to require an owner who offers accommodations against for rent or lease within a period not exceeding 10 years from the date on which they were withdrawn, as specified, to first offer the unit to the tenant or lessee displaced from that unit by the withdrawal, subject to certain requirements. If the owner fails to comply with this requirement, the owner is liable to a displaced tenant or lessee for punitive damages not to exceed 6 months' rent. This bill would prohibit a payment of the above-described punitive damages from being construed to extinguish the owner's obligation to offer the accommodations to a prior tenant or lessee, as described above.

AB 1453

(Chiu D) Property tax: welfare exemptions: rental housing and related facilities.

Current Text: Introduced: 2/22/2019 [html](#) [pdf](#)

Status: 4/1/2019-In committee: Set, first hearing. Hearing canceled at the request of author.

Location: 3/14/2019-A. REV. & TAX

Summary: Current property tax law establishes a partial welfare exemption for property that is used exclusively for rental housing and related facilities that is owned and operated by an eligible nonprofit entity, including a limited partnership in which the managing general partner is an eligible nonprofit corporation or eligible limited liability company, or a veterans organization, as provided. This bill would authorize the partial welfare exemption to apply to property that is owned and operated by a limited partnership in which the managing general partner is an S corporation that qualifies as a nonprofit corporation, and the property is eligible for, and receives, federal low-income housing credits and federal historic tax credits.

AB 1481

(Bonta D) Tenancy termination: just cause.

Current Text: Amended: 3/28/2019 [html](#) [pdf](#)

Last Amend: 3/28/2019

Status: 4/1/2019-Re-referred to Com. on JUD.

Location: 3/28/2019-A. JUD.

Calendar: 4/30/2019 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, STONE, MARK, Chair

Summary: Would, with certain exceptions, prohibit a lessor of residential property for a term not specified by the parties, from terminating the lease without just cause stated in the written notice to terminate. This bill would require, for curable violations, that the lessor give a notice of violation and an opportunity to cure the violation prior to issuing the notice of termination, unless the notice to terminate states just cause that is related to specific illegal conduct that creates the potential for harm to other tenants.

AB 1482

(Chiu D) Tenancy: rent caps.

Current Text: Amended: 3/28/2019 [html](#) [pdf](#)

Last Amend: 3/28/2019

Status: 4/1/2019-Re-referred to Com. on H. & C.D.

Location: 3/28/2019-A. H. & C.D.

Calendar: 4/25/2019 Upon adjournment of Session - State Capitol, Room 447 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Would prohibit an owner of residential real property from increasing the rental rate for that property in an amount that is greater than an unspecified percent more than the rental rate in effect for the immediately preceding year, subject to specified

conditions. The bill would exempt from these provisions deed-restricted affordable housing, dormitories, and housing subject to a local ordinance that imposes a more restrictive rent increase cap than these provisions. The bill would prohibit a landlord from terminating a tenancy for the purposes of avoiding these provisions and would create a rebuttable presumption that the termination of a tenancy is for the purposes of avoiding these provisions in the absence of a written statement showing cause for the termination.

AB 1483

(Grayson D) Housing data: collection and reporting.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-Read second time and amended.

Location: 4/11/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: The Planning and Zoning Law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development (department) that includes, among other specified information, the number of net new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, as provided. This bill would authorize the department to require a planning agency to include in that annual report specified additional information that this bill would require, as specified.

AB 1484

(Grayson D) Mitigation Fee Act: housing developments.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/11/2019-Re-referred to Com. on L. GOV.

Location: 4/3/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. This bill would require each city, county, or city and county to post on its internet website the type and amount of each fee imposed on a housing development project, as defined.

AB 1485

(Wicks D) Housing development: streamlining.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-Read second time and amended.

Location: 4/11/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: The Planning and Zoning Law requires that a development be subject to a requirement mandating a minimum percentage of below market rate housing based on one of 3 specified conditions. Current law requires, among those conditions, a development to dedicate a minimum of 10% of the total number of units to housing affordable to households making below 80% of the area median income, if the project contains more than 10 units of housing and the locality did not timely submit its latest production report to the Department of Housing and Community Development, or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. This bill would modify that condition to authorize a development to instead dedicate 20% of the total number of units to housing affordable to households making below 120% of the area median income with the average income of the units at or below 100% of the area median income, except as provided.

AB 1486

(Ting D) Local agencies: surplus land.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-Read second time and amended.

Location: 4/11/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "local agency" for these purposes as every city, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property. This bill would expand the definition of "local agency" to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land. The bill would specify that the term "district" includes all districts within the state, and that this change is declaratory of existing law.

AB 1487

(Chiu D) San Francisco Bay area: housing development: financing.

Current Text: Amended: 4/4/2019 [html](#) [pdf](#)

Last Amend: 4/4/2019

Status: 4/10/2019-From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 5. Noes 2.) (April 10). Re-referred to Com. on L. GOV.

