

**City of Pleasanton: 2019 Housing Legislation  
2/25/2019**

**[AB 11](#)**

**(Chiu D) Community Redevelopment Law of 2019.**

**Status:** 1/17/2019-Referred to Coms. on H. & C.D. and L. GOV.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

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

**[AB 22](#)**

**(Burke D) Housing: safe and clean shelter for children.**

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

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** 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 D) Affordable housing: rental prices.**

**Status:** 12/4/2018-From printer. May be heard in committee January 3.

**Location:** 12/3/2018-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Would state the findings and declarations of the Legislature that, among other things, affordable housing has reached a crisis stage that threatens the quality of life of millions of Californians as well as the state economic outlook. This bill also would express the Legislature’s intent to enact legislation in order to stabilize rental prices and increase the availability of affordable rental housing.

**[AB 68](#)**

**(Ting D) Land use: accessory dwelling units.**

**Status:** 1/17/2019-Referred to Coms. on H. & C.D. and L. GOV.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth required ordinance standards, including, among others, maximum unit size, parking, and height standards. This bill would prohibit an ordinance from imposing requirements on minimum lot size, lot coverage, or floor area ratio, and would prohibit an ordinance from establishing size requirements for accessory dwelling units that do not permit at least an 800 square feet unit of at least 16 feet in height to be constructed.

**[AB 69](#)**

**(Ting D) Land use: accessory dwelling units.**

**Status:** 1/17/2019-Referred to Coms. on H. & C.D. and L. GOV.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Would authorize the Department of Housing and Community Development to submit written findings to a local agency as to whether the local ordinance complies with state law, and to notify the Attorney General if the ordinance violates state law. The bill would require a local agency to consider the department’s findings and would authorize the local agency to amend its ordinance to comply with state law or adopt a resolution with findings explaining why the ordinance complies with state law, and addressing the department’s findings.

**[AB 139](#)**

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

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

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The The Planning and Zoning Law requires, after the legislative body of the city or county has adopted all or part of a general plan, the planning agency to investigate and make recommendations to the legislative body of the city or county regarding reasonable and practical means to implement the general plan or element and to provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that includes specified information pertaining to the implementation of the general plan, including, among other things, a listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on specified sites. This bill would additionally require the report to include the number of emergency shelter beds currently available within the jurisdiction and the number of shelter beds that the jurisdiction has contracted for that are located within another jurisdiction, as specified.

**[AB 168](#) (Aguiar-Curry D) Housing: streamlined approvals.**

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

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 180](#) (Gipson D) Land use: local planning: housing element.**

**Status:** 1/10/2019-From printer. May be heard in committee February 9.

**Location:** 1/9/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Planning and Zoning Law requires the housing element to contain, among other items, an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. This bill would revise references to redevelopment agencies within those housing element provisions to instead refer to housing successor agencies. The bill would also make nonsubstantive changes.

**[AB 234](#) (Nazarian D) Income taxes: credit: seismic retrofits.**

**Status:** 2/7/2019-Referred to Com. on REV. & TAX.

**Location:** 2/7/2019-A. REV. & TAX

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, for taxable years beginning on or after January 1, 2020, and before January 1, 2025, would allow a tax credit under both laws in an amount equal to 30% of the qualified costs paid or incurred by a qualified taxpayer for any seismic retrofit construction on a qualified building, as provided.

**[AB 361](#) (Voepel R) Veterans housing.**

**Status:** 2/5/2019-From printer. May be heard in committee March 7.

**Location:** 2/4/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, the Veterans Housing and Homeless Prevention Bond Act of 2014, authorizes the issuance of bonds in the amount of \$600,000,000, for expenditure by the California Housing Finance Agency, the Department of Housing and Community Development, and the Department of Veterans Affairs to provide multifamily housing to veterans. This bill would make technical, nonsubstantive changes to these provisions.

**[AB 437](#) (Wood D) Housing blight.**

**Status:** 2/12/2019-From printer. May be heard in committee March 14.

**Location:** 2/11/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state that the Legislature finds and declares that it is in the public's interest to prevent housing from deteriorating into blight conditions.

