



LEGISLATIVE HISTORY
2019 Housing Bills
April 24, 2019 (does not reflect evening
status updates)



Bill Number	Current Text	Status	Summary	MTC Position	ABAG Position
<u>AB 10</u> <u>Chiu</u>	Introduced 12/3/2018	Assembly Revenue and Taxation	Income taxes: credits low-income housing: farmworker housing. 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.		
<u>AB 11</u> <u>Chiu</u>	Amended 4/11/2019	Assembly Local Government	Community Redevelopment Law of 2019. 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.		
<u>AB 14</u> <u>Rivas, Luz</u>	Introduced 12/3/2018	Assembly Housing and Community Development	Multifamily Housing Program: homeless youths: homeless families. Would appropriate an unspecified sum from the General Fund into the Housing Rehabilitation Loan Fund to be expended under the Multifamily Housing Program to fund housing for homeless youths and homeless families in accordance with certain requirements, including that the department prioritize loans to housing projects in disadvantaged communities, as defined, and that unspecified amounts be set aside for both certain homeless youths and certain homeless families.		

AB 22 Burke	Introduced 12/3/2018	Assembly Housing and Community Development	Housing: safe and clean shelter for children. Current law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency, and requires the department to administer various housing programs throughout the state, including programs that address the needs of homeless individuals and families, and reviewing local ordinances for the design, development, and operation of homeless shelters in cities and counties that have declared a shelter crisis. This bill would declare that it is the policy of the state that every child has the right to safe and clean shelter and that no child should be without safe and clean shelter by 2025.		
AB 36 Bloom	Amended 4/22/2019	Assembly Housing and Community Development	Residential tenancies: rent control. The Costa-Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties. This bill 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 20 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 10 or fewer 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 67 Rivas, Luz	Amended 4/11/2019	Assembly Appropriations	Housing: homeless integrated data warehouse. Would require the Department of Housing and Community Development to create a state homeless integrated data warehouse, in coordination with the Homeless Coordinating and Financing Council, to develop a composite portrayal of the homeless population in the state and the services provided to this population or to those at risk of becoming homeless. The bill would require that the information compiled for the database include the data necessary to make certain findings, including, among other things, the number of individuals and families experiencing homelessness, their access to benefits, and the stated reasons for their homelessness.		
AB 68 Ting	Amended 4/3/2019	Assembly Appropriations Suspense File	Land use: accessory dwelling units. 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	Amended 4/4/2019	Assembly Appropriations Suspense File	Land use: accessory dwelling units. 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 148 Quirk-Silva	Introduced 12/14/2018	Assembly Transportation	Regional transportation plans: sustainable communities strategies. 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 180 Gipson	Amended 3/28/2019	Assembly Appropriations	Institutional and community corrections: Smart Justice Student Program. Would establish, until January 1, 2025, the Smart Justice Student Program that would require the Board of State and Community Corrections to solicit proposals for postsecondary education programs among the University of California, the California State University, and the California Community Colleges to receive funding, with the intent of directly serving individuals who are or have been incarcerated, or are currently on parole, probation, or other form of supervised release.		
AB 185 Grayson	Introduced 1/10/2019	Assembly Appropriations	California Transportation Commission: transportation policies: joint meetings. Current law creates the California Transportation Commission, with various powers and duties relative to the programming of transportation capital projects and allocation of funds to those projects pursuant to the state transportation improvement program and various other transportation funding programs. Existing law requires the commission and the State Air Resources Board to hold at least 2 joint meetings per calendar year to coordinate their implementation of transportation policies. This bill would require the Department of Housing and Community Development to participate in those joint meetings.		

