

ASSEMBLY COMMITTEE ON  
HOUSING AND COMMUNITY DEVELOPMENT  
2015-2016  
LEGISLATIVE SUMMARY



Committee Members:

David Chiu, Chair  
Ed Chau, Chair (2014-2015)  
Marc Steinorth, Vice Chair  
Autumn Burke  
Beth Gaines  
Patty Lopez  
Kevin Mullin

Consultants:

Lisa Engel  
Rebecca Rabovsky

Secretary:

Despina Demas

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## **BUILDING STANDARDS**

### **AB-470 (Chu) - Public health: pools: drownings.**

This bill would have required newly constructed or remodeled swimming pools or spas at private single-family residences to incorporate at least two of seven specified drowning prevention safety features. It would also have required home inspections conducted as part of the transfer of a property with a pool or spa to include an assessment of whether the pool is equipped with adequate drowning prevention features.

*Status: Vetoed on September 29, 2016*

Governor's Veto message: To the Members of the California State Assembly:

I am returning Assembly Bill 470 without my signature.

This bill requires newly constructed or remodeled swimming pools at single-family homes to use at least two of seven drowning-prevention safety features, instead of one, as currently mandated.

Nothing prevents a homeowner from adding as many additional safety features as they desire to their own pool. The choice on how to protect children is best left to the parents.

Sincerely,  
Edmund G. Brown Jr.

### **AB-1448 (Lopez) - Personal energy conservation: real property restrictions.**

This bill requires a landlord to allow a tenant to use a clothesline or drying rack in the private area of a tenant's rental tenancy if certain conditions are met, including that the clothesline or drying rack will not interfere with the maintenance of the rental property. This bill also voids, or makes unenforceable, any provision of a governing document in a common interest development (CID) that prohibits an owner's ability to use a clothesline or drying rack in the owner's backyard.

*Status: Chapter 602, Statutes of 2015*

### **AB-2601 (Eggman) - Building standards: residential property: graywater.**

This bill would have required the Department of Housing and Community Development, on or after January 1, 2017, to adopt and submit to the Building Standards Commission for approval amendments to the building standards that require all new single-family and duplex residential dwelling units include specified components to allow the separate discharge of graywater for direct irrigation and that all new single-family residential dwelling units include a segregated building drain for lavatories, showers, and bathtubs to allow for future installation of a distributed graywater system.

*Status: Held in Assembly Committee on Housing and Community Development*

### **SB-7 (Wolk) - Housing: water meters: multiunit structures.**

This bill requires, as of January 1, 2018, that individual water meters, also called submeters, be installed on all new multifamily residential units or mixed commercial and multifamily units and requires that landlords bill residents for the increment of water they use. Specifies rights and obligations between landlords and tenants.

*Status: Chapter 623, Statutes of 2016*

**SB-655 (Mitchell) - Housing standards: mold.**

This bill adds visible mold growth, as determined by a health officer or a code enforcement officer, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use, to a list of substandard housing conditions.

*Status: Chapter 720, Statutes of 2015*

## **COMMON INTEREST DEVELOPMENTS**

**AB-349 (Gonzalez) - Common interest developments: property use and maintenance.**

This bill makes the governing documents, architectural or landscaping guidelines, or policies of a common interest development (CID) void and unenforceable if they prohibit the use of artificial turf or any other synthetic surface that resembles grass. Prohibits a CID from requiring an owner of a separate interest to remove or reverse water-efficient landscaping measures, installed in response to a declaration of a state of emergency, upon the conclusion of the state of emergency.

*Status: Chapter 266, Statutes of 2015*

**AB-596 (Daly) - Common interest developments: annual budget report.**

This bill requires a homeowners association in a common interest development (CID) to disclose to the owners if the CID is an approved condominium project pursuant to Federal Housing Administration and Department of Veterans Affairs guidelines.

*Status: Chapter 184, Statutes of 2015*

**AB-786 (Levine) - Common interest developments: property use and maintenance.**

This bill clarifies that a homeowners association may only impose a fine or assessment against a homeowner for reducing or eliminating the watering of vegetation or lawns during a drought where, prior to the imposition of a fine or assessment, the homeowner receives recycled water from a retail water supplier and fails to use that recycled water for landscaping irrigation.

*Status: Chapter 780, Statutes of 2015*

**AB-1720 (Wagner) - Common interest developments: meetings.**

This bill would have required a homeowners association in a common interest development to permit a person that represents a member to attend board meetings.

