

ASSEMBLY COMMITTEE  
ON  
HOUSING AND COMMUNITY DEVELOPMENT

2013-2014  
LEGISLATIVE BILL SUMMARY



COMMITTEE MEMBERS

Ed Chau, Chair (Appointed on May 28, 2013)

Norma J. Torres, Chair (2013)

Beth Gaines, Vice Chair

Tom Ammiano

Cheryl Brown

Brian Maienschein

Sharon Quirk - Silva

Mariko Yamada

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## Introduction

This publication is a comprehensive collection of summaries for bills that the Assembly Committee on Housing and Community Development considered during the 2013-2014 legislative year. It is designed to be a quick reference guide to the Legislature's work in the area of housing and community development. Each bill is summarized and the status of the bill is noted in italics. This publication includes a list of the informational hearings the committee held either alone or jointly with other committees.

An electronic copy of this document is available under "Publications" on the committee web page at [www.assembly.ca.gov](http://www.assembly.ca.gov). Copies of the analyses prepared by the Assembly Committee on Housing and Community Development can be obtained by accessing the Official California Legislative Information internet web page maintained by the Legislative Counsel at [www.leginfo.ca.gov](http://www.leginfo.ca.gov).

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## Informational Hearings

The Assembly Committee on Housing and Community Development hosted several informational hearings on a variety of matters relevant to housing and community development during the 2013-2014 Legislative Session.

### **The State's Investment in Housing: Following the Money**

Joint Hearing with the Assembly Committee on Revenue and Taxation

Monday, March 18, 2013, 1:30 p.m., State Capitol Room 126

### **Housing California's Veterans: Opportunities and Challenges**

Joint Hearing with the Assembly Committee on Veterans Affairs

Wednesday, March 20, 2013, 9:30 a.m., State Capitol Room 126

### **Progress of the *Keep Your Home California Program***

Joint Hearing with the Assembly Committee on Banking and Finance

Tuesday, October 29, 2013, 10:00 a.m., Alhambra City Hall

### **Assessing California's 2013 Progress on Ending Homelessness**

Joint Hearing with the Assembly Select Committee on Homelessness

Tuesday, November 12, 2013, 1:00 p.m., State Capitol Room 447

### **Understanding the Scope of Payment in Lieu of Taxes (PILOTs) and their Impact on the Welfare Property Tax Exemption**

Joint Hearing with the Assembly Committees on Revenue and Taxation and Local Government

Monday, February 3, 2014, 1:30 p.m., State Capitol Room 4202

### **Coordination of Housing and Supportive Health Services**

Joint Hearing with the Assembly Committee on Health and Assembly Select Committee on Homelessness

Wednesday, March 19, 2014, 10:00 a.m., State Capitol Room 4202

### **Implementation of AB 639 (John A. Pérez), Chapter 727 Statutes of 2013**

Joint Informational Hearing with the Assembly Committee on Veterans Affairs

Wednesday, May 7, 2014, 9:00 a.m., State Capitol Room 126

## Building Standards

### **AB 645 (Torres) - Dwelling safety: smoke detectors.**

*Died in Assembly Committee on Housing and Community Development.*

This bill would have deleted the requirement commencing January 1, 2014, that smoke detectors have a feature that provides notice that the device needs to be replaced and would have extended to January 1, 2015, the date by which smoke detectors need to have certain features approved by the State Fire Marshal.

### **AB 967 (Hueso) as introduced - Substandard housing regulations.**

*Died in Assembly Committee on Housing and Community Development.*

This bill would have allowed, in addition to a health officer, a local enforcement agency to inspect units for pest infestations to the extent that it endangers the health and welfare of the occupants [*Amended into SB 488 (Hueso)*].

### **AB 1092 (Levine) – Electric vehicle charging infrastructure.**

*Chapter 410, Statutes of 2014.*

This bill requires the California Building Standards Commission to adopt mandatory standards for the installation of electric vehicle charging infrastructure for parking spaces in multifamily dwellings and nonresidential developments in the next triennial edition of the California Building Standards Code.