AB 191 Patterson	Amended 3/28/2019	Assembly Housing and Community Development	Building standards: exemptions: rebuilding after disasters. Current law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation, including energy conservation and fire prevention requirements relating to energy efficiency and the installation of interior sprinklers. This bill would, until January 1, 2030, exempt homes that meet specified requirements and are being rebuilt after wildfires or specified emergency events that occurred on or after January 1, 2017, from meeting certain current building standards.		
AB 195 Patterson	Introduced 1/10/2019	Assembly Appropriations	Department of Housing and Community Development: grant-based programs: reporting. Current law requires the Department of Housing and Community Development, on or before December 31 of each year, to submit an annual report containing specified information to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. This bill would require the department to include in those annual reports specified information relating to grant-based programs administered by the department, including the amount of the original awards to recipients, the portions not yet disbursed to recipients, and an estimate of how many individuals could benefit from the remaining balance.		
AB 246 Mathis	Introduced 1/22/2019	Assembly Transportation	State highways: property leases. Would y authorize the Department of Transportation to offer a lease on a right of first refusal basis of any airspace under a freeway, or real property acquired for highway purposes, located in a disadvantaged community, that is not excess property to the city or county in which the disadvantaged community is located for purposes of an emergency shelter or feeding program, or for park, recreational, or open-space purposes for a rental amount of \$1 per month, subject to certain conditions.		
AB 298 Mathis	Introduced 1/28/2019	Assembly Housing and Community Development	Housing: home purchase assistance program: first responders: Legislative Analyst: study and report. Would require the Legislative Analyst to conduct a study, and present the findings thereof to the Legislature, to inform the creation of a low-interest loan program for first responders. The bill would require the report to be submitted on or before January 1, 2024. The bill would require the report to include a recommendation as to which state department is best suited to administer the program, an estimation of the amount of funding that would be necessary to conduct the program, and recommendations for qualifications for participation in the program.		

AB 338 Chu	Amended 3/28/2019	Assembly Appropriations Suspense File	Manufactured housing: smoke alarms: emergency preparedness. Would require all used manufactured homes, used mobilehomes, and used multifamily manufactured homes that are sold on or after January 1, 2020, or rented pursuant to a rental agreement entered into on or after January 1, 2020, to have installed in each room designed for sleeping a smoke alarm that is operable on the date of rental or transfer of title and that complies with the federal National Manufactured Housing Construction and Safety Standards Act of 1974 and has been approved and listed by the Office of the State Fire Marshal on or after January 1, 2014.		
AB 386 Garcia, Eduardo	Amended 3/5/2019	Assembly Appropriations Suspense File	Agricultural Working Poor Energy Efficient Housing Program. Would require the Department of Community Services and Development to develop and administer the Agricultural Working Poor Energy Efficient Housing Program and to expend moneys appropriated by the Legislature for the purposes of the program to improve energy efficiency in farmworker-owned housing. The bill would require the department to report to the Legislature on the program with respect to balances and expenditures, households reached, demographics of the households reached, measures funded, and energy savings.		
AB 411 Stone, Mark	Amended 3/27/2019	Assembly Appropriations Suspense File	Redevelopment: City of Santa Cruz: bond proceeds: affordable housing. Current law requires any successor agency that has been issued a finding of completion to use bond proceeds derived from bonds issued on or after January 1, 2011, in excess of the amounts needed to satisfy approved enforceable obligations, in a manner consistent with the original bond covenants, subject to certain requirements, including a requirement that no more than 5% of the proceeds derived from the bonds be expended, unless the successor agency has an approved Last and Final Recognized Obligation Payment Schedule, in which case the agency is authorized to expend no more than 20% of the proceeds derived from the bonds, subject to specified adjustments. Current law requires remaining bond proceeds that cannot be spent pursuant to those requirements to be used at the earliest possible date to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation. 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 the City of Santa Cruz to use the remaining bond proceeds for the purposes of increasing, improving, and preserving affordable housing, as defined, and facilities for homeless persons, so long as those proceeds are used in a manner consistent with any original bond covenant.		

<u>AB 430</u> <u>Gallagher</u>	Amended 4/11/2019	Assembly Natural Resources	Housing development: Camp Fire Housing Assistance Act of 2019. 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.		
<u>AB 437</u> <u>Wood</u>	Amended 3/14/2019	Assembly Appropriations	Move-In Loan Program. 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.		
<u>AB 485</u> <u>Medina</u>	Introduced 2/12/2019	Assembly Third Reading	Local government: economic development subsidies. Current law requires each local agency, as defined, to provide specified information to the public before approving an economic development subsidy within its jurisdiction, and to, among other things, hold hearings and report on those subsidies, as provided. Current law defines "economic development subsidy" for these purposes. This bill, on and after January 1, 2020, would similarly require each local agency to provide specified information to the public before approving an economic development subsidy for a warehouse distribution center, as defined, and to, among things, hold hearings and report on those subsidies, as provided.		