*Status: Failed passage in the Assembly Committee on Housing and Community Development*

**AB-1799 (Mayes) - Common interest developments: association governance: elections.**

This bill would have exempted homeowners associations in a common interest development from election procedure requirements in uncontested elections.

*Status: Held in Senate Committee on Judiciary*

**SB-918 (Vidak) - Common interest developments.**

This bill requires the owner of a separate interest and the homeowner association (HOA) in a common interest development to annually verify the mailing address or addresses to which notices from the HOA are to be delivered.

*Status: Chapter 780, Statutes of 2016*

## HOMELESSNESS

### **AB-253 (Roger Hernández) - Mental health.**

This bill would have required specified government entities responsible for administering the Veterans Housing and Homeless Prevention Act of 2014 (VHHP) to give preference to applicants for funding from the VHHP for supportive housing projects, as specified. It will have required the Governor to appoint two additional members to the Mental Health Services Oversight and Accountability Commission with mental health experience, as specified. It will also have required the Department of Health Care Services to post specified information from mental health plans to a dedicated Internet Web page and to notify appropriate committees of the Legislature, as specified.

*Status: Held in the Senate Transportation and Housing Committee*

### **AB-388 (Chang) - Housing: homeless veterans: reports.**

This bill requires the Department of Housing and Community Development, in collaboration with the Department of Veterans Affairs to include specified information relating to the effectiveness of the Veterans Housing and Homeless Prevention (VHHP) Bond Act of 2014 in an annual report, including information relating to the effectiveness of assisted projects in helping veterans occupying any supportive housing or transitional housing development that was issued funds pursuant to the VHHP.

*Status: Chapter 692, Statutes of 2015*

### **AB-870 (Cooley) - Homelessness: rapid re-housing.**

This bill would have created a rapid rehousing enhancement program within the Department of Housing and Community Development to award grants for counties and private nonprofit organizations that operate rapid rehousing programs.

*Status: Held in Senate Committee on Rules*

### **AB-1056 (Atkins) - Second Chance Program.**

This bill enacts the “Second Chance Program,” which requires the Board of State and Community Corrections to administer a competitive grant program using savings resulting from the implementation of Proposition 47, the Safe Neighborhoods and Schools Act of 2014, and other fund sources, as specified. This bill also extends the sunset date on the Social Innovation Financing Program by two years, to January 1, 2022.

*Status: Chapter 438, Statutes of 2015*

### **AB-1403 (Maienschein) - Housing: joint powers agreement.**

This bill, until January 1, 2024, allows one or more private, nonprofit 501(c)(3) corporations that provide services to homeless persons for the prevention of homelessness to form a joint powers agency, or enter into a joint powers agreement with one or more public agencies.

*Status: Chapter 188, Statutes of 2015*

### **AB-2176 (Campos) - Shelter crisis: declaration: public facilities.**

This bill authorizes the City of San Jose to operate an emergency bridge housing community for homeless persons during a declared shelter crisis.

*Status: Chapter 691, Statutes of 2016*

**AB-2876 (Bloom) - Veterans housing: assistance.**

This bill would have required the Department of Housing and Community Development, after consulting with the Department of Veterans Affairs, to establish a program to provide on an annual basis a grant to eligible cities, counties, or nonprofit organizations that provide services to homeless veterans.

*Status: Held in Assembly Committee on Housing and Community Development*

**SB-384 (Leyva) - Veteran housing: multifamily units: underserved veterans.**

This bill would have required that a percentage of state bond funds allocated annually for purposes of the Veterans Housing and Homeless Prevention Act of 2014 be reserved for housing underserved veterans.

*Status: Held under submission in Assembly Committee on Appropriations*

**SB-866 (Roth) - Veterans housing.**

This bill authorizes a housing developer or service provider that receives bond moneys under the Veterans Housing and Homeless Prevention Act of 2014, to provide housing or services to veterans and their children in women-only facilities in limited instances, as specified.

*Status: Chapter 535, Statutes of 2016*

**SB-1380 (Mitchell) - Homeless Coordinating and Financing Council.**

This bill requires a state agency or department that funds, implements, or administers a state program that provides housing or housing-related services to people experiencing homelessness or at risk of homelessness, except as specified, to adopt guidelines and regulations to include Housing First policies and establishes the Homeless Coordinating and Financing Council to oversee implementation of the Housing First regulations and, among other things, identify resources, benefits, and services that can be accessed to prevent and end homelessness in California.

*Status: Chapter 847, Statutes of 2016*

## HOUSING FINANCE

**AB-2 (Alejo) - Community revitalization authority.**

This bill allows local government officials to establish a Community Revitalization and Investment Authority and use property tax increment revenues to finance the implementation of a community revitalization plan within a community revitalization and investment area.