### **AB 1983 (Gray) - Water meters: multiunit structures.**

*Held in Assembly Committee on Housing and Community Development.*

This bill would have authorized the owner or operator of a building containing residential units to install equipment to determine, or use an economic allocation methodology to approximate, the quantity of water that is provided to the tenants and used in the common areas of that building. The bill would require all new multiunit residential buildings permitted on or after January 1, 2015, to be constructed in a manner to permit measurement by a county, municipal, or other public water system, or the owner or operator, of water use by each unit and to have installed separate submeters for each unit.

### **AB 2282 (Gatto) - Building standards: recycled water systems.**

*Chapter 606, Statutes of 2014.*

This bill directs the California Building Standards Commission to adopt mandatory building standards for the installation of recycled water systems in newly constructed commercial and public buildings and single- and multi-family dwellings, in areas where there is or will be access to a water recycling facility.

**SB 488 (Hueso) as amended on April 8, 2013 - Substandard housing: regulations.**

*Chapter 89, Statutes of 2013.*

This bill authorizes local code enforcement officers to determine an infestation of insects, vermin, or rodents and lack of adequate garbage and rubbish storage and removal facilities for purposes of deeming a building to be substandard.

**SB 750 (Wolk) – Water meters: multiunit structures.**

*Failed passage in Assembly Water, Parks & Wildlife Committee.*

This bill would have mandated that water purveyors adopt policies requiring that newly constructed multi-unit residential structures or mixed-use residential and commercial structures that apply for water connections after January 1, 2014, to have as a condition of new water service, submeters that measure the water supplied to each individual dwelling unit.

**SB 1167 (Hueso) – Vector control.**

*Chapter 81, Statutes of 2014.*

This bill requires building and health inspectors responding to an infestation to order the abatement of both the infestation and substandard building conditions that are causing infestation.

## Common Interest Developments

**AB 968 (Gordon) as amended on May 27, 2014 – Common interest developments: common areas: maintenance and repairs.**

*Chapter 405, Statutes of 2014.*

This bill establishes the general rule that a homeowners association (HOA) in a common interest development is responsible for repairing and replacing exclusive-use common areas and the individual owners are responsible for repairing and replacing their separate interests.

As introduced this bill would have established an alternative voting process for electing the board of directors of a HOA with 15 units or less.

**AB 1360 (Torres) – Common interest developments: electronic voting.**

*Failed passage in Senate Judiciary Committee.*

This bill would have allowed a homeowners association in a common interest development to conduct an election via electronic voting.

**AB 1738 (Chau) - Common interest developments: dispute resolution.**

*Chapter 411, Statutes of 2014.*

This bill allows a homeowners association or an owner of a separate interest to bring an attorney or another person to participate in informal dispute resolution (IDR) at their own cost. Makes clear that an agreement reached as part of an IDR must be in writing.

**AB 2100 (Campos) - Common interest developments: yard maintenance: fines: drought.**

*Chapter 164, Statutes of 2014.*

This bill prohibits a homeowners association from imposing a fine or assessment against a member who reduces or eliminates watering of vegetation or lawns during any period during which the Governor or local government has declared an emergency due to drought.

**AB 2104 (Gonzalez) - Common interest developments: water-efficient landscapes.**

*Chapter 421, Statutes of 2014.*

This bill specifies that architectural or landscaping guidelines or policies of a common interest development are void if they prohibit the use of low water-using plants and other water conservation measures.

**AB 2430 (Maienschein) - Transfer disclosures.**

*Chapter 185, Statutes of 2014.*

This bill clarifies that it is the responsibility of the seller of a separate interest in a common interest development to pay for the production and delivery of any disclosure documents that are required to be provided to a prospective purchaser.

**SB 752 (Roth) – Commercial and industrial common interest developments.**

*Chapter 605, Statutes of 2013.*

This bill establishes the Commercial and Industrial Common Interest Development (CID) Act to govern the regulation of commercial and industrial CIDs within the Davis Stirling Common Interest Development Act.