AB 519 Voepel	Introduced 2/13/2019	Assembly Housing and Community Development	Mobilehome parks: sale. The Mobilehome Residence Law requires the owner of a mobilehome park who lists for sale or offers to sell the mobilehome park to any party to provide written notice of the owner's intention to sell the mobilehome park to a resident organization formed by homeowners for purposes of converting the mobilehome park to condominium or stock cooperative ownership interests and for purchasing the mobilehome park, subject to specified conditions. This bill would repeal those provisions and would instead provide that a resident organization of a mobilehome park has a right of first refusal to purchase a mobilehome park if the mobilehome park owner decides to sell or receives a formal offer from a 3rd party to purchase the park, subject to specified conditions.		
AB 553 Melendez	Amended 3/13/2019	Assembly Transportation	High-speed rail bonds: housing. Would provide that no further bonds shall be sold for high-speed rail purposes pursuant to the Safe, Reliable High-Speed Passenger Train Bond Act for the 21st Century, except as specifically provided with respect to an existing appropriation for high-speed rail purposes for early improvement projects in the Phase I blended system.		
AB 579 Daly	Amended 4/22/2019	Assembly Local Government	Development fees: definition. 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 revise the definition of a "fee" for purposes of the Mitigation Fee Act by eliminating the exclusion of fees collected pursuant to agreements with redevelopment agencies.		
AB 587 Friedman	Amended 4/22/2019	Assembly Third Reading	Accessory dwelling units: sale or separate conveyance. 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 a local agency to allow, by ordinance, an accessory dwelling unit that was created 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 599 Maienschein	Introduced 2/14/2019	Assembly Housing and Community Development	Housing programs: definitions: workforce housing. Current law provides that 20% of the moneys in the Building Homes and Jobs Trust Fund on and after January 1, 2019, be appropriated by the Legislature and expended for affordable owner-occupied workforce housing. This bill, for these purposes, would define the terms "affordable workforce housing" and "affordable owner-occupied workforce housing" as housing that is affordable to persons and families of low or moderate income.		
AB 670 Friedman	Amended 4/11/2019	Assembly Judiciary	Common interest developments: accessory dwelling units. 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	Amended 3/26/2019	Assembly Local Government	Accessory dwelling units: incentives. 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	Introduced 2/19/2019	Assembly Housing and Community Development	Mobilehome parks: change of use. 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 723 Wicks	Amended 3/25/2019	Assembly Appropriations	Low-income housing incentives: leased rental housing: Counties of Alameda and Contra Costa. Current property tax law, in accordance with authorization provided by the California Constitution, provides 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. Current property tax law additionally exempts from taxation on the possessory and fee interest property that is leased for 35 years or more, if the lessor is not otherwise qualified for the welfare exemption and the property is used exclusively and solely for rental housing and related facilities for low-income tenants, as provided, and leased and operated by specified entities. This bill would authorize the Counties of Alameda and Contra Costa to provide the lessor of an eligible property located within its territorial boundaries with a low-income rental housing incentive.		
AB 724 Wicks	Amended 4/11/2019	Assembly Appropriations	Rental property data registry. 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	Amended 4/2/2019	Assembly Housing and Community Development	General plans: housing element: above moderate-income housing: suburban and metropolitan jurisdictions. 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	Introduced 2/19/2019	Assembly Print	Housing: downpayment assistance. 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 728 Santiago	Amended 3/21/2019	Assembly Appropriations	Homeless multidisciplinary personnel teams. Current law authorizes a county to establish a homeless adult and family multidisciplinary personnel team, as defined, with the goal of facilitating the expedited identification, assessment, and linkage of homeless individuals to housing and supportive services within that county and to allow provider agencies to share confidential information for the purpose of coordinating housing and supportive services to ensure continuity of care. This bill would expand the goals of the homeless adult and family multidisciplinary personnel team to include facilitating the expedited identification, assessment, and linkage of individuals at risk of homelessness, as defined, to housing and supportive services, and the expedited prevention of homelessness, and to allow members of the team to access and share the confidential information.		
AB 738 Mullin	Amended 3/21/2019	Assembly Housing and Community Development	Regional housing need allocation: County of San Mateo. 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 777 Patterson	Amended 4/24/2019	Assembly Appropriations	Property tax postponement. Would require the annual transfer of moneys in excess of \$15,000,000 from the Senior Citizens and Disabled Citizens Property Tax Postponement Fund to the General Fund to occur until June 30, 2019. The bill, beginning July 1, 2020, would lower the rate of interest on property tax postponement payments from 7% per annum to 5% per annum. The bill would revise the income limitations described above to instead provide that the claimant's household income cannot exceed \$35,500 or the "very low income" limit, as adjusted for household size, for the county in which the household is located, as published annually by the Department of Housing and Community Development, whichever is greater.		