**[AB 519](#) (Voepel R) Mobilehome parks: sale.**

**Status:** 2/21/2019- Referred to Com. on H. & C.D.

**Location:** 2/21/2019-A. H. & C.D.

<b>Desk</b>	<b>Policy</b>	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** 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 587](#) (Friedman D) Accessory dwelling units: sale or separate conveyance.**

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

**Location:** 2/14/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 599](#) (Maienschein D) Housing programs: definitions: workforce housing.**

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

**Location:** 2/14/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** 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 D) Accessory dwelling units.**

**Status:** 2/19/2019-From printer. May be heard in committee March 21.

**Location:** 2/15/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 671](#) (Friedman D) Accessory dwelling units.**

**Status:** 2/19/2019-From printer. May be heard in committee March 21.

**Location:** 2/15/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 694](#) (Irwin D) Veterans Housing and Homeless Prevention Bond Act of 2019.**

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

**Location:** 2/19/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would enact the Veterans Housing and Homeless Prevention Bond Act of 2019 to authorize the issuance of bonds in an unspecified amount to provide additional funding for the VHPA. The bill would provide for the handling and disposition of the funds in the same manner as the 2014 bond act.

[AB 723](#)

**(Wicks D) Property taxation: exemption: leased rental housing.**

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

**Location:** 2/19/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** 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, for lien dates occurring on and after January 1, 2020, would extend this latter exemption to property that otherwise meets the above-described requirements but is rented for no more than 30% of the income level of persons of low income, as defined, to tenants occupying the property at the initial application for tax exemption, regardless of the actual income of the tenants.

[AB 724](#)

**(Wicks D) Rental data registry.**

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

**Location:** 2/19/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation that would create a rental registry that would serve as a repository for data collected by cities and counties about their stock of housing and other data on evictions, displacements, and other tenancy information.

[AB 725](#)

**(Wicks D) General plans: housing element: above moderate-income housing.**

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

**Location:** 2/19/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

[AB 738](#)

**(Mullin D) Regional housing need allocation.**

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

**Location:** 2/19/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's current and projected housing need, as provided. Current law requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county and that furthers specified objectives. This bill would make nonsubstantive changes to these provisions.

[AB 816](#)

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

**Status:** 2/21/2019-From printer. May be heard in committee March 23.

**Location:** 2/20/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would establish the California Flexible Housing Subsidy Pool Program within the Department of Housing and Community Development for the purpose of making grants available to applicants, defined to include a city, county, city and county, or continuum of care, for eligible activities

including, among other things, rental assistance, operating subsidies in new and existing affordable or supportive housing units, and specified outreach services. The bill would continuously appropriate \$450,000,000 from the General Fund every fiscal year to the department for purposes of the program, and set forth how these funds must be allocated.

**[AB 831](#) (Grayson D) Department of Housing and Community Development: study: local fees: new developments.**

**Status:** 2/21/2019-From printer. May be heard in committee March 23.

**Location:** 2/20/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 832](#) (Gipson D) Income taxes: credits: qualified developer: affordable housing.**

**Status:** 2/21/2019-From printer. May be heard in committee March 23.

**Location:** 2/20/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. 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. The bill would also limit the aggregate amount of the credit, as specified.

**[AB 847](#) (Grayson D) Transportation finance: priorities: housing.**

**Status:** 2/21/2019-From printer. May be heard in committee March 23.

**Location:** 2/20/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require the Department of Housing and Community Development, on or before June 30, 2020, and on or before June 30 every year thereafter, to review each production report submitted by a city or county in accordance with the provisions described above to determine if that city or county has met its very low, low-, and moderate-income housing goals, as defined, for that reporting period. The bill would require the department, if it determines that a city or county has met one of those housing goals, to submit a certification of that result to the Controller by no later than June 30 of that year.

**[AB 881](#) (Bloom D) Accessory dwelling units.**

**Status:** 2/21/2019-From printer. May be heard in committee March 23.

**Location:** 2/20/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 957](#) (Grayson D) California Housing Finance Agency: reports.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, by December 31 of each year, also requires the California Housing Finance Agency to submit an annual report of its activities for the preceding year to specified state governmental entities. Existing law also requires the agency to, on or before May 1, submit to the Governor and the Legislature, a plan for using its revenue bonding authority for the succeeding fiscal year consistent with meeting the legislative goals and requirements for the agency. This bill would

require the agency to post the plan and the report on its internet website.

**[AB 995](#) (Ting D) Transitional Housing Program-Plus.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would expand the Transitional Housing Program-Plus by making transitional housing available to any former foster youth who exited from the foster care system on or after their 16th birthday and who meets the other requirements of the program. The bill would, commencing in the 2019-20 fiscal year, subject to an appropriation by the Legislature in the annual Budget Act for this purpose, require the department to annually allocate, as specified, funding to counties to expand their existing Transitional Housing Program-Plus to address unmet housing and service needs among those former foster youth.