**SB 992 (Nielsen) - Common interest developments: property use and maintenance.**

*Chapter 434, Statutes of 2014.*

This bill excludes homeowners associations (HOA) that use recycled water, as defined, for landscaping irrigation from the prohibition on fining an owner that eliminates or reduces watering of vegetation or lawns during a locally or state declared drought. Makes any provision of the governing documents of a HOA void and unenforceable, if they require pressure washing the exterior of an owner's separate interest.



## Homelessness

### **AB 639 (John A. Pérez) – Veterans Housing and Homeless Prevention Bond Act of 2014.**

*Chapter 727, Statutes of 2013.*

This bill authorizes the issuance of \$600 million in general obligation bonds to fund the acquisition, construction, rehabilitation, and preservation of multi-family supportive housing, affordable transitional housing, affordable rental housing, and related facilities for veterans and their families, if approved by the voters at the June, 2014, statewide election.

**California Proposition 41, the Veterans Housing and Homeless Prevention Bond Act of 2014** (AB 639) was approved by voters on June 3, 2014.

### **AB 998 (Fong, Atkins) – Homelessness: Interagency Council on Homelessness.**

*Died in Assembly Appropriations Committee.*

This bill would have created the California Interagency Council on Homelessness and would require various state agencies to meet quarterly to coordinate efforts on homelessness.

## Housing Finance

### **AB 495 (Campos) - Community investment.**

*Held in Senate Appropriations Committee.*

This bill would have established the California Community Investment Program with the Governor's Office of Business and Economic Development.

### **AB 523 (Ammiano) - Department of Housing and Community Development: loans.**

*Chapter 445, Statutes of 2014.*

This bill allows the Department of Housing and Community Development (HCD) to reduce the interest rate on loans for affordable rental housing developments. Allows HCD to change the interest rate for any loan it originates on or after January 1, 2014 to the applicable fee and rate most recently published by the U.S. Internal Revenue Service.

### **AB 532 (Gordon) - Local Housing Trust Fund.**

*Chapter 769, Statutes of 2013.*

This bill deletes the requirement that funds in the Local Housing Trust Fund Matching Grant program for newly-formed local housing trust funds revert to the Self-Help Housing Fund, and continuously appropriates the funds to the Local Housing Trust Fund Matching Grant program for new and existing local housing trust funds.

**AB 585 (Fox) - Homeless veterans' assistance pilot program.**

*Amended out of the committee's jurisdiction on January 6, 2014.*

This bill would have established the Homeless Veterans' Housing Assistance Pilot Program administered by the Department of Veterans' Affairs, in consultation with the Department of Housing and Community Development, in up to four counties that agree to participate and would appropriate \$5 million from the General Fund for the program.

**AB 637 (Atkins) - Housing assistance.**

*Chapter 770, Statutes of 2013.*

This bill adds housing developments of five units or more that serve low- and moderate-income families or individuals to the possible uses for funding from the Residential Development Loan Program operated by the California Housing Finance Agency.

**AB 690 (Campos) - Jobs and education financing districts: voter approval.**

*Amended out of the committee's jurisdiction on January 6, 2014.*

This bill would have created Jobs and Education Financing Districts, without voter approval, and would have authorized a public financing authority to enter into joint powers agreements with affected taxing entities with regard to nontaxing authority or powers only. The bill would have authorized a district to implement hazardous cleanup pursuant to the Polanco Redevelopment Act.

**AB 873 (Chau) as amended July 2, 2013 - Housing: emergency housing and assistance funding.**

*Chapter 488, Statutes of 2013.*

This bill establishes new eligible uses and priorities for funding under the Emergency Housing and Assistance Program, with an added focus on providing permanent supportive housing for homeless families and individuals.

As introduced, this bill would have clarified the definition of supportive housing for the purpose of Housing Element Law.

**AB 952 (Atkins) - Low-income housing tax credits.**

*Chapter 771, Statutes of 2013.*

This bill makes changes to the state Low-Income Housing Tax Credit (LIHTC) program by allowing the Tax Credit Allocation Committee to award state LIHTCs to developments in a Qualified Census Tract or a Difficult to Develop Area if the project is also receiving federal LIHTC under certain conditions.