<u>AB 816</u> <u>Quirk-Silva</u>	Introduced 2/20/2019	Assembly Appropriations	California Flexible Housing Subsidy Pool Program. 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.		
<u>AB 831</u> <u>Grayson</u>	Amended 4/8/2019	Assembly Appropriations	Department of Housing and Community Development: study: local fees: new developments. 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.		
<u>AB 832</u> <u>Gipson</u>	Amended 4/3/2019	Assembly Housing and Community Development	Income taxes: credits: qualified developer: affordable housing. 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.		
<u>AB 847</u> <u>Grayson</u>	Amended 3/27/2019	Assembly Housing and Community Development	Housing: transportation-related impact fees grant program. 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 872 Aguilar-Curry	Amended 4/11/2019	Assembly Revenue and Taxation	Property taxation: change in ownership: parent to child transfer: stock. The California Constitution and current property tax law exclude from the definition of "change in ownership" real property transfers of a principal residence and the first \$1,000,000 of the value of other real property between parents and their children, as defined by the Legislature. Existing property tax law defines "real property" for purposes of this provision and excludes from this definition an interest in a legal entity. This bill would also exclude from the definition of "change in ownership" any parent to child transfer of stock in a qualified corporation, as defined, that results in a change in ownership of the qualified property, as defined, owned by the qualified corporation, provided that the transfer of stock is due to the death of a parent or parents.		
AB 881 Bloom	Amended 4/11/2019	Assembly Third Reading	Accessory dwelling units. 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 891 Burke	Amended 4/22/2019	Assembly Appropriations	Public property: safe parking program. Would require a city with a population greater than 330,000 and each county, in coordination with cities and local nonprofit entities, as specified, to establish a safe parking program that provides safe parking locations and options for individuals and families living in their vehicles. The bill would require a safe parking program to provide a bathroom facility and onsite security, among other requirements. The bill would require the safe parking programs be developed and implemented by June 1, 2022.		

<u>AB 957</u> Committee on Housing and Community Development	Amended 4/22/2019	Assembly Appropriations	Housing Omnibus. Current law, until December 31, 2028, requires the housing element to contain, among other components, an inventory of land suitable for residential development, which includes, among other things, residentially zoned sites that are capable of being developed at a higher density, including the airspace above sites owned or leased by a city, county, or city and county, as specified. This bill would instead provide that the inventory of land suitable for residential development, until December 31, 2028, includes, among other things, residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city, county, or city and county, as specified.		
<u>AB 1006</u> <u>Grayson</u>	Introduced 2/21/2019	Assembly Housing and Community Development	Manufactured or prefabricated housing units: statewide standards. 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.		
<u>AB 1010</u> <u>Garcia,</u> <u>Eduardo</u>	Amended 4/4/2019	Assembly Appropriations	Housing programs: eligible entities. 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.		
<u>AB 1020</u> <u>Irwin</u>	Amended 3/25/2019	Assembly Appropriations	State of California Housing Agency Act. Would enact the State of California Housing Agency Act and, as of July 1, 2021, would separate the Business, Consumer Services, and Housing Agency into the Business and Consumer Services Agency and the Housing Agency. The bill would provide that the Business and Consumer Services Agency consists of the Department of Consumer Affairs, the Department of Fair Employment and Housing, the Department of Business Oversight, the Department of Alcoholic Beverage Control, the Alcoholic Beverage Control Appeals Board, the California Horse Racing Board, and the Alfred E. Alquist Seismic Safety Commission. The bill would rename the Secretary of Business, Consumer Services, and Housing as the Secretary of Business and Consumer Services.		

AB 1074 Diep	Introduced 2/21/2019	Assembly Housing and Community Development	Accessory Dwelling Unit Construction Bond Act of 2020. 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	Introduced 2/21/2019	Assembly Consent Calendar	Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund. 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 1112 Friedman	Amended 4/8/2019	Assembly P. & C.P.	Motorized scooters: local regulation. 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 1118 Rubio, Blanca	Introduced 2/21/2019	Assembly Third Reading	Land use: general plan: livability issues for older adults. Would require the of Planning and Research, commencing January 1, 2020, upon the next revision of the guidelines, to amend the guidelines to include elements of the domains of livability developed by the World Health Organization that specifically address livability issues for older adults.		