Location: 4/10/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: Current law provides for the establishment of various special districts that may support and finance housing development, including affordable housing special beneficiary districts that are authorized to promote affordable housing development with certain property tax revenues that a city or county would otherwise be entitled to receive. This bill, the San Francisco Bay Area Regional Housing Finance Act, would establish the Housing Alliance for the Bay Area (hereafter "the entity") and would state that the entity's purpose is to increase affordable housing in the San Francisco Bay area, as defined, by providing for enhanced funding and technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production.

AB 1515

(Friedman D) Planning and zoning: community plans: review under the California Environmental Quality Act.

Current Text: Amended: 3/28/2019 [html](#) [pdf](#)

Last Amend: 3/28/2019

Status: 4/1/2019-Re-referred to Com. on L. GOV.

Location: 3/28/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. This bill, notwithstanding the above-described requirement for a court to enter an order under CEQA, would prohibit a court in an action or proceeding to attack, review, set aside, void, or annul the acts or decisions of the local agency in adopting an update to a community plan on the grounds of noncompliance with CEQA from invalidating, reviewing, voiding, or setting aside the approval of a development project that meets certain requirements. The bill would define various terms for these purposes. The bill would specify that these provisions do not affect or alter the obligation of a project that is consistent with an approved community plan update to comply with CEQA. The bill would repeal these provisions as of January 1, 2025, but would provide that the repeal of these provisions does not affect any right or immunity granted by the bill to a development project that meets specified requirements before that date.

AB 1536

(Gray D) Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts: standards.

Current Text: Amended: 3/28/2019 [html](#) [pdf](#)

Last Amend: 3/28/2019

Status: 4/1/2019-Re-referred to Com. on H. & C.D.

Location: 3/28/2019-A. H. & C.D.

Summary: Would, no later than November 30, 2020, require the Office of Planning and Research to develop standards for the formation of Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts. The bill would require that these standards encourage equitable development in location-efficient areas adjacent to public transit investments in passenger rail in

order to refocus growth toward city centers while reducing greenhouse gas emissions and reinforcing community resilience.

AB 1561

(Garcia, Cristina D) Residential development: discrimination.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/14/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Would require a city, county, and a city and county, including a charter city, charter county, and charter city and county, prior to taking any action or enacting any ordinance that increases the costs of creating a residential development or part thereof, to consider whether the action or ordinance has a discriminatory impact based on race or ethnicity. By imposing new duties on local government agencies, the bill would create a state-mandated local program.

AB 1568

(McCarty D) Housing law compliance: prohibition on applying for state grants.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/14/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: The Housing Element Law, prescribes requirements for the preparation of the housing element, including a requirement that a planning agency submit a draft of the element or draft amendment to the element to the Department of Housing and Community Development prior to the adoption of the element or amendment to the element. Current law requires the department to review the draft and report its written findings, as specified. Current law also requires the department, in its written findings, to determine whether the draft substantially complies with the Housing Element Law. This bill would authorize the city or county to submit evidence that the city or county is no longer in violation of state law to the department and to request the department to issue a finding that the city or county is no longer in violation of state law.

AB 1585

(Boerner Horvath D) Accessory dwelling units.

Current Text: Introduced: 2/22/2019 [html](#) [pdf](#)

Status: 2/25/2019-Read first time.

Location: 2/22/2019-A. PRINT

Summary: The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth standards the ordinance is required to impose, including, among others, maximum unit size, parking, and height standards. This bill would make nonsubstantive changes to these provisions.

AB 1629

(Rivas, Robert D) Low-income housing tax credits.

Current Text: Introduced: 2/22/2019 [html](#) [pdf](#)

Status: 2/25/2019-Read first time.

Location: 2/22/2019-A. PRINT

Summary: Current law establishes the California Tax Credit Allocation Committee in state government to allocate the federal and state low-income housing tax credits. Current law requires the committee to adopt a qualified allocation plan, as provided. This bill would make nonsubstantive changes to the provision requiring the committee to adopt a qualified allocation plan.

AB 1648

(Levine D) Housing: school employees: affordable rental housing.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee chair, with author's amendments: Amend, and re-refer to Com. on NAT. RES. Read second time and

amended.

Location: 3/18/2019-A. NAT. RES.

Summary: Would define affordable rental housing for the purposes of the Teacher Housing Act of 2016 to mean a rental housing development with a majority of its rents restricted to levels that are affordable to persons and families whose income does not exceed 200 percent of area median income, as specified, and located on real property owned by the school district.

AB 1697

(Grayson D) Housing: tenancy termination: just cause.

Current Text: Amended: 3/25/2019 [html](#) [pdf](#)

Last Amend: 3/25/2019

Status: 3/26/2019-Re-referred to Com. on JUD.

Location: 3/25/2019-A. JUD.

Calendar: 4/30/2019 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, STONE, MARK, Chair

Summary: Would, with certain exceptions, prohibit a lessor of residential property, for a term not specified by the parties, in which the tenant has occupied the property for 12 months or more, from terminating the lease without just cause, stated in the written notice to terminate.