**AB 984 (Chau) - California Housing Finance Agency.**

*Chapter 82, Statutes of 2013.*

This bill adds two positions to the board of directors of the California Housing Finance Agency, allows the agency to make grants to homebuyers for energy improvements, and makes changes to the California Homebuyer Downpayment Assistance Program to comply with changes in federal law.

**AB 1109 (Bonilla) - Emergency housing and assistance.**

*Chapter 495, Statutes of 2013.*

This bill allows a loan recipient under the capital development component of the Emergency Housing and Assistance Program to transition a property from an emergency shelter or transitional housing to permanent supportive housing that serves people who are homeless, or at risk of homelessness, and still have the loan deferred and forgiven at the end of the loan term.

**AB 1929 (Chau) - California Housing Finance Agency: MHSA funding: special needs housing for persons with mental illness.**

*Chapter 674, Statutes of 2014.*

This bill requires the California Housing Finance Agency, with the concurrence of the Department of Health Care Services, to release unencumbered Mental Health Services Act (MHSA) funding upon request of the respective county, and for counties to utilize these released funds to provide housing assistance to people with mental illness.

**AB 2135 (Ting) - Surplus land: affordable housing.**

*Chapter 677, Statutes of 2014.*

This bill amends the procedure for the disposal of surplus land by local agencies and expands the provisions relating to the prioritization of affordable housing development if the surplus land will be used for residential development.

**AB 2161 (Chau) - Affordable housing.**

*Chapter 680, Statutes of 2014.*

This bill authorizes the Department of Housing and Community Development (HCD), at the request of a borrower, to modify a "qualifying unpaid matured loan" issued by HCD using a streamlined process.

**AB 2280 (Alejo) - Community Revitalization and Investment Authorities.**

*Vetoed on September 29, 2014.*

This bill would have allowed local governments to establish a Community Revitalization and Investment Authority (Authority) in a disadvantaged community to fund specified activities and allowed the Authority to collect tax increment.

**Governor Edmund G. Brown Jr.'s Veto Message:**

This bill allows local governments to establish a Community Revitalization and Investment Authority to use tax increment revenues to invest in disadvantaged communities.

I applaud the author's efforts to create an economic development program, with voter approval, that focuses on disadvantaged communities and communities with high unemployment. The bill, however, unnecessarily

vests this new program in redevelopment law. I look forward to working with the author to craft an appropriate legislative solution.

**SB 391 (DeSaulnier) - California Homes and Jobs Act of 2013.**

*Held in Assembly Appropriations Committee.*

This bill would have established the California Homes and Jobs Act of 2013 to provide funding for affordable housing.

## Land Use Planning

**AB 116 (Bocanegra) – Land use: subdivision maps: expiration dates.**

*Chapter 62, Statutes of 2013.*

This bill provides an automatic 24-month extension for subdivision maps approved after January 1, 2000 that have not yet expired, and specifies a process for the approval of the extension of maps approved before January 1, 2000.

**AB 325 (Alejo) – Land use and planning: cause of actions: time limitations.**

*Chapter 767, Statutes of 2013.*

This bill revises the time limits for a party to initiate a challenge to certain city or county actions, including the adoption or amendment of a housing element, if the challenge is brought “in support of or to encourage or facilitate the development of housing that would increase the community's supply of [affordable] housing.”

**AB 569 (Chau) as amended September 12, 2013 – Real property: divided lands.**

*Chapter 661, Statutes of 2014.*

This bill makes several changes to the law to assist in the development and finance of cooperative housing.

As introduced, this bill would have repealed existing laws that require the Department of Housing and Community Development to compile and publish reports of the activities of redevelopment agencies.

**AB 716 (Quirk-Silva) - Infrastructure: state planning and funding.**

*Held in Senate Appropriations Committee.*

This bill would have expanded the Five-Year Infrastructure plan that was submitted as part of the budget to include housing and priorities for the coordination of investment and would require the Strategic Growth Council to hold a public hearing on the plan prior to its submission to the Legislature.