**[AB 1010](#) (Garcia, Eduardo D) Housing programs: eligible entities.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1020](#) (Irwin D) State of California Housing Agency Act: Housing Agency: Secretary of Housing.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the Legislature's intent to enact legislation that would establish the State of California Housing Agency Act. The bill would also state the Legislature's intent to enact legislation that would establish a Housing Agency under the direction of a Secretary of Housing. The bill would make various findings and declarations in this regard.

**[AB 1074](#) (Diep R) Accessory Dwelling Unit Construction Bond Act of 2020.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1118](#) (Rubio, Blanca D) Land use: general plan: livability issues for older adults.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** 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 1177](#) (Frazier D) Planning and zoning: housing development: streamlined approval.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1197](#) (Santiago D) California Environmental Quality Act: affordable housing projects.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	<b>Desk</b>	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact subsequent legislation that would establish a streamlined administrative and judicial process for environmental reviews performed pursuant to CEQA for affordable housing projects.

**[AB 1232](#) (Gloria D) Affordable housing: housing.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	<b>Desk</b>	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to subsequently amend this bill to include provisions that would require the use of energy efficiency upgrade funds targeting disadvantaged communities to be tied to enforceable affordability agreements, require energy and weatherization programs to be linked to environmental health programs at no cost to tenants, and require a specified study to be conducted on the barriers to access renewable energy programs, as provided.

**[AB 1239](#) (Cunningham R) Local government: housing.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	<b>Desk</b>	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation that would ensure regional housing needs are being met.

**[AB 1244](#) (Fong R) Environmental quality: judicial review: housing projects.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	<b>Desk</b>	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** 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 1279](#) (Bloom D) Planning and zoning: housing development: high-resource areas.**

**Status:** 2/22/2019-From printer. May be heard in committee March 24.

**Location:** 2/21/2019-A. PRINT

<b>Desk</b>	Policy	Fiscal	Floor	<b>Desk</b>	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

initial rent and the sales price or rent that would be affordable, as provided. The bill would require the city or county to deposit the fee into a separate fund reserved for the construction or preservation of housing with an affordable housing cost or affordable rent to households with a household income less than 50% of the area median income. This bill contains other related provisions and other existing laws.

**[AB 1318](#) (Mullin D) Housing: school employees.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1367](#) (Brough R) Housing: live-work units.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the Legislature's intent to enact legislation that would encourage the development of live-work units.

**[AB 1386](#) (Chen R) Local planning.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Current law makes findings and declarations regarding the availability of housing. This bill would make a nonsubstantive change to the above-described findings and declarations.

**[AB 1399](#) (Bloom D) Residential real property: rent control: withdrawal of accommodations.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1481](#) (Bonta D) Tenancy.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law specifies that a hiring of residential real property, for a term not specified by the parties, is deemed to be renewed at the end of the term implied by law unless one of the parties gives written notice to the other of that party's intention to terminate the same. Current law requires an owner of a residential dwelling to give notice at least 60 days prior to the proposed date of termination, or at least 30 days prior to the proposed date of termination if any tenant or resident has resided in the dwelling for less than one year, as specified. This bill would make nonsubstantive changes to those provisions.

**[AB 1483](#) (Grayson D) Housing development project applications: reporting.**

**Status:** 2/22/2019-Introduced. To print.



**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require a city or county to compile a list that provides zoning and planning standards, fees imposed under the Mitigation Fee Act, special taxes, and assessments applicable to housing development projects in the jurisdiction. This bill would require each local agency to post the list on its internet website and provide the list to the Department of Housing and Community Development and any applicable metropolitan planning organization. The bill would require the department to post the information submitted pursuant to these provisions on its internet website by January 1, 2021, and each year thereafter.

**[AB 1484](#) (Grayson D) Mitigation Fee Act: housing developments.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would prohibit a local agency from imposing a fee, as defined, on a housing development project, as defined, unless the type and amount of the exaction is specifically identified on the local agency's internet website at the time the application for the development project is submitted to the local agency.

**[AB 1485](#) (Wicks D) Housing development: streamlining.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation to establish a policy that would (1) ensure timely approval of zoning-compliant housing projects and create financial incentives for enabling onsite affordability and prevailing wages; (2) provide additional streamlining options for housing projects, including those that may not benefit from existing streamlining options and (3) allow sensitive communities to defer implementation while developing a context-sensitive plan.