AB 1706

(Quirk D) Housing development: incentives.

Current Text: Amended: 3/26/2019 [html](#) [pdf](#)

Last Amend: 3/26/2019

Status: 3/27/2019-Re-referred to Com. on H. & C.D.

Location: 3/25/2019-A. H. & C.D.

Summary: Would, until January 1, 2035, provide specified financial incentives that ensure financial feasibility to a development proponent of a residential housing development in the 9-county San Francisco Bay area region that dedicates at least 20% of the development's housing units to households making no more than 150% of the area median income. The incentives provided to those developments include an exemption from the California Environmental Quality Act, a density bonus of 35%, a waiver of local parking requirements, and a waiver of physical building requirements imposed on development by the local agency, such as green building standards.

AB 1717

(Friedman D) Transit-Oriented Affordable Housing Funding Program Act.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/11/2019-Re-referred to Com. on L. GOV.

Location: 4/10/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: Would establish the Transit-Oriented Affordable Housing Funding Program, to be administered by the California Housing Finance Agency (CalHFA). The bill would authorize the city council of a city, or the board of supervisors of a city and county, to participate in the program by enactment of an ordinance establishing a transit-oriented affordable housing district, as provided.

AB 1731

(Boerner Horvath D) Short-term rentals: coastal zone.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/11/2019-Re-referred to Com. on NAT. RES.

Location: 4/9/2019-A. NAT. RES.

Calendar: 4/29/2019 2:30 p.m. - State Capitol, Room 447 ASSEMBLY NATURAL RESOURCES, FRIEDMAN, Chair

Summary: Would authorize a hosting platform to make available a residentially zoned or residentially used unit within a residential property in the County of San Diego that is located in certain areas within the coastal zone as a short-term rental 365 days per year if the primary resident lives onsite of the residential property full time. The bill would define "full time" for these purposes as 270 days per year.

AB 1734

(Chiu D) Property taxation: welfare exemption: rental housing: moderate income housing.

Current Text: Introduced: 2/22/2019 [html](#) [pdf](#)

Status: 4/8/2019-In committee: Hearing for testimony only.

Location: 3/18/2019-A. REV. & TAX

Summary: Current property tax law, in accordance with the California Constitution, provides for a "welfare exemption" for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. Under existing property tax law, property that meets these requirements that is used exclusively for rental housing and related facilities is entitled to a partial exemption, equal to that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units, in any year that any of certain criteria apply. This bill, on and after January 1, 2020, would provide a similar exemption for qualified property, as defined, that meets the requirements of the welfare exemption and that is used exclusively for rental housing and related facilities, equal to that percentage of the value of the property that is equal to the percentage that the number of units serving moderate-income households, as defined, represents of the total number of residential units.

AB 1745

(Kalra D) Shelter crisis: emergency bridge housing community: City of San Jose.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/11/2019-Re-referred to Com. on H. & C.D.

Location: 3/28/2019-A. H. & C.D.

Calendar: 4/24/2019 9:15 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair

Summary: Current law, until January 1, 2022, upon a declaration of a shelter crisis by the City of San Jose, authorizes emergency housing to include an emergency bridge housing community for the homeless, as specified. Existing law, in lieu of compliance with state and local building, housing, health, habitability, or safety standards and laws, authorizes the city to adopt by ordinance reasonable local standards for emergency bridge housing communities, subject to specified requirements, including review by the Department of Housing and Community Development. This bill would extend the repeal date of these provisions to January 1, 2025. The bill would extend the date that an affordable housing unit identified in the city's housing plan is required to be available for a resident of an emergency bridge housing community to live in to January 1, 2025.

AB 1763

(Chiu D) Planning and zoning: density bonuses: affordable housing.

Current Text: Amended: 3/28/2019 [html](#) [pdf](#)

Last Amend: 3/28/2019

Status: 4/10/2019-From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 8. Noes 0.) (April 10). Re-referred to Com. on L. GOV.

Location: 4/10/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: Would require a density bonus to be provided to a developer who agrees to construct a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households, as defined. The bill would also require that a housing development that meets this criteria receive 4 incentives or concessions under the Density Bonus Law.

AB 1775

(Reyes D) Local planning: environmental justice goals: notification: Department of Justice.

Current Text: Amended: 4/9/2019 [html](#) [pdf](#)

Last Amend: 4/9/2019

Status: 4/10/2019-Re-referred to Com. on L. GOV.

Location: 3/18/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: The Planning and Zoning Law requires a general plan to include certain mandatory elements, including an environmental justice element, or related goals, policies, and objectives integrated in other elements, that identifies disadvantaged communities within the area covered by the general plan. This bill would require a city, county, or city and county to notify the Department of

Justice at least 60 days before the adoption or review of the environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements.

AB 1783

(Rivas, Robert D) H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development.

Current Text: Amended: 4/4/2019 [html](#) [pdf](#)

Last Amend: 4/4/2019

Status: 4/8/2019-Re-referred to Com. on L. GOV.