**AB 745 (Levine) as introduced - Land use: housing element.**

*Amended out of the committee's jurisdiction on January 6, 2014.*

This bill would have authorized a city or county to request the appropriate council of governments to adjust a density to be deemed appropriate if it is inconsistent with the city's or county's existing density.

**AB 1024 (Torres) - Real property: divided lands.**

*Amended out of the committee's jurisdiction on September 6, 2013.*

As heard in the Assembly Committee on Housing and Community Development, this bill would have made changes to the law to assist in the development and finance of cooperative housing.

**AB 1051 (Bocanegra) – Housing.**

*Held in Assembly Appropriations Committee.*

This bill would have established the Sustainable Communities for All Program, to begin operations on January 1, 2015, with the goal of equitably implementing SB 375 (Steinberg), Chapter 728, Statutes of 2008, by providing transportation and housing choices that allow lower-income Californians to drive less and reduce household costs.

**AB 1229 (Atkins) - Land use: Zoning regulations.**

*Vetoed on October 13, 2013.*

This bill would have expressly authorized the legislative body of a city or county to establish inclusionary housing requirements as a condition of development.

**Governor Edmund G. Brown, Jr.'s veto message:**

This bill would supersede the holding of *Palmer v. City of Los Angeles* and allow local governments to require inclusionary housing in new residential development projects.

As Mayor of Oakland, I saw how difficult it can be to attract development to low and middle income communities. Requiring developers to include below-market units in their projects can exacerbate these challenges, even while not meaningfully increasing the amount of affordable housing in a given community.

The California Supreme Court is currently considering when a city may insist on inclusionary housing in new developments. I would like the benefit of the Supreme Court's thinking before we make legislative adjustments in this area.

**AB 1343 (Bonilla) - Local government: general plan: housing element.**

*Died in Assembly Committee on Housing and Community Development.*

This bill would have required the housing element to identify adequate sites for housing, including, but not limited to, rental housing, factory-built housing, mobilehomes, and emergency shelters, and to make adequate provision for the existing and projected needs of all economic segments of the community.

**AB 1537 (Levine) - General plan housing element: regional housing need.**

*Chapter 875, Statutes of 2014.*

This bill creates a pilot program for Marin County to utilize a "suburban" default density standard for accommodating its share of affordable housing.

**AB 1690 (Gordon) - Local planning: housing elements.**

*Chapter 883, Statutes of 2014.*

This bill authorizes a city or county, when it fails to identify adequate sites in its housing element and must adopt a rezoning program, to accommodate all of its very low- and low-income housing need on sites designated for mixed uses only if those sites allow 100% residential use and require at least 50% residential floor area of a mixed-use project.

**AB 2222 (Nazarian) - Housing density bonus.**

*Chapter 682, Statutes of 2014.*

This bill prohibits an applicant from receiving a density bonus unless the proposed housing development or condominium project would, at a minimum, maintain the number and proportion of affordable housing units within the proposed development.

**SB 359 (Corbett) - CEQA exemption: housing projects.**

*Amended out of the committee's jurisdiction on September 6, 2013.*

As heard in the Assembly Committee on Housing and Community Development, this bill would have increased the maximum retail use from 15 percent of floor area to 25 percent of building square footage in the definition of "residential" for purposes of the existing California Environmental Quality Act exemption for infill housing projects meeting specified criteria.

**SB 628 (Beall, Wolk) - Enhanced infrastructure financing districts.**

*Chapter 785, Statutes of 2014.*

This bill allows a city or county to create an enhanced infrastructure financing district to finance specified infrastructure projects and facilities.

**SB 1033 (Torres) - Land use: local planning: housing elements.**

*Died on the Assembly Floor.*

This bill would have updated housing element law references to redevelopment housing funds with a reference to housing successor agency funds.

## Mobilehomes / Manufactured Housing

### **AB 253 (Levine) - Floating home marinas: conversion: subdivision map requirements.**

*Chapter 432, Statutes of 2013.*

This bill extends the same subdivision requirements that apply to the conversion of mobilehome parks to floating home marinas.

