

Summary of 2019 Key Housing-Related Bills (as of February 25, 2019)

Assembly Bill/ Senate Bill	Title	Summary	Recommended Approach
AB 11	Community Redevelopment Law of 2019	Allows for establishment of local redevelopment agencies (“Redevelopment 2.0”)	Monitor
AB 36*	Affordable housing: rental prices	States intent of legislature to stabilize rental prices (rent control) and increase availability of affordable rental housing.	Monitor
AB 68	Land use: accessory dwelling units	Limits local requirements for lot size, lot coverage, and FAR, and increases minimum ADU size that must be allowed to 800 sq. ft.	Monitor
AB 69	Land use: accessory dwelling units	HCD review of local ADU Ordinances for compliance with State Law.	Monitor
AB 139	Emergency and Transitional Housing Act of 2019	Requires reporting of emergency shelter beds as part of Annual Planning Report (APR)	Monitor
AB 168	Housing: streamlined approvals	Supplements SB 35 exemptions to include tribal cultural resource sites.	Monitor
AB 180	Land use: local planning: housing element	Updates references to Redevelopment Agencies in existing housing element law.	Monitor
AB 519	Mobilehome parks: sale	Provides a mobile home park resident organization the first right refusal to purchase park if owner decides to sell.	Monitor
AB 587	Accessory dwelling units: sale or separate	Allows for ADU to be sold or conveyed separately from primary residence, under certain circumstances.	Monitor
AB 599	Housing programs: definitions: workforce	Defines term “affordable workforce housing” in existing law for State housing and home finance programs as housing for low- and moderate-income persons and families.	Monitor
AB 670	Accessory dwelling units	Nonsubstantive changes to ADU laws.	Monitor
AB 671	Accessory dwelling units	Nonsubstantive changes to ADU laws.	Monitor
AB 723	Property Taxation: exemption: leased rentals	Modifies existing property tax exemptions for low-income rental housing.	Monitor
AB 724	Rental data registry	Creates a statewide registry for existing required reporting associated with certain grant programs on housing stock, and	Monitor

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		data on evictions, data and tenancy information.	
AB 725	General plans: housing element: above moderate-income	Prohibits, in a Housing Element, more than 20% of a jurisdiction's share of regional housing need for above moderate-income housing from being allocated to sites with zoning restricted to single-family development	Monitor
AB 738	Regional housing need allocation	Nonsubstantive changes to RHNA process.	Monitor
AB 816	California Flexible Housing Subsidy Pool Program	Provides grant funding to local jurisdictions for housing assistance programs.	Monitor
AB 831	Department of Housing and Community Development: study: local fees: new developments	Requires posting of HCD's required study on reasonableness of local fees and recommendations for Mitigation Fee Act amendments.	Monitor
AB 881	Accessory dwelling units	Limits scope of criteria for areas where ADUs are permitted to be based on water and sewer, and impact on traffic flow and public safety.	Monitor
AB 1020*	State of California Housing Agency Act: Housing Agency: Secretary of Housing	States the intent of the Legislature establish a State Housing Agency under the direction of a Secretary of Housing.	Monitor
AB 1074	Accessory Dwelling Unit Construction Bond Act of 2020	Authorizes a \$500 Million bond issuance for an ADU Construction Program, providing funding to pay for homeowner costs to construct ADUs.	Monitor
AB 1118	Land use: general plan: livability issues for older adults	Requires Housing Element to address livability issues for older adults.	Monitor
AB 1177	Planning and zoning: housing development: streamlined approval	Amends SB 35 to eliminate requirement for use of skilled and trained workforce on projects eligible for streamlining.	Monitor
AB 1197	California Environmental Quality Act: affordable housing projects	States intent of Legislature to enact CEQA streamlining for affordable housing projects.	Monitor
AB 1239*	Local government: housing.	States the intent of the Legislature to enact Legislation to ensure that regional housing needs are being met.	Monitor

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AB 1244	Environmental quality: judicial review: housing projects	Prohibits, in a CEQA action, courts from staying or enjoining a housing project for which an EIR has been certified, unless certain findings are made.	Monitor
AB 1279	Planning and zoning: housing development: high-resource areas	Requires HCD to designate certain area as “high resource areas” and provide streamlined review, including by right approvals for eligible affordable housing projects in those areas.	Monitor
AB 1367*	Housing: live-work units	States the intent of the Legislature to enact legislation to encourage live-work units.	Monitor
AB 1386	Local planning	Non-substantive changes to Planning and Zoning law with respect to the findings and declarations regarding the availability of housing.	Monitor
AB 1483	Housing development project applications: reporting	Requires local jurisdictions to compile, publish a list, and report to HCD and local COG zoning standards, fees, taxes and assessments applicable to housing development projects.	Monitor
AB 1484	Mitigation Fee Act: housing developments	Prohibits local agency from imposing fees on a housing project unless the type and amount of the fee is posted on website at time of project application.	Monitor
AB 1485*	Housing development: streamlining	States the intent of the Legislature to enact additional streamlining provisions for affordable housing, with deferral of some requirements for sensitive communities to develop a context-sensitive plan.	Monitor
AB 1487	Land use: housing element	Non-substantive changes to Housing Element requirements regarding housing needs assessment and inventory of resources and constraint, and RHNA.	Monitor
AB 1534*	Housing: homelessness	States the intent of the Legislature to enact legislation to establish regional plan to address homelessness crisis.	Monitor
AB 1536	Affordable housing	Non-substantive changes to declarations in existing State law to	Monitor