AB 1164 Gloria	Amended 4/4/2019	Assembly Appropriations	Surplus state real property: disposal. 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	Introduced 2/21/2019	Assembly Housing and Community Development	Planning and zoning: housing development: streamlined approval. 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 1197 Santiago	Amended 3/21/2019	Assembly Appropriations	California Environmental Quality Act: exemption: local and regional housing projects and emergency shelters. 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	Amended 4/11/2019	Assembly Appropriations	Affordable housing: weatherization. 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	Amended 3/21/2019	Assembly Housing and Community Development	Planning and zoning: housing element. 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 1244 Fong	Introduced 2/21/2019	Assembly Natural Resources	Environmental quality: judicial review: housing projects. Would, in an action or proceeding seeking judicial review under the California Environmental Quality Act, prohibit a court from staying or enjoining a housing project for which an environmental impact report has been certified, unless the court makes specified findings.		
AB 1255 Rivas, Robert	Amended 4/11/2019	Assembly Appropriations Suspense File	Surplus public land: database. 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	Introduced 2/21/2019	Assembly Local Government	Planning and zoning: housing development: high-resource areas. 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 to 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	Amended 3/19/2019	Assembly Appropriations	The California Housing Finance Agency. 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	Amended 3/26/2019	Assembly Housing and Community Development	Housing: small lot subdivisions. 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.		

<u>AB 1318</u> <u>Mullin</u>	Introduced 2/22/2019	Assembly Education	Housing: school employees. 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.		
<u>AB 1326</u> <u>Gloria</u>	Introduced 2/22/2019	Assembly Revenue and Taxation	Property taxation: welfare exemption: low income housing. 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.		
<u>AB 1367</u> <u>Brough</u>	Introduced 2/22/2019	Assembly Print	Housing: live-work units. Would state the Legislature’s intent to enact legislation that would encourage the development of live-work units.		

AB 1386 Chen	Amended 3/25/2019	Assembly Local Government	Residential fees and charges. 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	Introduced 2/22/2019	Assembly Judiciary	Residential real property: rent control: withdrawal of accommodations. 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	Introduced 2/22/2019	Assembly Revenue and Taxation	Property tax: welfare exemptions: rental housing and related facilities. 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	Amended 4/23/2019	Assembly Judiciary	Tenancy termination: just cause. Would, with certain exceptions, prohibit a lessor of residential property from terminating the lease without just cause, as defined, stated in the written notice to terminate.		

AB 1482 Chiu	Amended 4/22/2019	Assembly Housing and Community Development	Tenancy: rent caps. Would prohibit an owner of residential real property from increasing the rental rate for that property in an amount that is greater than 5% plus the percentage change in the cost of living, as defined, more than the lowest rental rate in effect for the immediately preceding 12 months, 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.		
AB 1483 Grayson	Amended 4/11/2019	Assembly Local Government	Housing data: collection and reporting. 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	Amended 4/10/2019	Assembly Local Government	Mitigation Fee Act: housing developments. 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	Amended 4/11/2019	Assembly Local Government	Housing development: streamlining. 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.		

<u>AB 1486</u> <u>Ting</u>	Amended 4/11/2019	Assembly Appropriations	Local agencies: surplus land. 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.		
<u>AB 1487</u> <u>Chiu</u>	Amended 4/4/2019	Assembly Local Government	San Francisco Bay area: housing development: financing. 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.		
<u>AB 1497</u> <u>Holden</u>	Amended 3/21/2019	Assembly Appropriations	Hosting platforms. Would include within the definition of "housing accommodation" under the California Fair Employment and Housing Act a building, structure, or portion thereof that is occupied, or intended to be occupied, pursuant to a transaction facilitated by a hosting platform, as defined.		
<u>AB 1534</u> <u>Wicks</u>	Amended 3/26/2019	Assembly Appropriations	Regional Homeless Management Planning Act. Would enact the Regional Homeless Management Planning Act, which would require the department, on or before December 31, 2020, to develop standards and definitions for a county to use in developing regional homeless action plans, as specified. The bill would require a county to complete and submit to the department a Regional Homeless Action Plan on or before January 1, 2022, and every 2 years thereafter, as specified. By increasing the duties of local officials, this bill would impose a state-mandated local program.		

AB 1536 Gray	Amended 3/28/2019	Assembly Housing and Community Development	Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts: standards. 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	Amended 4/11/2019	Assembly Judiciary	Residential development: discrimination. 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 1562 Burke	Amended 3/28/2019	Assembly Housing and Community Development	Housing guidebook. Would require the Department of Housing and Community Development to prepare the guidebook for use following the 2020 Census of Population and Housing and would require the guidebook to be completed by December 31, 2023.		
AB 1567 Aguiar-Curry	Introduced 2/22/2019	Assembly Print	Farmworker housing. Current law requires the Department of Housing and Community Development, through its Office of Migrant Services, to assist in the development, construction, reconstruction, rehabilitation, or operation of migrant farm labor centers and authorizes the Director of Housing and Community Development to contract with school districts, housing authorities, health agencies, and other appropriate local public and private nonprofit agencies for the procurement or construction of housing or shelter and to obtain services for migratory agricultural workers. Current law authorizes the department to enter into multiyear operating contracts and provide funding annually by amending those contracts, as provided. This bill would make nonsubstantive changes to the latter provision.		