### **AB 379 (Brown) - Manufactured housing removal.**

*Chapter 137, Statutes of 2013.*

This bill makes technical and clarifying changes to the law relative to the installation and removal of manufactured housing.

### **AB 225 (Chau, Nestande) as amended on June 18, 2014- Mobilehomes: loans.**

*Chapter 493, Statutes of 2014.*

This bill gives the Department of Housing and Community Development (HCD) greater flexibility in its administration of the Mobilehome Park Resident Ownership Program, including allowing HCD to lend funds for individuals to repair their mobilehomes and for nonprofit sponsors or local public entities to acquire mobilehome parks.

### **AB 692 (Torres) – Mobilehomes: loans.**

*Amended out of the committee's jurisdiction on June 3, 2014.*

As heard in the Assembly Housing and Community Development Committee, this bill would have expanded the allowable purposes of loans the state Department of Housing and Community Development makes from the Mobilehome Park Purchase Fund to include those to rehabilitate a mobilehome park's infrastructure.

### **AB 1205 (Wieckowski) – Mobilehome Residency Law: mediation program.**

*Died in Assembly Committee on Housing and Community Development.*

This bill would have enacted the Mobilehome Residency Law Mediation Act within the Mobilehome Residency Law to establish a mediation program for alleged violations of the law.

### **AB 2026 (Stone) - Mobilehome parks: sales.**

*Failed passage on the Assembly Floor.*

This bill would have created a standard that mobilehome park owners would be required to use in determining a prospective mobilehome purchaser's financial ability to pay the rent.

**AB 2587 (Roger Hernández) - Mobilehome parks: rent control.**

*Died in Assembly Committee on Housing and Community Development.*

This bill would have authorized the legislative body of a local governmental entity to publish a notice of preparation of and prepare a regional mobilehome park rent survey, as defined, and to consider, approve, or approve with changes the survey at a public hearing, as specified. Within 12 months following the approval of the survey, the bill would have authorized the legislative body to limit the base rent amount for a mobilehome rental agreement meeting certain conditions. The bill would have also authorized interested persons to seek judicial review of the approved survey or limited base rent amount.

**SB 510 (Jackson) – Subdivisions: rental mobilehome park conversion.**

*Chapter 373, Statutes of 2013.*

This bill allows local agencies to consider the level of support among existing homeowners when deciding whether to approve a subdivision map for the conversion of a rental mobilehome park to resident ownership.

## Redevelopment

**AB 427 (Mullin) – Local Government: Polanco Redevelopment Act.**

*Amended out of the committee's jurisdiction on April 22, 2013.*

This bill would have specified that a successor agency or successor housing entity may implement hazardous cleanup pursuant to the Polanco Redevelopment Act, with regard to enforceable obligations, including brownfield cleanup.

**AB 564 (Mullin) - Community redevelopment: successor agencies.**

*Vetoed on October 13, 2013.*

This bill would have prohibited the Department of Finance, once a finding of completion is issued, from future modification or reversal of an action of approval by an oversight board for specified enforceable obligations of a successor agency.

**Governor Edmund G. Brown, Jr.'s veto message:**

This bill makes policy changes that are contrary to the letter and intent of current law. These changes would severely limit the state's ability to ensure that Successor Agencies fulfill their obligation to wind down redevelopment affairs in an expeditious manner.

**AB 981 (Bloom) - Community redevelopment: redevelopment dissolution.**

*Died in Assembly Appropriations Committee.*

This bill would have allowed successor agencies greater flexibility to use bond obligations proceeds issued between January 1, 2011 and June 28, 2011.



**AB 1080 (Alejo) - Community Revitalization and Investment Authorities.**

*Held in Senate Appropriations Committee.*

This bill would have allowed local governments to establish a Community Revitalization and Investment Authority (Authority) in a disadvantaged community to fund specified activities and would allow the Authority to collect tax increment.