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		facilitate and expedite affordable housing construction.	
AB 1562	Housing development approvals	Non-substantive changes to existing findings and declarations in State law with respect to expediting local and state residential development process.	Monitor
AB 1585	Accessory dwelling units	Non-substantive changes to existing state law with respect to ADUs.	Monitor
AB 1706*	Planning and Zoning: affordable housing: streamline	States the intent of the Legislature to enact legislation to provide streamlined approval, tax incentives and other benefits to middle-income housing developers.	Monitor
AB 1734	Property taxation: welfare exemption: rental housing: moderate income housing	Broadens existing property tax welfare exemption to apply to certain moderate income rental housing.	Monitor
AB 1786	Land use and planning: regional housing assessment allocation: housing element	Non-substantive changes to existing Housing Element law with respect to inventory of suitable sites.	Monitor
ACA 1	Local government financing: affordable housing and public infrastructure: voter approval	Amends the California Constitution to allow exception to 1% ad valorem tax rate for bond debt service to fund construction, rehabilitation or replacement of public infrastructure or affordable housing, if approved by 55% of voters.	Monitor
SB 4 *	Housing	States the intent of the Legislature to enact legislation that would limit restrictive local land use policies and legislation that would encourage increased housing development near transit and job centers.	Monitor
SB 5	Local-State Sustainable Investment Incentive Program	Redevelopment 2.0, with emphasis on affordable housing and transit-oriented development	Monitor
SB 6 *	Housing production	States the intent of the Legislature to enact legislation that would help encourage housing production throughout the state, including streamlining approval processes, identifying sufficient and adequate sites for housing construction, and penalizing local planning that restricts housing production.	Monitor
SB 13 *	Accessory dwelling units	States the intent of the Legislature to reduce impact fees for ADUs.	Monitor

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SB 15 *	Redevelopment	States the intent of the Legislature to enact legislation relating to redevelopment.	Monitor
SB 18	Keep Californians Housed Act	Creates database of State and local landlord and tenant laws, programs and resources.	Monitor
SB 48*	Homelessness: right to shelter	States the intent of the Legislature to enact legislation that creates a right to shelter for unhoused residents throughout the state, which would be required to include the navigation center model.	Monitor
SB 50	Planning and zoning: housing development: equitable communities' incentive	Development incentives/concessions and waivers from density and parking standards for projects within certain distance of transit stops.	Oppose unless Amended
SB 128	Enhanced infrastructure financing districts: bonds: issuance	Authorizes public financing authority to issue bonds for certain public capital improvement projects and facilities without voter approval.	Monitor
SB 191	Land use: housing element	Non-substantive changes to RHNA process.	Monitor
SB 215	Local government: housing	Non-substantive changes to RHNA process.	Monitor
SB 330	Housing Crisis Act of 2019	Prohibits local jurisdictions from "downzoning" of property; imposing housing moratoria; imposing design standards "more costly" than those in effect on Jan 1, 2019; or limiting or capping housing unit production.	Monitor
SB 450	California Environmental Quality Act exemption: supportive and transitional housing: motel conversion	Establishes new CEQA exemptions for conversion of hotels, motels, other transient occupancy housing and hostels to supportive or transitional housing.	Monitor
SB 611	Housing: elderly and individuals with disabilities	States the intent of the Legislature to establish a master plan including policy recommendations for older adults and people with disabilities.	Monitor
SB 621	California Environmental Quality Act: court actions or proceedings: affordable housing projects	Prohibits, in a CEQA action, courts from staying or enjoining a affordable housing project for which an EIR has been certified, unless certain findings are made.	Monitor
SB 623	Housing: surplus land	Non-substantive changes to the surplus land process.	Monitor

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SB 654	Local government: planning	Non-substantive changes to Local Government Reorganization Act	Monitor
SB 712	Housing for the elderly	Non-substantive changes to building permit requirements for assisted housing developments for the elderly.	Monitor
SB 718	Housing	Non-substantive changes Housing Element definitions.	Monitor
SB 744	Planning and zoning: California Environmental Quality Act: permanent supportive housing: No Place Like Home Program	Creates CEQA guidelines for No Place Like Home projects including Notice Of Determination (NOD) posting requirements and challenge limits.	Monitor
SCA 1	Public housing projects	Repeals existing provisions of California Constitution that require voter approval of acquisition, development or construction of	Monitor

* Spot Bill