AB 1568 McCarty	Amended 4/11/2019	Assembly Appropriations	Housing law compliance: prohibition on applying for state grants. 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 1579 Gabriel	Amended 3/28/2019	Assembly Education	College and university student housing: impact mitigation fees. Would prohibit a school district from levying a fee, charge, dedication, or other requirement against the construction or operation of a college or university student housing facility, as defined. The bill would require the owner of the facility to pay the school impact mitigation fee for a unit of the facility if a child residing in that unit attends a school of the district. The bill would require the owner of a facility to record a covenant in favor of the school district requiring the owner to pay the school impact mitigation fee as provided, and submit a report to the school district each year disclosing each unit that houses a child attending a school of the district and the assessable area of each of those units.		
AB 1585 Boerner Horvath	Introduced 2/22/2019	Assembly Print	Accessory dwelling units. 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	Introduced 2/22/2019	Assembly Print	Low-income housing tax credits. 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	Amended 4/11/2019	Assembly Housing and Community Development	Housing: school employees: affordable rental housing. 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 1659 Bloom	Introduced 2/22/2019	Assembly Housing and Community Development	Local home financing agencies: cities. Current law authorizes a city or county to establish a home financing program subject to certain requirements. Current law grants a city or county specified powers and duties with regard to administering that program, including the power to acquire, contract, and enter into advance commitments to acquire home mortgages, as defined, made or owned by lending institutions at the purchase prices and upon other terms and conditions as determined by the city or county. Current law defines city or county for these purposes to include a city and county and any agency created by a joint powers agreement, as specified. This bill would expand the definition of city, for these purposes, to include a nonprofit benefit corporation instrumentality created at the direction of, and so designated by, a city.		
AB 1697 Grayson	Amended 3/25/2019	Assembly Judiciary	Housing: tenancy termination: just cause. 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	Amended 3/26/2019	Assembly Housing and Community Development	Housing development: incentives. 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	Amended 4/10/2019	Assembly Local Government	Transit-Oriented Affordable Housing Funding Program Act. 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	Amended 4/10/2019	Assembly Natural Resources	Short-term rentals: coastal zone. 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	Amended 4/22/2019	Assembly Revenue and Taxation	Property taxation: welfare exemption: rental housing: moderate income housing. 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, and before January 1, 2025, 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 1741 Medina	Introduced 2/22/2019	Assembly Print	Postsecondary education: housing. Would express the intent of the Legislature to enact legislation to encourage the construction of housing at or near postsecondary educational institutions.		
AB 1771 Kamlager-Dove	Introduced 2/22/2019	Assembly Print	Planning and zoning: cause of action: time limitations. The Planning and Zoning Law, among other things, generally requires that an action or proceeding challenging specified actions of a public agency under that law be commenced, and service made on the legislative body of the agency, within 90 days after the legislative body’s decision. That law establishes longer limitations periods in the case of specified actions that meet certain requirements, including that the action is brought in support of or to encourage or facilitate the development of housing that would increase the community’s supply of affordable housing. This bill would make nonsubstantive changes to these provisions.		
AB 1775 Reyes	Amended 4/9/2019	Assembly Local Government	Local planning: environmental justice goals: notification: Department of Justice. 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	Amended 4/4/2019	Assembly Local Government	H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development. 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 1786 O'Donnell	Introduced 2/22/2019	Assembly Print	Land use and planning: regional housing assessment allocation: housing element. The Planning and Zoning Law requires a city or county to adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. That 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 make a nonsubstantive change to this provision.		
AB 1795 Kamlager-Dove	Amended 3/28/2019	Assembly Judiciary	Civil actions: unlawful detainer: court records. 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.		