Location: 4/3/2019-A. L. GOV.

Calendar: 4/24/2019 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair

Summary: The California Community Services Block Grant Program requires the Department of Community Services and Development to administer the federal Community Services Block Grant funds to provide financial assistance for activities designed to have a measurable and potentially major impact on causes of poverty in a community or areas of a community where poverty is a particularly acute problem. Current law authorizes this funding to assist programs that, among other things, meet the needs of migrant and seasonal farmworkers and their families, such as improved housing and sanitation, including the provision and maintenance of emergency and temporary housing and sanitation facilities. This bill would prohibit the provision of state funding, as defined, for the purposes of planning, developing, or operating any housing used to comply with the federal law requirement to furnish housing to H-2A workers and would require an employer, as defined, or other recipient of state funding who utilizes state funding for these purposes to reimburse the state or state agency that provided the funding in an amount equal to the amount of that state funding expended for those purposes

AB 1795

(Kamlager-Dove D) Civil actions: unlawful detainer: court records.

Current Text: Amended: 3/28/2019 [html](#) [pdf](#)

Last Amend: 3/28/2019

Status: 4/1/2019-Re-referred to Com. on JUD.

Location: 3/28/2019-A. JUD.

Calendar: 4/30/2019 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, STONE, MARK, Chair

Summary: Current law provides summary proceedings for obtaining possession of real property in specified cases, including a case in which an owner of real property seeks to displace, on the ground of unlawful detainer, a tenant or lessee of accommodations that the owner has withdrawn from rent or lease. Existing law requires the clerk of the court to allow access to the records of those summary proceedings, as specified. This bill would prohibit the clerk from allowing access to the records of an unlawful detainer action described above, except as specified.

ACA 1

(Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.

Current Text: Amended: 3/18/2019 [html](#) [pdf](#)

Last Amend: 3/18/2019

Status: 3/28/2019-Coauthors revised. From committee: Be adopted, and re-refer to Com. on APPR. Re-referred. (Ayes 5. Noes 2.) (March 27). Re-referred to Com. on APPR.

Location: 3/27/2019-A. APPR.

Calendar: 4/24/2019 9 a.m. - State Capitol, Room 4202 ASSEMBLY APPROPRIATIONS, GONZALEZ, Chair

Summary: The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

SB 4

(McGuire D) Housing.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/10/2019-From committee with author's amendments. Read second time and amended. Re-referred to Com. on GOV. & F.

Location: 4/2/2019-S. GOV. & F.

Calendar:

4/24/2019 9 a.m. - Room 112 SENATE GOVERNANCE AND FINANCE SPECIAL ORDER, MCGUIRE, Chair

4/24/2019 9 a.m. - Room 113 SENATE ENVIRONMENTAL QUALITY, ALLEN, Chair

Summary: Would authorize a development proponent of a neighborhood multifamily project or eligible transit-oriented development (TOD) project located on an eligible parcel to submit an application for a streamlined, ministerial approval process that is not subject to a conditional use permit. The bill would define a "neighborhood multifamily project" to mean a project to construct a multifamily unit of up to 2 residential dwelling units in a nonurban community, as defined, or up to 4 residential dwelling units in an urban community, as defined, that meets local height, setback, and lot coverage zoning requirements as they existed on July 1, 2019.

SB 5

(Beall D) Affordable Housing and Community Development Investment Program.

Current Text: Amended: 4/8/2019 [html](#) [pdf](#)

Last Amend: 4/8/2019

Status: 4/11/2019-Set for hearing April 22.

Location: 4/2/2019-S. APPR.

Calendar: 4/29/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair

Summary: Would establish in state government the Affordable Housing and Community Development Investment Program, which would be administered by the Affordable Housing and Community Development Investment Committee. The bill would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, transit village development district, or a combination of those entities, to apply to the Affordable Housing and Community Development Investment Committee to participate in the program and would authorize the committee to approve or deny plans for projects meeting specific criteria.

SB 6

(Beall D) Residential development: available land.

Current Text: Amended: 2/27/2019 [html](#) [pdf](#)

Last Amend: 2/27/2019

Status: 4/11/2019-Set for hearing April 22.

Location: 4/9/2019-S. APPR.

Calendar: 4/29/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair

Summary: Would require the Department of Housing and Community Development to furnish the Department of General Services with a list of local lands suitable and available for residential development as identified by a local government as part of the housing element of its general plan. The bill would require the Department of General Services to create a database of that information and information regarding state lands determined or declared excess and to make this database available and searchable by the public by means of a link on its internet website.

SB 9

(Beall D) Income taxes: low-income housing credits: allocation: sale of credits.

Current Text: Amended: 4/3/2019 [html](#) [pdf](#)

Last Amend: 4/3/2019

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 0.) (April 10). Re-referred to Com. on APPR.

Location: 4/10/2019-S. APPR.