*Status: Chapter 319, Statutes of 2015*

**AB-35 (Chiu) - Income taxes: credits: low-income housing: allocation increase.**

This bill would have modified the existing Low-Income Housing Tax Credit program and increases the aggregate credit amount that may be annually allocated to low-income housing projects by \$100 million for calendar years 2016 through 2021, inclusive, as provided.

*Status: Vetoed on October 10, 2015*

Governor's veto message:

To the Members of the California State Assembly:

I am returning the following nine bills without my signature:  
Assembly Bill 35

Assembly Bill 88  
Assembly Bill 99  
Assembly Bill 428  
Assembly Bill 437  
Assembly Bill 515  
Assembly Bill 931  
Senate Bill 251  
Senate Bill 377

Each of these bills creates a new tax credit or expands an existing tax credit.

Despite strong revenue performance over the past few years, the state's budget has remained precariously balanced due to unexpected costs and the provision of new services. Now, without the extension of the managed care organization tax that I called for in special session, next year's budget faces the prospect of over \$1 billion in cuts.

Given these financial uncertainties, I cannot support providing additional tax credits that will make balancing the state's budget even more difficult. Tax credits, like new spending on programs, need to be considered comprehensively as part of the budget deliberations.

Sincerely,  
Edmund G. Brown Jr.

**AB-90 (Chau) - Federal Housing Trust Fund.**

This bill designates the Department of Housing and Community Development as the agency responsible for administering the federal Housing Trust Fund pursuant to the federal Housing and Economic Recovery Act of 2008.

*Status: Chapter 686, Statutes of 2015*

**AB-325 (Wood) - Community Development Block Grant Program: funds.**

This bill makes specified changes to the Community Development Block Grant program application process.

*Status: Chapter 397, Statutes of 2015*

**AB-723 (Chiu) - Housing: finance.**

**As amended August 2, 2016** - Housing: Finance. This bill permits the Department of Housing and Community Development (HCD) to allow an applicant with one or more Community Development Block Grant (CDBG) agreements, signed in 2012 or later, to apply for and receive an award of funds, at the determination of the HCD director, without regard to whether the applicant has expended at least 50% of their existing awards, and makes changes to California Housing Finance Agency (CalHFA) statutes.

As introduced, this bill will have required the California Energy Commission (CEC), when setting plumbing fixture water efficiency standards, to consider the performance requirements established by the United States Environmental Protection Agency (EPA) WaterSense standards.

*Status: Chapter 552, Statutes of 2016*

**AB-1229 (Campos) - Senior Citizen Rent Increase Exemption Program.**

This bill would have enacted the Senior Citizen Rent Increase Exemption Program (Program) to test whether the Program is a viable method to help California seniors remain in their homes.

*Status: Held in the Assembly Revenue and Taxation Committee*

**AB-1335 (Atkins) - Building Homes and Jobs Act.**

This bill would have established the Building Homes and Jobs Act of 2015 to provide funding for affordable housing.

*Status: Assembly Floor. Died on third reading file*

**AB-1736 (Steinorth) - Personal income taxes: deduction: homeownership savings accounts.**

This bill would have created a homeownership savings account (HSA) under the same rules as apply to the Individual Retirement Account and allowed a deduction for contributions made by qualified individuals to the HSA, as specified.

*Status: Assembly Committee on Appropriations. Held under submission*

**AB-1920 (Chau) - California Tax Credit Allocation Committee: low-income housing credit: fines.**

This bill allows the California Tax Credit Allocation Committee to establish a schedule of fines for violations of the terms and conditions, the regulatory agreement, covenants, or program regulations for affordable housing developments that received low-income housing tax credits.

*Status: Chapter 611, Statutes of 2016*

**AB-1968 (Steinorth) - Greenhouse gases: Affordable Housing and Sustainable Communities Program.**

This bill would have set aside 10% of funds within the Affordable Housing and Sustainable Communities program for medium-density developments.

*Status: Failed passage in the Assembly Committee on Housing and Community Development*

**AB-1969 (Steinorth) - Affordable housing: home purchase assistance.**

This bill would have created a program administered by the California Housing Finance Agency to provide downpayment assistance to homeowners in newly constructed developments in jurisdictions that provide incentives and waive local fees.

*Status: Assembly Committee on Appropriations. Held under submission*

**AB-2031 (Bonta) - Local government: affordable housing: financing.**

This bill authorizes a city or county that formed a redevelopment agency that has received a finding of completion from the Department of Finance, to bond against the property tax revenues it receives as a result of redevelopment dissolution for affordable housing purposes, without voter approval.