<u>ACA 1</u> <u>Aguiar-Curry</u>	Amended 3/18/2019	Assembly Appropriations Suspense File	Local government financing: affordable housing and public infrastructure: voter approval. 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.	Support	Support
<u>SB 4</u> <u>McGuire</u>	Amended 4/10/2019	Senate Gov. & F.	Housing. 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.		
<u>SB 5</u> <u>Beall</u>	Amended 4/23/2019	Senate Appropriations	Affordable Housing and Community Development Investment Program. 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.	Support in Concept	Support in Concept

SB 6 Beall	Amended 4/23/2019	Senate Appropriations	Residential development: available land. 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	Amended 4/3/2019	Senate Appropriations	Income taxes: low-income housing credits: allocation: sale of credits. 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	Amended 4/23/2019	Senate Appropriations	Accessory dwelling units. Would authorize the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling use. The bill would also revise the requirements for an accessory dwelling unit by providing that the accessory dwelling unit may be attached to, or located within, an attached garage, storage area, or other structure, and that it does not exceed a specified amount of total floor area.		
SB 15 Portantino	Amended 4/24/2019	Senate Appropriations	Property tax revenue allocations: Local-State Sustainable Investment Program. 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 that meets specified eligibility criteria 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	Amended 4/11/2019	Senate Judiciary	Keep Californians Housed Act. 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	Amended 4/11/2019	Senate Appropriations	California Environmental Quality Act: projects funded by qualified opportunity zone funds or other public funds. 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 32 Nielsen	Introduced 12/3/2018	Senate Rules	Recreational vehicle donation: registration fee and tax exemptions: state of emergency. Would declare the intent of the Legislature to enact legislation to waive otherwise applicable sales and use taxes and vehicle registration fees, upon the donation and transfer of ownership of a recreational vehicle, as defined, if the Governor has proclaimed a state of emergency, and the donee of the recreational vehicle is a person who has suffered a total loss of his or her residence as a result of the event that precipitated the state of emergency.		
SB 40 Wiener	Amended 4/4/2019	Senate Appropriations	Conservatorship: serious mental illness and substance use disorders. Current law authorizes the person for whom conservatorship is sought to demand a court or jury trial on the issue of whether the person meets the criteria for the appointment of a conservator pursuant to these provisions. This bill would authorize the court to establish a temporary conservatorship for a period of 28 days or less if the court is satisfied of the necessity, as specified. The bill would authorize a conservator of the person to be initially appointed pursuant to those provisions only if the person is presently incapable of caring for the person's own health and well-being due to a serious mental illness and substance use disorder and the person has been detained 8 times for evaluation and treatment in a 12-month period pursuant to existing law authorizing the detention of mentally disordered persons who are a danger to self or others or gravely disabled, without reference to evidence of frequent detention for evaluation and treatment.		

SB 48 Wiener	Amended 3/25/2019	Senate Appropriations	Interim housing intervention developments. 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 50 Wiener	Amended 3/11/2019	Senate Gov. & F.	Planning and zoning: housing development: incentives. 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	Amended 3/21/2019	Assembly Desk	Enhanced infrastructure financing districts: bonds: issuance. 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.	Support	Support

SB 196 Beall	Introduced 1/31/2019	Senate Gov. & F.	Property taxes: welfare exemption: community land trust. 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	Introduced 2/6/2019	Senate Rules	Local government: housing. 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	Amended 3/25/2019	Assembly	Planning and zoning: housing production report: regional housing need allocation. 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	Introduced 2/14/2019	Senate Appropriations Suspense File	Property taxation: welfare exemption: low income housing. 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	Introduced 2/15/2019	Senate Judiciary	Discrimination: housing: source of income. 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	Amended 4/24/2019	Senate Appropriations	Housing Crisis Act of 2019. 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 333 Wilk	Amended 3/26/2019	Senate Appropriations Suspense File	Homeless Coordinating and Financing Council. Would require the Homeless Coordinating and Financing Council, by July 1, 2021, to develop and implement a statewide strategic plan for addressing homelessness in the state, as specified. The bill would require the council, by January 1, 2021, to implement strategic plans to assist federal Housing and Urban Development Continuum of Care lead agencies in better implementing Housing and Urban Development recommended activities and meeting Housing and Urban Development requirements.		
SB 384 Morrell	Amended 3/25/2019	Senate Environmental Quality	Housing. 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 450 Umberg	Amended 4/11/2019	Senate Appropriations	California Environmental Quality Act exemption: supportive and transitional housing: motel conversion. Would, until January 1, 2025, exempt from CEQA, projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, apartment hotel, transient occupancy residential structure, or hostel to supportive housing or transitional housing, as defined, that meet certain requirements. Because the lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program.		
SB 479 Atkins	Amended 3/28/2019	Senate Judiciary	Tenancy: automatic renewal or extension of lease. Under current law, a lease for residential housing that provides for the automatic renewal or extension of the lease if the lessee remains in possession after the lease's expiration, or if the lessee fails to give notice of intent not to renew or extend before expiration of the lease, is voidable by the party who did not prepare the lease, unless the renewal or extension provision, and a recital regarding the presence of this provision, appears in the agreement in at least 8-point boldface type, if the contract is printed. This bill would require instead that the renewal or extension provision and the recital, as described above, appear in at least 12-point boldface type.		
SB 509 Portantino	Amended 3/25/2019	Senate Appropriations	Vehicles: California Housing Crisis Awareness specialized license plate. Would require the Department of Housing and Community Development to apply to the DMV to sponsor the "California Housing Crisis Awareness" specialized license plate, and would authorize the DMV to establish the specialized license plate under conditions that include sufficient funding for the necessary administrative costs to establish the specialized license plate. The bill would establish the California Housing Crisis Awareness Specialized License Plate Account within the Specialized License Plate Fund.		
SB 521 Portantino	Introduced 2/21/2019	Senate Gov. & F.	Income abd corporation taxes: credits: leased or rented property: persons receiving Section 8 assistance. 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, 2019, would allow a credit against those taxes to a taxpayer that owns property rented to, or leased by, persons receiving assistance under Section 8 of the United States Housing Act of 1937, in an amount equal to \$_____.		