Calendar: 4/29/2019 10 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair

Summary: Current law, beginning on or after January 1, 2009, and before January 1, 2020, requires, in the case of a project that receive a preliminary reservation of a state low-income housing tax credit, that the credit be allocated to the partners of a partnership owning the project in accordance with the partnership agreement, as provided. Existing law, beginning on or after January 1, 2016, and before January 1, 2020, authorizes a taxpayer that is allowed a low-income housing tax credit to elect to sell all or a portion of that credit to one or more unrelated parties for each taxable year in which the credit is allowed, as described. This bill would delete the January 1, 2020, date with respect to both of these provisions, thereby requiring the allocation of credits among

partners in accordance with the partnership agreement and authorizing the sale of a credit, as described above, indefinitely.

SB 13

(Wieckowski D) Accessory dwelling units.

Current Text: Amended: 4/4/2019 [html](#) [pdf](#)

Last Amend: 4/4/2019

Status: 4/10/2019-VOTE: Do pass as amended, but first amend, and re-refer to the Committee on [Appropriations]

Location: 4/10/2019-S. APPR.

Summary: Current law requires accessory dwelling units to comply with specified standards, including that the accessory dwelling unit is either attached to, or located within, the proposed or existing primary dwelling or detached if located within the same lot, and that it does not exceed a specified amount of total area of floor space. This bill would, instead, authorize the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling use.

SB 15

(Portantino D) Property tax revenue allocations: Local-State Sustainable Investment Program.

Current Text: Amended: 4/8/2019 [html](#) [pdf](#)

Last Amend: 4/8/2019

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on HOUSING. (Ayes 5. Noes 1.) (April 10). Re-referred to Com. on HOUSING.

Location: 4/10/2019-S. HOUSING

Calendar: 4/22/2019 3 p.m. or upon adjournment of Session - Room 112 SENATE HOUSING, WIENER, Chair

Summary: Would establish the Local-State Sustainable Investment Program, which would be administered by the Department of Finance. The bill would authorize a city, a county, or a specified joint powers agency to apply to the Department of Finance for funding for projects that further certain purposes, including increasing the availability of affordable housing. The bill would require that funding under the program be provided by an allocation of ad valorem property tax revenues, as provided, and would limit the amount of funding approved under the program to \$200,000,000 per fiscal year and \$1,000,000,000 total.

SB 18

(Skinner D) Keep Californians Housed Act.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee with author's amendments. Read second time and amended. Re-referred to Com. on JUD.

Location: 4/2/2019-S. JUD.

Calendar: 4/23/2019 1:30 p.m. - Room 112 SENATE JUDICIARY, JACKSON, Chair

Summary: Current law establishes the Department of Consumer Affairs (DCA) under the control of a civil executive officer known as the Director of Consumer Affairs. Current law requires, among other things, that the director provide for the establishment of a comprehensive library of books, documents, studies, and other materials relating to consumers and consumer problems. This bill, no later than January 1, 2021, would require DCA to publish on its internet website, and to biannually update, a guide to all state laws pertaining to landlords and the landlord-tenant relationship.

SB 25

(Caballero D) California Environmental Quality Act: projects funded by qualified opportunity zone funds or other public funds.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee: Do pass as amended and re-refer to Com. on JUD. (Ayes 5. Noes 2.) (April 10). Read second time and amended. Re-referred to Com. on JUD.

Location: 4/10/2019-S. JUD.

Calendar: 4/23/2019 1:30 p.m. - Room 112 SENATE JUDICIARY, JACKSON, Chair

Summary: CEQA establishes a procedure by which a person may seek judicial review of the decision of the lead agency made pursuant to CEQA. This bill would, until January 1, 2025, establish specified procedures for the administrative and judicial review of the environmental review and approvals granted for projects that are funded, in whole or in part, by specified public funds or public agencies and that meet certain requirements.

SB 48

(Wiener D) Interim housing intervention developments.

Current Text: Amended: 3/25/2019 [html](#) [pdf](#)

Last Amend: 3/25/2019

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on EQ. (Ayes 6. Noes 0.) (April 10). Re-referred to Com. on EQ.

Location: 4/10/2019-S. E.Q.

Calendar: 4/24/2019 9 a.m. - Room 113 SENATE ENVIRONMENTAL QUALITY, ALLEN, Chair

Summary: Would revise the requirements of the housing element, as specified, in connection with the identification of zones where emergency shelters are allowed as a permitted use with a conditional use or other discretionary permit. The bill would generally require that emergency shelters be in areas that allow residential use, including mixed-use areas, but would permit designation in industrial zones if a local government can demonstrate that the zone is connected to specified amenities and services. The bill would remove the authorization granted to local government to require off-street parking, as specified, in connection with standards applied to emergency shelters.

SB 49

(Skinner D) Energy efficiency.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee: Do pass as amended and re-refer to Com. on EQ. (Ayes 11. Noes 1.) (April 10). Read second time and amended. Re-referred to Com. on EQ.

Location: 4/10/2019-S. E.Q.