*Status: Chapter 453, Statutes of 2016*

**AB-2140 (Roger Hernández) - Income taxes: insurance tax: credits: low-income housing: farmworker housing assistance.**

This bill would have made changes to the farmworker housing tax credit set-aside within the Low Income Housing Tax Credit Program. It will also have amended the farmworker housing assistance component of the low-income housing tax credit to increase credit percentages, and allowed additional flexibility to increase potential demand.

*Status: Senate Committee on Appropriations. Held under submission*

**AB-2200 (Thurmond) - School Employee Housing Assistance Grant Program.**

This bill would have required the California Housing Finance Agency to administer a grant program to provide development financing assistance to qualified school districts for the creation of affordable rental housing for school district employees, including teachers.

*Status: Assembly Committee on Appropriations. Held under submission*

**AB-2280 (Ridley-Thomas) - California Housing Finance Agency: program eligibility requirements: changes.**

This bill would have required the California Housing Finance Agency to notify participating parties within five business days of making a change to the eligibility requirements for a housing or lending program that the agency administers, unless it would impose an undue burden.

*Status: This bill was amended August 15, 2016 out of the committee's jurisdiction*

**AB-2281 (Calderon) - Housing assistance.**

This bill would have required the Department of Business Oversight, in coordination with the Bureau of Real Estate, on or before January 1, 2018, to develop and implement a program providing nonmonetary incentives to sellers of single-family dwellings to sell to buyers who will occupy them, with the goal of making home buyers with preapproved loans as appealing as cash buyers.

*Status: Held in Assembly Committee on Housing and Community Development*

**AB-2319 (Gordon) - California Infrastructure and Economic Development Bank.**

This bill would have authorized the California Infrastructure and Economic Development Bank to provide financial assistance to affordable housing projects.

*Status: Assembly Committee on Appropriations. Held under submission*

**AB-2388 (Gipson) - Local government: housing: ownership.**

This bill would have required the Department of Housing and Community Development, in conjunction with the California Housing Finance Agency to report on ways to increase affordable homeownership, and include the results of a survey of local housing authorities as specified.

*Status: Assembly Committee on Appropriations. Held under submission*

**AB-2441 (Thurmond) - Housing: Workforce Housing in High-Cost Areas Pilot Program.**

This bill would have established the Workforce Housing Pilot Program administered by the Department of Housing and Community Development.

*Status: Senate Committee on Appropriations. Held under submission*

**AB-2475 (Gordon) - Loan program: California Infrastructure and Economic Development Bank.**

This bill would have created the Local Government Affordable Housing Forgivable Loan Program within the Infrastructure and Economic Development Bank.

*Status: Assembly Committee on Appropriations. Held under submission*

**AB-2492 (Alejo) - Community revitalization.**

This bill makes changes to allow greater flexibility for the creation of community revitalization and investment authorities (CRIA) and allows a CRIA to receive funding from the same sources as an enhanced infrastructure financing district.

*Status: Chapter 524, Statutes of 2016*

**AB-2734 (Atkins) - Local Control Affordable Housing Act.**

This bill would have required that state savings realized from the dissolution of redevelopment agencies be distributed to local agencies for housing purposes.

*Status: Assembly Committee on Appropriations. Held under submission*

**AB-2783 (Eduardo Garcia) - Affordable Housing and Sustainable Communities Program.**

This bill would have required the Strategic Growth Council to revise their adopted guidelines and selection criteria for affordable housing projects that qualify under the Affordable Housing and Sustainable Communities Program for the Rural Innovation Project Area.

*Status: Failed passage in Senate Committee on Environmental Quality*

**AB-2817 (Chiu) - Taxes: credits: low-income housing: allocation increase.**

This bill would have made changes to the state Low-Income Housing Tax Credit Program, increasing the amount of state tax credits the California Tax Credit Allocation Committee can allocate for low-income housing to \$300 million and increasing the allocation for the farmworker housing tax credit to \$25 million.

*Status: Senate Committee on Appropriation. Held under submission*

**AB-2821 (Chiu) - Medi-Cal Housing Program.**

This bill would have created the Housing for a Healthy California Program to provide rental assistance to individuals who are homeless and receive services from the Whole Person Care pilot program, Health Homes, or another locally controlled funding source.

*Status: Vetoed on September 27, 2016*

Governor's Veto Message: To the Members of the California State Assembly:

I am returning Assembly Bill 2821 without my signature.

