

**Metropolitan Transportation Commission and Association of Bay Area Governments  
Joint MTC Legislation Committee and ABAG Legislation Committee**

May 8, 2020

Agenda Item 5b

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**Housing Bill Update**

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**Subject:** Update on housing bills in Sacramento.

**Discussion:** While the compressed legislative calendar will undoubtedly reduce the total number of housing bills that will be heard in committees and ultimately reach the Governor's desk, the paramount importance of the shelter-at-home order to the state's COVID-19 response has underscored the importance of access to housing to California's overall wellbeing.

Based on our conversations with committee staff and others, we anticipate bills focused on homelessness and tenant protections will be legislative priorities this year though state funding for such programs will likely be limited given a more constrained budget environment. We also expect housing production bills to continue to gain traction this legislative cycle as Assembly and Senate staff have indicated that committee chairs and individual members will continue to prioritize housing production as an urgent issue.

Senator Wiener is continuing to pursue his moderate-density by-right development bill, SB 902 (Wiener) and Assemblymember Wicks plans to continue to pursue AB 725 (Wicks) related to zoning for missing-middle housing. Assemblymember Ting also intends to continue to pursue his housing production bill, AB 2829 (Ting), which would extend the welfare property tax exemption to qualified moderate-income rental housing. With regard to housing fee-related bills, in light of budget constraints, Assemblymember Grayson is no longer advancing AB 3144, which proposed a new Housing Cost Reduction Incentive Program to provide grants to local agencies to incentivize them to waive or reduce housing impact fees for rental housing developments that reserve at least 75 percent of the units for lower-income households. Assemblymember Grayson plans to continue to pursue the following bills he has introduced:

- AB 1484 - amends the Mitigation Fee Act by revising the nexus standards local governments must use to determine housing impact fees;
- AB 1924 - requires fees levied on housing to be set in proportion to the square footage of the unit; and
- AB 3145 - caps housing fees at 12 percent of a local jurisdiction's median home price unless approved by the Department of Housing and Community Development.

Staff will share any additional updates on the state's housing legislative landscape at your meeting.

**Bill Positions:** N/A

**Recommendation:** Information

**Attachment:** None

  
Therese W. McMillan