**AB 1175 (Bocanegra) - Public employee benefits: postemployment health care.**

*Amended out of the committee's jurisdiction on March 13, 2014.*

This bill would have provided a process for administering the retirement benefits of employees of the redevelopment agency of the City of Los Angeles.

**AB 1320 (Bloom) – Redevelopment: Allocation of property tax pass through payments.**

*Died in Assembly Local Government Committee.*

This bill would have allowed schools to continue to receive property taxes, equal to the amount they would have received in passthrough payments if redevelopment agencies still existed, and does not count those property taxes toward the Proposition 98 funding formula.

**AB 1793 (Chau) - Redevelopment housing successor: report.**

*Chapter 672, Statutes of 2014.*

This bill requires a housing successor to include in its annual report an inventory of homeownership units assisted by the housing successor or the former redevelopment agency that are subject to covenants, restrictions, or an adopted program.

**AB 2493 (Bloom) - Redevelopment dissolution: housing projects: bond proceeds.**

*Vetoed on September 29, 2014.*

This bill would have allowed successor agencies greater flexibility for bond obligation proceeds issued between January 1, 2011, and June 28, 2011, under specified conditions.

**Governor Edmund G. Brown Jr.'s Veto Message:**

This bill permits successor agencies and housing successors of former redevelopment agencies to use proceeds derived from bonds issued between January 1, 2011, and June 28, 2011, if the project is consistent with a sustainable communities strategy or reduces greenhouse gas emissions. Expenditure of the bond proceeds would be subject to approval by the Department of Finance (DOF).

I applaud the author's efforts to craft legislation to target specific projects for funding from 2011 bond proceeds. Funding for this measure, however, would come at the expense of lost property tax dollars to cities and counties that chose not to incur debt during this period, as well as special districts and schools. The cost to the general fund to backfill schools could be significant, to the tune of \$500 million, at a time when the state is still recovering from deep recession.

I recognize that the cost to local governments to defease these high interest rate bonds is significant. Therefore, I am directing the Department of Finance to develop a plan to address the outstanding bond debt of these agencies.

**SB 133 (DeSaulnier) – Redevelopment.**

*Vetoed on September 29, 2014.*

This bill would have made various reforms to the activities of redevelopment agencies in fulfilling the requirements to increase, preserve, and improve low- and moderate-income housing.

**Governor Edmund G. Brown Jr.'s Veto Message:**

This bill would reform the laws governing use of housing funds by entities statutorily required to set aside tax increment funds to increase, preserve and improve low and moderate income housing.

Undoubtedly, ensuring low and moderate income housing funds are expended to provide housing is important, but the simple fact is that the bill's requirements are no longer applicable in the wake of the dissolution of redevelopment agencies. The reforms in this bill can and should be discussed during the development of new economic development programs. Signing this bill would not have the desired outcome sought by the author and sponsors.

**SB 341 (DeSaulnier) – Redevelopment.**

*Chapter 796, Statutes of 2013.*

This bill revises the activities required for entities that assumed the housing functions of a former redevelopment agency.

**SB 684 (Hill) - Redevelopment agency project areas: advertising displays.**

*Chapter 544, Statutes of 2013.*

This bill recasts the redevelopment agency exemption to the Outdoor Advertising Act to reflect the elimination of redevelopment agencies.

**SB 1129 (Steinberg) - Redevelopment: successor agencies to redevelopment agencies.**

*Vetoed on September 29, 2014.*

This bill would have made various changes to provisions of law governing former redevelopment agencies.

**Governor Edmund G. Brown Jr.'s Veto Message:**

This bill allows Successor Agencies to expend revenues from bonds issued after December 2010, allows Agencies to enter into new or amended contracts without review, and allows interest rates on the repayment of loans to the redevelopment agency to be calculated quarterly per the Local Agency Investment Fund rate.

The provisions included in this bill deal with separate and distinct issues that must be thoroughly reviewed and discussed amongst all affected parties. Furthermore, I have already vetoed AB 2493, and this bill contains a similar provision to allow 2011 bond proceeds to be spent.

I am willing to work with the Legislature in the next session to refine the redevelopment agency dissolution statutes in a way that will make them operate more fairly and advantageously for everyone.