**[AB 1487](#) (Chiu D) Land use: housing element.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1497](#) (Holden D) Hosting platforms.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The California Fair Employment and Housing Act prohibits an owner of housing from engaging in specific acts of discrimination against a person seeking to purchase, rent, or lease any housing accommodation. Current law requires a hosting platform, as defined, to provide notice, as specified, to an offeror listing a residence for short-term rental on the hosting platform. This bill would express the intent of the Legislature to enact legislation that would make hosting platforms subject to fair housing laws.

**[AB 1534](#) (Wicks D) Housing: homelessness.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the Legislature's intent to enact legislation that would establish a regional plan to address the state's homelessness crisis.

**[AB 1536](#) (Gray D) Affordable housing.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law declares that the Legislature has provided specified reforms and incentives to facilitate and expedite the construction of affordable housing, and provides a list of statutes to that effect. This bill would make a nonsubstantive change to the provision described above that lists the statutes that the Legislature has enacted to facilitate and expedite the construction of affordable housing.

**[AB 1562](#) (Burke D) Housing development approvals.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law states that the Legislature finds and declares that there exists a severe shortage of affordable housing, especially for persons and families of low and moderate income, and that there is an immediate need to encourage the development of new housing, not only through the provision of financial assistance, but also through changes in law designed to do certain things, including expediting the local and state residential development process. This bill would make nonsubstantive changes to that provision.

**[AB 1579](#) (Gabriel D) Affordable housing authorities.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law authorizes a city, county, or city and county to adopt a resolution creating an affordable housing authority with powers limited to providing low- and moderate-income housing and affordable housing, as provided. Current law defines various terms for these purposes, including the term "authorizing resolution." This bill would make a nonsubstantive change to the definition of "authorizing resolution."

**[AB 1585](#) (Boerner Horvath D) Accessory dwelling units.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1629](#) (Rivas, Robert D) Low-income housing tax credits.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1659](#) (Bloom D) Local home financing agencies: cities.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** 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 D) Housing: Department of Housing and Community Development: data.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the Legislature’s intent to enact legislation that would, among other things, establish an efficient process for the department to identify housing-related goals, identify associated data needs, and provide funding and technical support to help local jurisdictions meet the supply of needed data.

**[AB 1706](#) (Quirk D) Planning and Zoning: affordable housing: streamline.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation that would provide streamlined approval, tax incentives, and other benefits to developers of middle-income housing projects that meet specified requirements.

**[AB 1711](#) (Santiago D) Department of Housing and Community Development: annual report.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. The department is responsible for administering various housing and home loan programs throughout the state. Current law requires the department, 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 make a nonsubstantive change to this provision.

**[AB 1734](#) (Chiu D) Property taxation: welfare exemption: rental housing: moderate income housing.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[AB 1771](#) (Kamlager-Dove D) Planning and zoning: cause of action: time limitations.**

**Status:** 2/22/2019-Introduced. To print.

**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** 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 1786](#)**(O'Donnell D) Land use and planning: regional housing assessment allocation: housing element.****Status:** 2/22/2019-Introduced. To print.**Location:** 2/22/2019-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** 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.

[ACA 1](#)**(Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.****Status:** 12/4/2018-From printer. May be heard in committee January 3.**Location:** 12/3/2018-A. PRINT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

[SB 4](#)**(McGuire D) Housing.****Status:** 1/16/2019-Referred to Com. on RLS.**Location:** 12/3/2018-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Under current law, various agencies administer programs to preserve and expand safe and affordable housing opportunities and promote sound community growth. This bill would state 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, in a manner that ensures that every jurisdiction contributes its fair share to a housing solution, while acknowledging relevant differences among communities.

[SB 5](#)**(Beall D) Local-State Sustainable Investment Incentive Program.****Status:** 1/24/2019-Referred to Coms. on GOV. & F. and HOUSING.**Location:** 1/24/2019-S. GOV. & F.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would establish in state government the Local-State Sustainable Investment Incentive Program, which would be administered by the Sustainable Investment Incentive 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 or transit village development district to apply to the Sustainable Investment Incentive Committee to participate in the program and would authorize the committee to approve or deny applications for projects meeting specific criteria.

[SB 6](#)**(Beall D) Housing production.****Status:** 1/16/2019-Referred to Com. on RLS.**Location:** 12/3/2018-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Under current law, various agencies administer programs to preserve and expand safe and affordable housing opportunities and promote sound community growth throughout the state. This bill would state 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.