Calendar: 4/24/2019 9 a.m. - Room 113 SENATE ENVIRONMENTAL QUALITY, ALLEN, Chair

Summary: Would require the State Energy Resources Conservation and Development Commission to prescribe, by regulation, standards for appliances and buildings to facilitate load management. The bill would authorize the commission to include, in the regulations prescribing standards for appliances, other cost-effective measures, as specified, to promote the use of demand flexible appliances, the use of which has an effect on a building's energy demand profile. The bill would require that the standards and other regulations become effective no sooner than one year after the date of adoption or revision.

SB 50

(Wiener D) Planning and zoning: housing development: incentives.

Current Text: Amended: 3/11/2019 [html](#) [pdf](#)

Last Amend: 3/11/2019

Status: 4/4/2019-Set for hearing April 24.

Location: 4/2/2019-S. GOV. & F.

Calendar: 4/24/2019 9 a.m. - Room 112 SENATE GOVERNANCE AND FINANCE SPECIAL ORDER, MCGUIRE, Chair

Summary: Would require a city, county, or city and county to grant upon request an equitable communities incentive when a development proponent seeks and agrees to construct a residential development, as defined, that satisfies specified criteria, including, among other things, that the residential development is either a job-rich housing project or a transit-rich housing project, as those terms are defined; the site does not contain, or has not contained, housing occupied by tenants or accommodations withdrawn from rent or lease in accordance with specified law within specified time periods; and the residential development complies with specified additional requirements under existing law.

SB 128

(Beall D) Enhanced infrastructure financing districts: bonds: issuance.

Current Text: Amended: 3/21/2019 [html](#) [pdf](#)

Last Amend: 3/21/2019

Status: 3/28/2019-Read third time. Passed. (Ayes 24. Noes 7.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

Location: 3/28/2019-A. DESK

Summary: Current law authorizes the legislative body of a city or a county to establish an enhanced infrastructure financing district, with a governing body referred to as a public financing authority, to finance public capital facilities or other specified projects of communitywide significance. Current law requires a public financing authority to adopt an infrastructure financing plan and hold a public hearing on the plan, as specified. Current law authorizes the public financing authority to issue bonds for these purposes upon approval by 55% of the voters voting on a proposal to issue the bonds. Current law requires the proposal submitted to the voters by

the public financing authority and the resolution for the issuance of bonds following approval by the voters to include specified information regarding the bond issuance. This bill would instead authorize the public financing authority to issue bonds for these purposes without submitting a proposal to the voters.

SB 191

(Morrell R) Land use: housing element.

Current Text: Introduced: 1/30/2019 [html](#) [pdf](#)

Status: 2/6/2019-Referred to Com. on RLS.

Location: 1/30/2019-S. RLS.

Summary: The Planning and Zoning Law requires a city or county to adopt a comprehensive, long-term general plan that includes various mandatory elements, including a housing element. That law requires the housing element to contain, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. That law requires the Department of Housing and Community Development to determine the current and projected need for housing for each region, as specified. This bill would make nonsubstantive changes to that law.

SB 196

(Beall D) Property taxes: welfare exemption: community land trust.

Current Text: Introduced: 1/31/2019 [html](#) [pdf](#)

Status: 4/4/2019-Set for hearing May 1.

Location: 2/13/2019-S. GOV. & F.

Calendar: 5/1/2019 9:30 a.m. - Room 112 SENATE GOVERNANCE AND FINANCE, MCGUIRE, Chair

Summary: Current property tax law, in accordance with the California Constitution, provides for a "welfare exemption" for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. This bill, for lien dates occurring on and after January 1, 2020, would provide that property is within the welfare exemption if that property is owned by a community land trust, as defined, otherwise qualifying for the welfare exemption, and specified conditions are met, including that the property is being or will be developed or rehabilitated as housing, as specified.

SB 215

(Morrell R) Local government: housing.

Current Text: Introduced: 2/6/2019 [html](#) [pdf](#)

Status: 2/13/2019-Referred to Com. on RLS.

Location: 2/6/2019-S. RLS.

Summary: Current law authorizes local governments to conduct a review or appeal regarding allocation data provided by the Department of Housing and Community Development or the council of governments regarding the locality's share of the regional housing need or the submittal of data or information for a proposed allocation, as specified. This bill would make nonsubstantive changes to this provision.

SB 235

(Dodd D) Planning and zoning: housing production report: regional housing need allocation.

Current Text: Amended: 3/25/2019 [html](#) [pdf](#)

Last Amend: 3/25/2019

Status: 4/5/2019-Set for hearing April 22.

Location: 4/2/2019-S. APPR.

Summary: Would authorize the County of Napa and the City of Napa to reach a mutually acceptable agreement to allow one of those jurisdictions to report on its annual production report to the Department of Housing and Community Development those completed entitlements, building permits, and certificates of occupancy issued by the other jurisdiction for the development of housing if certain conditions are met. The bill would require the board of supervisors of the County of Napa and the city council of the City of Napa to each hold a public hearing to solicit public comment on the proposed agreement and to make specified written findings based on substantial evidence before approving the agreement.