SB 529 Durazo	Amended 4/9/2019	Senate Appropriations	Tenant associations: eviction for cause: withholding payment of rent. 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	Amended 4/24/2019	Senate Appropriations	Redevelopment: City of Glendale: bond proceeds: affordable housing. Current law requires remaining bond proceeds that cannot be spent pursuant to specified requirements of any successor agency that has been issued a finding of completion to be used at the earliest possible date to defease the bonds or to purchase those same outstanding bonds on the open market for cancellation. 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 the successor agency in the City of Glendale to use the remaining bond proceeds for the purposes predevelopment, development, acquisition, rehabilitation, and preservation of affordable housing, as defined.		
SB 611 Caballero	Amended 3/27/2019	Senate Appropriations	Housing: elderly and individuals with disabilities. Would establish the Master Plan for Aging Housing Task Force, chaired by the director or their designee, and composed of specified stakeholders and representatives of government agencies to, among other things, make recommendations to the Legislature for legislation that will help increase the supply of affordable housing for older adults and reduce barriers to providing health care and social services to older adults in affordable housing.		
SB 621 Glazer	Amended 4/11/2019	Senate Appropriations	California Environmental Quality Act: court actions or proceedings: affordable housing projects. 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	Amended 4/10/2019	Senate Appropriations	Multifamily Housing Program: total assistance calculation. 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 654 Moorlach	Introduced 2/22/2019	Senate Rules	Local government: planning. Current law, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, makes certain findings and declarations relating to local government organizations, including, among other things, the encouragement of orderly growth and development, and the logical formation and modification of the boundaries of local agencies, as specified. This bill would make nonsubstantive changes to these findings and declarations.		
SB 695 Portantino	Amended 4/10/2019	Senate Appropriations	Land use planning: housing element: foster youth placement. 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 712 Grove	Introduced 2/22/2019	Senate Rules	Housing for the elderly. Current law prohibits a city, county, city and county, or other political subdivision from requiring more than one building permit for a low-rent housing development for the elderly financed with federal or state funds or by a loan insured by the federal or state government and limits the fee for the permit, as specified. This bill would make a nonsubstantive change to that provision.		
SB 718 Moorlach	Introduced 2/22/2019	Senate Rules	Housing. 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 725 Rubio	Introduced 2/22/2019	Senate Appropriations	Veterans rental housing. Current law creates the Veterans Housing and Homeless Prevention Act of 2014, to provide for the acquisition, construction, rehabilitation, and preservation of affordable multifamily supportive housing, affordable transitional housing, affordable rental housing, or related facilities for veterans and their families to allow veterans to access and maintain housing stability. This bill would require the department to establish a rental housing assistance program to provide financial assistance to veterans seeking rental housing, based on the needs of the veterans.		
SB 744 Caballero	Amended 4/11/2019	Senate Appropriations	Planning and zoning: California Environmental Quality Act: permanent supportive housing. 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.		
SB 751 Rubio	Amended 3/27/2019	Senate Gov. & F.	Joint powers authorities: San Gabriel Valley Regional Housing Trust. Would authorize the creation of the San Gabriel Valley Regional Housing Trust, a joint powers authority, by any or all of the cities within the jurisdiction of the San Gabriel Valley Council of Governments, with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the San Gabriel Valley. The bill would authorize the San Gabriel Valley Regional Housing Trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds.		
SCA 1 Allen	Introduced 12/3/2018	Senate Housing	Public housing projects. 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.		