[SB 9](#)**(Beall D) Income taxes: low-income housing credits: allocation: sale.****Status:** 1/16/2019-Referred to Com. on GOV. & F.

**Location:** 1/16/2019-S. GOV. & F.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[SB 13](#) (Wieckowski D) Accessory dwelling units.**

**Status:** 1/16/2019-Referred to Com. on RLS.

**Location:** 12/3/2018-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would express the intent of the Legislature to enact legislation that would reduce impact fees and other existing barriers for homeowners seeking to create accessory dwelling units for the purpose of creating additional residential housing within their neighborhoods.

**[SB 18](#) (Skinner D) Keep Californians Housed Act.**

**Status:** 1/24/2019-Referred to Coms. on HOUSING and JUD.

**Location:** 1/24/2019-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would, no later than January 1, 2021, would require the Department of Housing and Community Development to develop and publish on its Internet Web site, and to annually update, a guide to all state laws pertaining to landlords and the landlord-tenant relationship. The bill would also require the department to survey each city in this state to determine which cities, if any, provide resources or programs to inform landlords of their legal rights and obligations and to post on its Internet Web site a list of those cities which, in the judgment of the department, have the most robust resources and programs.

**[SB 48](#) (Wiener D) Homelessness: right to shelter.**

**Status:** 1/16/2019-Referred to Com. on RLS.

**Location:** 12/3/2018-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would state the intent of the Legislature to enact legislation that creates a right to shelter for unsheltered residents throughout the state, which would be required to include the navigation center model. The bill would state the purposes of this legislation, including ensuring that every person living on California's streets has the ability to promptly secure shelter that is safe and supportive. The bill would specify certain elements that this right to shelter would include. The bill would specify that the right to shelter is not intended to be in lieu of prioritizing permanent housing for people who lack housing.

**[SB 50](#) (Wiener D) Planning and zoning: housing development: equitable communities incentive.**

**Status:** 1/24/2019-Referred to Coms. on HOUSING and GOV. & F.

**Location:** 1/24/2019-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[SB 128](#) (Beall D) Enhanced infrastructure financing districts: bonds: issuance.**

**Status:** 1/24/2019-Referred to Com. on GOV. & F.

**Location:** 1/24/2019-S. GOV. & F.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Current law authorizes the legislative body of a city or a county to establish an enhanced infrastructure financing district, with a governing body referred to as a public financing authority, to finance public capital facilities or other specified projects of communitywide significance. Current law authorizes the public financing authority to issue bonds for these purposes upon approval by 55% of the voters voting on a proposal to issue the bonds. Current law requires the proposal submitted to the voters by the public financing authority and the resolution for the issuance of bonds following approval by the voters to include specified information regarding the bond issuance. This bill would instead authorize the public financing authority to issue bonds for these purposes without submitting a proposal to the voters.

**[SB 191](#) (Morrell R) Land use: housing element.**

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

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[SB 215](#) (Morrell R) Local government: housing.**

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

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[SB 235](#) (Dodd D) Planning and zoning: housing production report: regional housing need allocation.**

**Status:** 2/21/2019-Referred to Com. on HOUSING.

**Location:** 2/21/2019-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Planning and Zoning Law provides for the allocation of regional housing need by the council of government or the Department of Housing and Community Development, as applicable. That law also provides for the allocation of a portion of a county's share of the regional housing need to a city that is incorporated within its boundaries, or upon annexation of unincorporated land to an existing city within its boundaries, after the final allocation of regional housing need. This bill 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 those completed entitlements, building permits, and certificates of occupancy issued by the other jurisdiction for the development of housing if certain conditions are met.

**[SB 274](#) (Dodd D) Mobilehome parks: tenancies**

**Status:** 2/21/2019-Referred to Com. on JUD.

**Location:** 2/21/2019-S. JUD.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Mobilehome Residency Law requires, among other things, that the management of a mobilehome park comply with noticing and other specified requirements in order to terminate a tenancy in a mobilehome park because of a change of use of the mobilehome park. This bill would require management to offer the previous homeowner a right of first refusal to a renewed tenancy in the park on the same terms at the time of the natural disaster, if the park is destroyed due to a fire or other natural disaster and management elects to rebuild the park in the same location.