**SB 1404 (Leno) - San Francisco redevelopment: successor agencies: housing.**

*Vetoed on September 29, 2014.*

This bill would have allowed San Francisco's successor agency to receive former tax increment revenues and issue debt to pay for specified replacement housing obligations.

**Governor Edmund G. Brown Jr.'s Veto Message:**

This bill allows the Successor Agency of the former City and County of San Francisco Redevelopment Agency to create a new enforceable obligation to replace approximately 5,800 units of affordable housing.

Without a doubt, San Francisco faces extraordinary housing affordability challenges, compounded by the number of affordable units previously destroyed by the former redevelopment agency. I applaud the author and the mayor's continued efforts to increase affordability in this area. This bill as drafted, however, would grant this particular Successor Agency the ability to use tax increment and redevelopment law in a way that no other successor agency in the state has been granted.

I am directing the Department of Finance to work closely with the author and sponsors of this measure to explore other alternatives.

**SB 1439 (Leno) - Residential real property: withdrawal of accommodations.**

*Failed passage in Assembly Committee on Housing and Community Development.*

This bill would have allowed the city and county of San Francisco to restrict Ellis Act conversions for property owners who have owned their rental property for five years or less.

## Miscellaneous

**AB 746 (Levine) - Smoking prohibition in multifamily dwellings.**

*Failed passage in Assembly Housing and Community Development Committee.*

This bill would have prohibited smoking cigarettes or other tobacco products in all new or existing multifamily dwellings except in designated areas.

**AB 1037 (V. Manuel Pérez) - Employee housing: agricultural land use.**

*Died in Assembly Committee on Housing and Community Development.*

This bill would have designated as an agricultural land use any employee housing consisting of no more than 36 beds in a group quarters, 12 units or spaces designed for use by single families or households, or 48 units or spaces operated by a governmental or nonprofit agency and designed for use by single families or households.

**AB 1636 (Brown, Roger Hernández) - Water conservation.**

*Died in Assembly Local Government Committee.*

This bill would have prohibited a city or county, during a drought emergency declared by the Governor, from enforcing a law or ordinance requiring a resident to water his or her lawn.

**AB 2753 (Committee on Housing and Community Development) – Housing.**

*Chapter 298, Statutes of 2014.*

This bill makes technical and non-controversial changes to various sections of the law dealing with housing.

**AB 2565 (Muratsuchi) - Rental property: electric vehicle charging station.**

*Chapter 298, Statutes of 2014.*

This bill requires an owner of a commercial or residential property to approve the installation of an electric vehicle (EV) charging station if it meets specified requirements and complies with the owner's process for approving a modification to the property and makes a term in a lease of a commercial property, executed, renewed, or extended on or after January 1, 2015, void and unenforceable if it prohibits or unreasonably restricts the installation of an EV charging station in a parking space.

**SB 1 (Steinberg) - Sustainable Communities Investment Authority.**

*Died on the Senate Floor.*

This bill would have allowed local governments to establish a Sustainable Communities Investment Authority to finance specified activities within a sustainable communities investment area.

**SB 196 (Cannella) - Utility rates: mobilehomes and apartment buildings.**

*Chapter 201, Statutes of 2013.*

This bill allows the management in mobilehome parks and apartments that are master-metered to post the Web site address of the current utility rate schedule as an alternative to posting the actual rate schedule.

**SB 416 (Liu) - Surplus residential property.**

*Chapter 468, Statutes of 2013.*

This bill makes a number of changes to the Roberti Act governing the sale of surplus properties in the State Route 710 corridor.

**SB 470 (Wright) - Community development: economic opportunity.**

*Chapter 659, Statutes of 2013.*

This bill creates a process for a city, county, or city and county to sell or lease properties that are returned to them as part of the long-range property management plan of a former redevelopment agency for an economic development purpose.

**SB 745 (Committee on Transportation and Housing) – Housing.**

*Chapter 183, Statutes of 2013.*

This bill makes technical and non-controversial changes to various sections of the law dealing with housing.

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