This bill establishes a new program to provide rental assistance to homeless Medi-Cal beneficiaries.

While the goal of this bill is laudable and the policy could lead to savings in the health care system, codifying a program without an identified funding source raises false expectations. This grant program, like any new expenditure, is best left to budget discussions.

Sincerely, Edmund G. Brown Jr.

**AB-2842 (Thurmond) - Workforce Housing Tax Credit Pilot: property taxes: income taxes: insurance taxes: credits: low-income housing: sale of credit.**

This bill would have authorized \$100 million in state workforce housing tax credits for qualified buildings that serve households between 60% and 80% of the area median income in twelve counties with the highest fair market rents in the state as determined by the U.S. Department of Housing and Urban Development.

*Status: Held in Assembly Committee on Housing and Community Development*

**SB-377 (Beall) - Income taxes: insurance taxes: credits: low-income housing: sale of credit.**

This bill would have, beginning on or after January 1, 2016, allowed taxpayers to sell Low-Income Housing Tax Credit (LIHTC), subject to certain requirements, and repeal the sunset date on provisions relating to the allocation of the federal and state LIHTC to the partners of a partnership owning a low-income housing project.

*Status: Vetoed on October 10, 2015.*

Governor's veto message: To the Members of the California State Senate:

I am returning the following nine bills without my signature:

Assembly Bill 35  
Assembly Bill 88  
Assembly Bill 99  
Assembly Bill 428  
Assembly Bill 437  
Assembly Bill 515  
Assembly Bill 931  
Senate Bill 251  
Senate Bill 377

Each of these bills creates a new tax credit or expands an existing tax credit.

Despite strong revenue performance over the past few years, the state's budget has remained precariously balanced due to unexpected costs and the provision of new services. Now, without the extension of the managed care organization tax that I called for in special session, next year's budget faces the prospect of over \$1 billion in cuts.

Given these financial uncertainties, I cannot support providing additional tax credits that will make balancing the state's budget even more difficult. Tax credits, like new spending on programs, need to be considered comprehensively as part of the budget deliberations.

Sincerely,  
Edmund G. Brown Jr.

**SB-873 (Beall) - Income taxes: insurance taxes: credits: low-income housing: sale of credit.**

This bill would have allowed a taxpayer who receives an allocation of state low-income housing tax credits from the California Tax Credit Allocation Committee to sell all or any portion of the credit to one or more unrelated parties for each taxable year in which the credit is allowed for not less than 80% of the amount of the credit.

*Status: This bill was amended August 19, 2016 out of the committee's jurisdiction*

**SB-879 (Beall) - Affordable Housing Bond Act of 2016.**

This bill would have authorized the issuance of \$3 billion in general obligation bonds for affordable housing construction, subject to approval by the voters, in the November 2018 election.

*Status: Assembly Floor. Died on Third reading file*

**SB-1413 (Leno) - School districts: employee housing.**

This bill establishes the Teacher Housing Act of 2016 to facilitate the acquisition, construction, rehabilitation, and preservation of affordable housing restricted to teachers or school district employees.

*Status: Chapter 732, Statutes of 2016*

## LAND USE PLANNING

**AB-744 (Chau) - Planning and zoning: density bonuses.**

This bill requires a local government, upon the request of a developer that receives a density bonus, to reduce the minimum parking requirements for a housing development, if it meets specified criteria.

*Status: Chapter 699, Statutes of 2015*

**AB-1084 (Bonilla) - Jobs and housing.**

This bill would have deleted provisions in existing law, that require the Department of Housing and Community Development to prepare a guidebook for use by certain public and private entities in the planning and development of a housing supply to meet the need created by employment growth, and requires the Assembly Office of Research to complete a study on the effectiveness of the guidebook.

*Status: This bill was amended January 4, 2016 out of the committee's jurisdiction*

**AB-1298 (Gipson) - Land use: local planning: housing elements.**

This bill would have revised references to redevelopment agencies within housing element provisions to instead refer to housing successor agencies.

*Status: Held in the- Assembly Committee on Housing and Community Development*

**AB-1316 (Lopez) - Housing elements.**

This bill would have required the planning agency to make the draft housing element or draft amendment to the element available to the public at least 30 days prior to the submission to the Department of Housing and Community Development.

*Status: Held in the Assembly Committee on Housing and Community Development*

**AB-1368 (Baker) - Housing element: discharged military personnel.**

This bill would have authorized a person discharged from service in the United States military to file his or her Department of Defense Certificate of Release or Discharge From Active Duty (DD 214) with the county recorder of his or her place of residence, and would have required that the city or county in which the person resides be credited with the production of a new housing unit for the 2014–22 regional housing needs assessment cycle.