**[SB 294](#) (Hill D) Property taxation: welfare exemption: low income housing.**

**Status:** 2/15/2019-From printer. May be acted upon on or after March 17.

**Location:** 2/14/2019-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[SB 330](#) (Skinner D) Housing Crisis Act of 2019.**

**Status:** 2/20/2019-From printer. May be acted upon on or after March 22.

**Location:** 2/19/2019-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would, notwithstanding specified prohibitions, allow a city or county to prohibit the commercial use of land zoned for residential use consistent with the authority of the city or county conferred by other law. The bill would state that these prohibitions would apply to any zoning ordinance adopted or amended on or after January 1, 2018, and that any zoning ordinance adopted, or amendment to an existing ordinance or to an adopted general plan, on or after that date that does not comply would be deemed void.

**[SB 450](#) (Umberg D) California Environmental Quality Act exemption: supportive and transitional housing: motel conversion.**

**Status:** 2/22/2019-From printer. May be acted upon on or after March 24.

**Location:** 2/21/2019-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would 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. Because the lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program.

**[SB 532](#) (Portantino D) Redevelopment: bond proceeds: affordable housing.**

**Status:** 2/22/2019-From printer. May be acted upon on or after March 24.

**Location:** 2/21/2019-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**[SB 592](#) (Wiener D) Department of Housing and Community Development: annual report: due date.**

**Status:** 2/22/2019-Introduced. To Com. on RLS. for assignment. To print.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** The Department of Housing and Community Development is responsible for administering various housing and home loan programs throughout the state. Current law requires the department, 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 move the date that the annual report for the previous fiscal year must be submitted to the Governor and both houses of the Legislature out to June 30 of the next calendar year.

**[SB 611](#) (Caballero D) Housing: elderly and individuals with disabilities.**

**Status:** 2/22/2019-Introduced. To Com. on RLS. for assignment. To print.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Would state the intent of the Legislature to enact legislation to establish a master plan that responds to population needs in a comprehensive manner which shall include, but not be limited to, policy recommendations that address the housing needs of California's older adults, and people with disabilities.

**[SB 621](#) (Glazer D) California Environmental Quality Act: court actions or proceedings: affordable housing projects.**

**Status:** 2/22/2019-Introduced. To Com. on RLS. for assignment. To print.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Would require any action or proceeding brought to attack, review, set aside, void, or annul the certification of an environmental impact report for an affordable housing project or the granting of an approval of an affordable housing project, to require 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. The bill would prohibit a court from staying or enjoining the construction or operation of an affordable housing project unless it makes certain findings.

**[SB 623](#) (Jackson D) Housing: surplus land.**

**Status:** 2/22/2019-Introduced. To Com. on RLS. for assignment. To print.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** Current law requires an entity proposing to use surplus land for developing low- and moderate-income housing to agree to make available not less than 25% of the total number of units developed on the parcels at affordable housing cost or affordable rent to lower income households. Current law requires these and other specified requirements to be contained in a covenant or restriction recorded against the surplus land at the time of sale, to run with the land, and be enforceable, against any owner who violates the covenant or restriction and each successor in interest who continues the violation, by various specified parties. This bill would make nonsubstantive changes to that provision.

**[SB 654](#) (Moorlach R) Local government: planning.**

**Status:** 2/22/2019-Introduced. To Com. on RLS. for assignment. To print.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** 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 712](#) (Grove R) Housing for the elderly.**

**Status:** 2/22/2019-Introduced. To Com. on RLS. for assignment. To print.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

**Summary:** 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 R) Housing.**

**Status:** 2/22/2019-Introduced. To Com. on RLS. for assignment. To print.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

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



**[SB 744](#)**

**(Caballero D) Planning and zoning: California Environmental Quality Act: permanent supportive housing: No Place Like Home Program.**

**Status:** 2/22/2019-Introduced. To Com. on RLS. for assignment. To print.

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

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

**Summary:** Would require a lead agency to prepare concurrently the record of proceeding for a No Place Like Home project, as defined, with the performance of the environmental review of the project. Because the bill would impose additional duties on the lead agency, this bill would impose a state-mandated local 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. The bill would require a person filing an action or proceeding challenging the lead agency's action on the grounds of noncompliance with CEQA to file the action or proceeding within 10 days of the filing of the notice of determination.

**[SCA 1](#)**

**(Allen D) Public housing projects.**

**Status:** 12/4/2018-From printer. May be acted upon on or after January 3.

**Location:** 12/3/2018-S. RLS.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

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

**Total Measures: 88**

**Total Tracking Forms: 628**