SB 294

(Hill D) Property taxation: welfare exemption: low income housing.

Current Text: Introduced: 2/14/2019 [html](#) [pdf](#)

Status: 4/8/2019-April 8 hearing: Placed on APPR. suspense file.

Location: 4/8/2019-S. APPR. SUSPENSE FILE

Summary: Would require any outstanding qualified ad valorem property tax in excess of the \$20,000,000 limitation, and related interest or penalty, which was levied or imposed on and after January 1, 2019, and before January 1, 2020, with respect to qualified property for which a qualified claim was filed, to be canceled to the extent that the amount canceled does not result in a total assessed value exemption amount in excess of \$250,000,000 being allowed to a qualified taxpayer with respect to a single property or multiple properties for any fiscal year. The bill would, on and after January 1, 2020, prohibit an escape assessment from being levied on qualified property if that amount would be subject to cancellation pursuant to this bill.

SB 329

(Mitchell D) Discrimination: housing: source of income.

Current Text: Introduced: 2/15/2019 [html](#) [pdf](#)

Status: 3/28/2019-Set for hearing April 23.

Location: 2/28/2019-S. JUD.

Summary: Current law defines the term "source of income" for purposes of the provisions relating to discrimination in housing accommodations as specified, to mean lawful, verifiable income paid directly to a tenant or paid to a representative of a tenant. This bill would instead define the term for purposes of those provisions, to mean verifiable income paid directly to a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies, as specified.

SB 330

(Skinner D) Housing Crisis Act of 2019.

Current Text: Amended: 4/4/2019 [html](#) [pdf](#)

Last Amend: 4/4/2019

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on HOUSING. (Ayes 6. Noes 0.) (April 10). Re-referred to Com. on HOUSING.

Location: 4/10/2019-S. HOUSING

Calendar: 4/22/2019 3 p.m. or upon adjournment of Session - Room 112 SENATE HOUSING, WIENER, Chair

Summary: The The Housing Accountability Act requires a local agency that proposes to disapprove a housing development project that complies with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by substantial evidence on the record that specified conditions exist, and places the burden of proof on the local agency to that effect. The act requires a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least \$10,000 per housing unit in the housing development project on the date the application was deemed complete. This bill would, until January 1, 2030, specify that an application is deemed complete for these purposes if a complete initial application was submitted, as specified.

SB 384

(Morrell R) Housing.

Current Text: Amended: 3/25/2019 [html](#) [pdf](#)

Last Amend: 3/25/2019

Status: 4/10/2019-April 10 set for first hearing. Failed passage in committee. (Ayes 2. Noes 5.) Reconsideration granted.

Location: 3/26/2019-S. E.Q.

Summary: CEQA requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA establishes a procedure by which a person may seek judicial review of the decision of the lead agency made pursuant to CEQA. This bill would establish specified procedures for the administrative and judicial review of the environmental review and approvals granted for housing development projects with 50 or more residential units

SB 526

(Allen D) Regional transportation plans: greenhouse gas emissions: State Mobility Action Plan for Healthy Communities.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee: Do pass as amended and re-refer to Com. on HOUSING. (Ayes 9. Noes 3.) (April 9). Read second time and amended. Re-referred to Com. on HOUSING.

Location: 4/9/2019-S. HOUSING

Calendar: 4/22/2019 3 p.m. or upon adjournment of Session - Room 112 SENATE HOUSING, WIENER, Chair

Summary: Would require the State Air Resources Board to adopt a regulation that requires a metropolitan planning organization to provide any data that the state board determines is necessary to fulfill the requirements of the above-described report and to determine if the metropolitan planning organization is on track to meet its 2035 greenhouse gas emission reduction target. After completing each report, the bill would require the state board to determine if each metropolitan planning organization is on track to meet its 2035 target.

SB 529

(Durazo D) Tenant associations: eviction for cause: withholding payment of rent.

Current Text: Amended: 4/9/2019 [html](#) [pdf](#)

Last Amend: 4/9/2019

Status: 4/9/2019-From committee with author's amendments. Read second time and amended. Re-referred to Com. on JUD.

Location: 3/7/2019-S. JUD.

Calendar: 4/23/2019 1:30 p.m. - Room 112 SENATE JUDICIARY, JACKSON, Chair

Summary: Current law prohibits a lessor from retaliating against a lessee because the lessee has lawfully organized or participated in a lessees' association or an organization advocating lessees' rights, or has lawfully and peaceably exercised any rights under the law, by increasing rent, decreasing services, causing a lessee to quit involuntarily, bringing an action to recover possession, or from threatening to do any of those acts. A lessor who violates this latter provision is liable to the lessee for actual damages and, under certain circumstances, punitive damages. This bill would declare that tenants have the right to form, join, and participate in the activities of a tenant association, subject to any restrictions as may be imposed by law, or to refuse to join or participate in the activities of a tenant association.

SB 532

(Portantino D) Redevelopment: bond proceeds: affordable housing.