*Status: Held in the Assembly Local Government Committee*

**AB-1934 (Santiago) - Planning and zoning: density bonuses: mixed-use projects.**

This bill creates a development bonus when a commercial developer enters into an agreement for partnered housing to contribute affordable housing through a joint project or two separate projects encompassing affordable housing.

*Status: Chapter 747, Statutes of 2016*

**AB-2208 (Santiago) - Local planning: housing element: inventory of land for residential development.**

This bill adds to the list of the types of sites that a local government can identify as suitable for residential development in the housing element.

*Status: Chapter 460, Statutes of 2016*

**AB-2299 (Bloom) - Land use: housing: 2nd units.**

This bill makes a number of changes to the Accessory Dwelling Unit review process and standards.

*Status: Chapter 735, Statutes of 2016*

**AB-2356 (Gomez) - California Environmental Quality Act: infill planning projects.**

This bill would have made technical, non-substantive changes to the California Environmental Quality Act.

*Status: This bill was amended on March 29, 2016 out of the Committee's jurisdiction*

**AB-2406 (Thurmond) - Housing: junior accessory dwelling units.**

This bill allows a local agency to create an ordinance for junior accessory dwelling units in single-family residential zones.

*Status: Chapter 755, Statutes of 2016*

**AB-2442 (Holden) - Density bonuses.**

This bill requires local agencies to grant a density bonus when an applicant for a housing development agrees to construct housing for transitional foster youth, disabled veterans, or homeless persons.

*Status: Chapter 524, Statutes of 2016*

**AB-2500 (Daly) - Land use: regional housing need.**

This bill would have required the Department of Housing and Community Development to determine regional housing need and the local council of governments to adopt a final regional housing need plan three months earlier than required under current law.

*Status: Held in Assembly Committee on Housing and Community Development*

**AB-2501 (Bloom) - Housing: density bonuses.**

This bill makes a number of changes to density bonus law, including clarifying the processing of a density bonus application.

*Status: Chapter 758, Statutes of 2016*

**AB-2502 (Mullin) - Land use: zoning regulations.**

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

*Status: Held in Assembly Committee on Local Government*

**AB-2522 (Bloom) - Land use: attached housing developments.**

This bill would have allowed an attached housing development to be permitted as a "use by right" provided that it meets specified requirements.

*Status: Held in Assembly Committee on Housing and Community Development*

**AB-2556 (Nazarian) - Density bonuses.**

This bill requires, in cases where a proposed development is replacing affordable housing units, a jurisdiction to apply a rebuttable presumption regarding the number and type of affordable housing units necessary for density bonus eligibility.

*Status: Chapter 761, Statutes of 2016*

**AB-2557 (Santiago) - Zoning regulations: interim ordinances.**

This bill would have deleted provisions in current law that allow a city or county to adopt an interim emergency ordinance that has the effect of denying approvals needed for the development of projects with a significant component of multifamily housing.

*Status: Held in Assembly Committee on Local Government*

**AB-2685 (Lopez) - Housing elements: adoption.**

This bill requires local planning agency staff to collect and compile public comments and provide them to each member of the legislative body prior to the adoption of the housing element.

*Status: Chapter 271, Statutes of 2016*

**SB-1069 (Wieckowski) - Land use: zoning.**

This bill makes a number of changes to state law regarding second units. This bill would replace the term "second unit" with "accessory dwelling unit" throughout the law. The bill would additionally find and declare that, among other things, allowing accessory dwelling units in single-family or multifamily residential zones provides additional rental housing stock, and these units are an essential component of housing supply in California.

*Status: Chapter 720, Statutes of 2016*

## **MOBILEHOMES/MANUFACTURED HOUSING**

**AB-587 (Chau) - Mobilehomes: payments: nonpayment or late payments.**

This bill creates a tax abatement program for mobilehome owners who cannot transfer title into their names due to delinquent taxes and fees that may have been incurred by prior owners.

*Status: Chapter 396, Statutes of 2016*

**AB-682 (Williams) - Mobilehome park: electric and gas service: master-meter customers.**

This bill authorizes a person to have specified alterations, conversions, and repairs made to a mobilehome without filing an application with the Department of Housing and Community Development.

*Status: Chapter 581, Statutes of 2015*

**AB-999 (Daly) - Abandoned mobilehomes: disposal.**

This bill establishes due process requirements for mobilehome park owners (park management) seeking to dispose of an abandoned mobilehome without first being required to pay any unpaid property taxes on the mobilehome.

*Status: Chapter 376, Statutes of 2015*

**AB-2351 (Roger Hernández) - Mobilehome parks: rent control.**

This bill would have deleted the provision of Mobilehome Residency Law which exempts from local rent control ordinances rental agreements that are in excess of 12-months' duration.

*Status: Held in Assembly Committee on Housing and Community Development*

**SB-244 (Vidak) - Mobilehomes: injunctions.**

This bill eliminates the January 1, 2016 sunset date on the existing law authorizing the management of a mobilehome park to enjoin violations of park rules by seeking an injunction, rather than filing an unlawful detainer, thus making this authority permanent.

*Status: Chapter 176, Statutes of 2015*

**SB-419 (McGuire) - Mobilehomes: homeowners: sale.**

This bill amends the Mobilehome Residency Law (1) to authorize the seller of a mobilehome to display a "for sale" sign of a generally accepted yard-arm type design or L-frame design, (2) to allow for the display of an "open house" sign and the holding of an open house in accordance with park rules, (3) to require the management of a mobilehome park, upon request, to provide in writing the information and standards management will use to review a prospective homeowner, and (4) to specify that park management may withhold approval of a prospective homeowner for reasons based upon fraud, deceit, or concealment of material facts.

*Status: Chapter 288, Statutes of 2015*

**SB-434 (Allen) - Manufactured housing: vehicle license fee: property taxation.**

This bill would have authorized the assessor to transfer a manufactured home or mobilehome, subject to vehicle license and registration fees, to property taxation under specified circumstances. It would also require the Department of Housing and Community Development to transfer the manufactured home or mobilehome to local property taxation upon notification by the assessor.

*Status: Held in Assembly Committee on Housing and Community Development*

**SB-1106 (Leyva) – Mobilehome parks.**

This bill would have authorized the Department of Housing and Community Development to issue citations that assess civil penalties to mobilehome park owners and residents who do not correct health and safety violations.

*Status: This bill was amended June 13, 2016 out of the Committee's jurisdiction*

## REDEVELOPMENT

### **AB-204 (O'Donnell) - Redevelopment: County of Los Angeles.**

This bill would have prohibited oversight boards in Los Angeles County from being consolidated into a single countywide oversight board unless a successor agency adopts a resolution dissolving the board. It would have required oversight boards in the County of Los Angeles to continue to operate despite the July 1, 2016, date in existing law that allows only one single countywide oversight board in each county to wind down redevelopment activities.

*Status: Died on Senate Inactive File*

### **AB-654 (Brown) - Redevelopment: revenues from property tax override rates.**

This bill would have enacted provisions that would allow revenues from a voter-approved property tax in support of a State Water Project to be allocated to the city or county whose voters approved the tax, in specified conditions.

*Status: Held in the Assembly Appropriations Committee*

### **AB-712 (Mullin) - Redevelopment: successor agencies: Recognized Obligation Payment Schedule.**

This bill, commencing July 1, 2016, would have revised the timeline for the preparation of the required Recognized Obligation Payment Schedule to provide that the successor agency prepare a schedule for a 12-month fiscal period, with the first of these periods beginning July 1, 2016, and would have authorized the Recognized Obligation Payment Schedule to be amended by the oversight board during a 12-month fiscal period if the amendment is approved at least 90 days before the date of the next property tax distribution.

*Status: Held in the Assembly Local Government Committee*

### **AB-806 (Dodd) - Redevelopment: successor agencies to redevelopment agencies.**

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

*Status: This bill was amended July 13, 2015 out of the committee's jurisdiction*

### **AB-974 (Bloom) - Redevelopment dissolution: housing projects: bond proceeds.**

This bill would have allowed both successor agencies and housing successors to commit remaining proceeds from non-housing and housing redevelopment bonds, respectively, issued between January 1, 2011, and June 28, 2011, provided that the remaining proceeds are approved by the oversight board and used for projects that meet specific criteria.

*Status: Died on the Senate Inactive File*

### **AB-1079 (Oberholte) - Successor agencies: due diligence review: finding of completion.**

This bill would have provided that the requirements of a due diligence review have been satisfied if specified conditions with respect to a transfer of assets are met, and would provide in that event, that the successor agency is entitled to a finding of completion by the Department of Finance.

*Status: Held in the Assembly Local Government Committee*

**AB-1080 (Oberholte) - Redevelopment: enforceable obligations: military base reuse.**

This bill would have authorized the Department of Finance to find that an agreement between a former redevelopment agency and a joint powers authority that was created to exercise the powers provided by the Military Base Reuse Authority Act is an enforceable obligation.