Current Text: Introduced: 2/21/2019 [html](#) [pdf](#)

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on HOUSING. (Ayes 5. Noes 2.) (April 10). Re-referred to Com. on HOUSING.

Location: 4/10/2019-S. HOUSING

Calendar: 4/22/2019 3 p.m. or upon adjournment of Session - Room 112 SENATE HOUSING, WIENER, Chair

Summary: This bill, notwithstanding the requirement that the remaining bond proceeds be used to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation, would authorize a successor agency to use the remaining bond proceeds for the purposes of increasing, improving, and preserving affordable housing, as defined. The bill, if the remaining bond proceeds are used for these purposes, would require the Last and Final Recognized Obligation Payment Schedule to be adjusted to allow for the allocation of revenues from the Redevelopment Property Tax Trust Fund to the successor agency for purposes of paying the remaining principal and interest on the bonds.

SB 621

(Glazer D) California Environmental Quality Act: court actions or proceedings: affordable housing projects.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee: Do pass as amended and re-refer to Com. on JUD. (Ayes 5. Noes 2.) (April 10). Read second time and amended. Re-referred to Com. on JUD.

Location: 4/10/2019-S. JUD.

Calendar: 4/23/2019 1:30 p.m. - Room 112 SENATE JUDICIARY, JACKSON, Chair

Summary: Would require the Judicial Council, by July 1, 2020, to adopt a rule of court applicable to an action or proceeding brought to attack, review, set aside, void, or annul the certification of an environmental impact report for an affordable housing project, as defined, or the granting of an approval of an affordable housing project that requires the action or proceeding, including any potential appeals therefrom, to be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceeding with the

court.

SB 623

(Jackson D) Multifamily Housing Program: total assistance calculation.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/11/2019-Set for hearing April 22.

Location: 4/3/2019-S. HOUSING

Calendar: 4/22/2019 3 p.m. or upon adjournment of Session - Room 112 SENATE HOUSING, WIENER, Chair

Summary: Current law requires that of the total assistance provided under the Multifamily Housing Program, a specified percentage that is proportional to the percentage of lower income renter households in the state that are lower income elderly renter households, as reported by the United States Department of Housing and Urban Development on the basis of the most recent decennial census conducted by the United States Census Bureau, be awarded to units restricted to senior citizens. That calculation, known as the total assistance calculation, excludes assistance for certain projects related to housing for homeless youths and supportive housing for target populations. This bill would, instead, require the total assistance calculation described above use data as reported by the United States Department of Housing and Urban Development on the basis of the most recent American Community Survey or successor survey conducted by the United States Census Bureau.

SB 695

(Portantino D) Land use planning: housing element: foster youth placement.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Last Amend: 4/10/2019

Status: 4/10/2019-Read second time and amended. Re-referred to Com. on HUMAN S.

Location: 4/2/2019-S. HUM. S.

Calendar: 4/22/2019 3 p.m. - Rose Ann Vuich Hearing Room (2040) SENATE HUMAN SERVICES, HURTADO, Chair

Summary: Would authorize a city that has a housing element that has been approved by the Department of Housing and Community Development, as specified, to meet 5% of its share of the regional housing need by adopting of a program that meets certain, listed requirements, including that the program actively promote and assist in the placement of foster youth in existing family-based households, as specified, and be approved by the council of governments that assigns the city's share of regional housing needs or, in the absence of a council, by the department.

SB 718

(Moorlach R) Housing.

Current Text: Introduced: 2/22/2019 [html](#) [pdf](#)

Status: 3/14/2019-Referred to Com. on RLS.

Location: 2/22/2019-S. RLS.

Summary: Current law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Current law defines several terms for the purposes of these provisions. This bill would make nonsubstantive changes to those definitions.

SB 744

(Caballero D) Planning and zoning: California Environmental Quality Act: permanent supportive housing.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Last Amend: 4/11/2019

Status: 4/11/2019-From committee: Do pass and re-refer to Com. on EQ. (Ayes 6. Noes 1.) (April 10). Re-referred to Com. on EQ. From committee with author's amendments. Read second time and amended. Re-referred to Com. on EQ.

Location: 4/10/2019-S. E.Q.

Calendar: 4/24/2019 9 a.m. - Room 113 SENATE ENVIRONMENTAL QUALITY, ALLEN, Chair

Summary: Would, if a No Place Like Home project, as defined, is not eligible for approval as a use by right, as specified would authorize the development applicant to request within a specified time period that the lead agency prepare concurrently the record of proceeding for the project with the performance of the environmental review of program. The bill would require the lead agency to file and post a notice of determination within 2 working days of the approval of the project.

SCA 1

(Allen D) Public housing projects.

Current Text: Introduced: 12/3/2018 [html](#) [pdf](#)

Status: 3/20/2019-Referred to Coms. on HOUSING, E. & C.A., and APPR.

Location: 3/20/2019-S. HOUSING

Summary: The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.

Total Measures: 107

Total Tracking Forms: 107