*Status: Held in the Assembly Local Government Committee*

**AB-1412 (Perea) - Redevelopment: successor agencies to redevelopment agencies.**

This bill would have allowed the successor agency to the City of San Joaquin's former redevelopment agency (RDA) to accelerate the repayment of loan debts owed by the former RDA to the city.

*Status: Vetoed on September 22, 2015*

Governor's veto message: To the Members of the California State Assembly:

I am returning Assembly Bill 1412 without my signature.

This bill establishes a separate process to allow the successor agency to the City of San Joaquin's former redevelopment agency to repay a specific loan owed by the former redevelopment agency to the city.

Today, I have signed SB 107, which provides a more general process to facilitate successor agencies' repayment of loans which cities and counties made to their former redevelopment agencies. I believe this latter process is more appropriate and should be sufficient.

Sincerely,  
Edmund G. Brown Jr.

**AB-2514 (Brown) - Local government: redevelopment: successor agencies to redevelopment agencies: enforceable obligations.**

This bill would have allowed federal base reuse obligations for the former Norton Air Force Base as confirmed by the 1990 Joint Powers Agreement providing for member contributions and by the 1990 cooperation agreement with a state water contractor, to be deemed enforceable obligations, for purposes of the law related to redevelopment dissolution.

*Status: Held in Assembly Committee on Local Government*

**AB-2697 (Bonilla) - Redevelopment dissolution: successor agencies: disposal of assets and properties.**

This bill would have required a successor agency when disposing of land that was previously owned by a redevelopment agency to offer and prioritize sale to entities that agree to construct housing affordable to low- and moderate-income households.

*Status: Assembly Committee on Appropriations. Held under submission*

**SB-441 (Leno) - San Francisco redevelopment: housing.**

This bill would have authorized the successor agency to the redevelopment agency of the City and County of San Francisco to issue bonds or incur indebtedness to finance the affordable housing requirements of four designated projects.

*Status: This bill was amended on June 6, 2016 out of the committee's jurisdiction*

## MISCELLANEOUS

### **AB-396 (Jones-Sawyer) - Rental housing discrimination: applications: criminal records.**

This bill would have made specified changes to when a landlord may inquire about a prospective tenant's criminal record.

*Status: Held in the Assembly Appropriations Committee*

### **AB-668 (Gomez) - Property taxation: assessment: affordable housing.**

This bill requires county assessors to consider a recorded contract with a tax-exempt non-profit corporation when valuing property for property tax assessment purposes. This bill adds to the list of enforceable use restrictions affecting assessed land value by adding a contract between a nonprofit corporation and a low-income homeowner as long as certain conditions are met.

*Status: Chapter 698, Statutes of 2015*

### **AB-1500 (Maienschein) - California Environmental Quality Act: priority housing projects: exemption.**

This bill would have exempted from CEQA any "priority housing project," as defined, if specified conditions are met.

*Status: This bill was amended on June 21, 2016 out of the committee's jurisdiction*

### **AB-1516 (Committee on Housing and Community Development) - Housing.**

This bill makes technical and non-controversial changes to sections of law relating to housing.

*Status: Chapter 349, Statutes of 2015*

### **AB-2282 (Calderon) - Rental housing: large-scale buy-to-rent investors: data collection.**

This bill would have required the Department of Business Oversight to create a report on the activities of large-scale buy-to-rent investors and their impact on the real estate market.

*Status: Died on Senate inactive file*

### **AB-2584 (Daly) - Land use: housing development.**

This bill authorizes a "housing organization," as defined, to enforce specified provisions of the Housing Accountability Act.

*Status: Chapter 420, Statutes of 2016*

### **SB-580 (Liu) - Surplus residential property: affordable housing: historic buildings.**

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

*Status: Chapter 709, Statutes of 2016*

**SB-775 (Allen) - Tenancy: rent control: certification.**

This bill amends the Petris Act to state that its rent level certification provisions do not apply to tenancies commencing on or after January 1, 1999, for which the owner of the property may establish initial rent under the Costa-Hawkins Rental Housing Act. This bill excepts from this exclusion a tenancy for which the property owner provides the local rent control agency with the tenancy's initial rent in writing signed under penalty of perjury, which creates a rebuttable presumption that the statement of the initial rent is correct.

*Status: Chapter 83, Statutes of 2016*

**SB-944 (Committee on Transportation and Housing) - Housing omnibus.**

This bill makes non-controversial changes to sections of law relating to housing.

*Status: Chapter 714, Statutes of 2016*

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