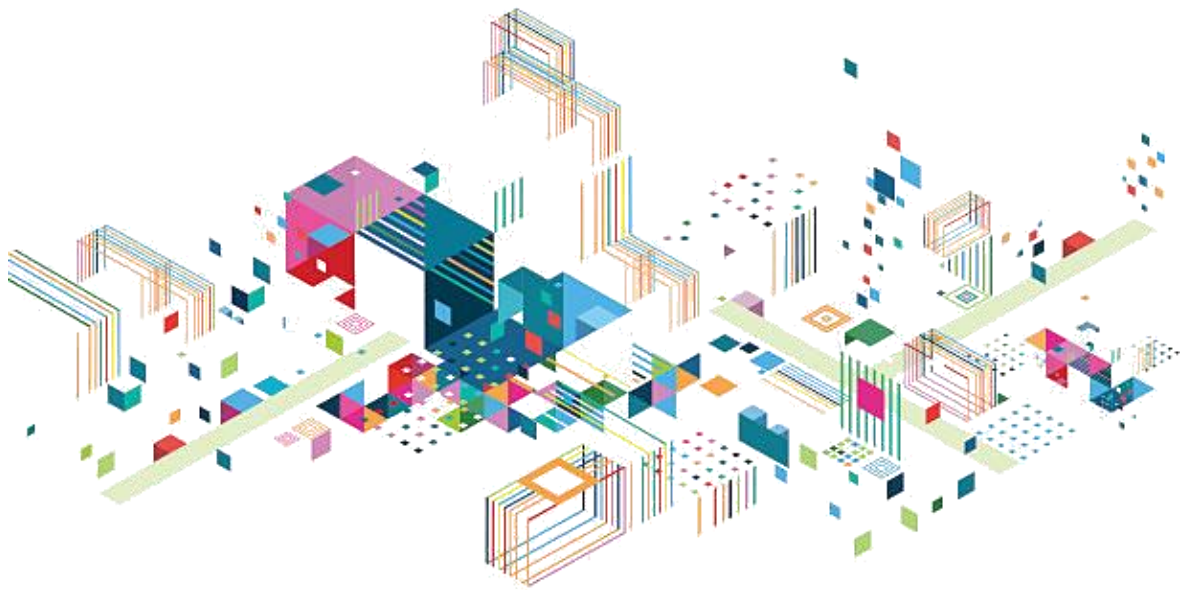


# ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

## 2019 – 2020

# LEGISLATIVE SUMMARY



#### Committee Members:

David Chiu, Chair  
Tyler Diep, Vice Chair  
Jessie Gabriel  
Todd Gloria  
Kevin Kiley  
Monique Limón  
Brian Maienschein  
Sharon Quirk-Silva

#### Consultants:

Lisa Engel, Chief Consultant  
Steve Wertheim, Senior Consultant  
Sandra Nakagawa, Consultant

#### Secretary:

Despina Demas

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## Accessory Dwelling Units

### AB-68 (Ting) - Land use: accessory dwelling units.

This bill makes changes to accessory dwelling units (ADU) and junior accessory dwelling units law. This bill would prohibit an ordinance from imposing a minimum lot size for an ADU.

*Status: Chapter 655, Statutes of 2019*

### AB-69 (Ting) – Help Homeowners Add New Housing Program: accessory dwelling unit financing.

**As amended July 28, 2020**, this bill would have established a new program in the State Treasurer's Office to help homeowners finance additional housing units, including accessory dwelling units and junior accessory dwelling units, and authorizes the California Housing Finance Agency to issue revenue bonds to fund the program. As introduced his bill would have required the Department of Housing and Community Development to create building standards for accessory dwelling units and small homes.

*Status: Vetoed on September 28, 2020*

### Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 69 without my signature.

This bill would establish the Help Homeowners Add New Housing Program within the State Treasurer's Office to finance the construction of Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) and would require the California Housing Finance Agency (CalHFA) to issue revenue bonds to fund the program.

ADUs and JADUs are a critical tool for increasing the housing supply in California, and access to construction financing remains one of the major hurdles in unlocking their full potential. I was proud to sign three bills last year that built on the state's strongest-in-the-nation ADU streamlining laws.

Access to ADU financing - especially for lower-income California homeowners - is an issue that should be addressed, but the financial structure proposed in this bill would negatively impact affordable housing production, as it could harm CalHFA's credit ratings.

Therefore, I am directing the Business, Consumer Services and Housing Agency to continue departmental efforts to provide increased access to capital markets and opportunities to encourage broader adoption of ADUs and JADUs.

Sincerely,

Gavin Newsom

### **AB-587 (Friedman) - Accessory dwelling units: sale or separate conveyance.**

This bill allows for an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer under specified circumstances.

*Status: Chapter 657, Statutes of 2019*

### **AB-881 (Bloom) - Accessory dwelling units.**

This bill removes potential impediments to construction of Accessory Dwelling Units (ADUs) in three ways: limits the criteria by which local jurisdictions can limit where ADUs are permitted; clarifies that ADUs must be ministerially approved if constructed in existing garages; and eliminates for five years the potential for local agencies to place owner-occupancy requirements on the units.

*Status: Chapter 659, Statutes of 2019*

### **AB-953 (Ting) - Land use: accessory dwelling units.**

This bill would have amended Accessory Dwelling Unit and Junior Accessory Dwelling Unit law to address chaptering errors.

*Status: Died in Senate Committee on Governance and Finance*

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

This bill would have enacted 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.

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

### **AB-2324 (Friedman) - Accessory dwelling units: prohibition of rent or lease.**

This bill would have prohibit an entity from renting or leasing more than 15 of the entity's accessory dwelling units in the state.

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

### **SB-13 (Wieckowski) - Accessory dwelling units.**

This bill makes a number of changes to law governing accessory dwelling units (ADUs) including: prohibits local ordinance from requiring an applicant for an ADU to be an owner occupant; eliminates impact fees on ADUs that are 750 square feet or less and caps fees on ADUs that are 750 square feet or less to twenty-five percent.

*Status: Chapter 653, Statutes of 2019*

## **Building Standards**

### **AB-191 (Patterson) - Building standards: exemptions: rebuilding after disasters.**

This bill would have exempted homes that are rebuilt after a wildfire or a state of emergency from adhering to current building standards. The structures would only be

required to meet the energy efficiency standards from 2006.

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

### **AB-349 (Choi) - Building standards: garage doors.**

This bill would have required a secondary means of ingress and egress to garages in new single-family homes.

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

### **AB-393 (Nazarian) - Building codes: earthquake safety: functional recovery standard.**

This bill would have required the California Building Standards Commission to assemble a working group to investigate and, by July 1, 2021, determine criteria for a “functional recovery” voluntary or mandatory standards following a seismic event for all or some building occupancy classifications.

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

### **AB-684 (Levine) - Building standards: electric vehicle charging infrastructure.**

This bill would have required building standards for electric vehicle parking spaces in existing multi-family dwellings and non-residential buildings.

*Status: Vetoed on October 12, 2019*

### **Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 684 without my signature.

This bill would require the Building Standards Commission and the Department of Housing and Community Development to propose mandatory building standards for the installation of electric vehicle (EV) charging infrastructure for existing multifamily dwellings and nonresidential developments.

I agree with the intent of this bill to increase inclusive access to EV charging technology for Californians living in multifamily housing, which is necessary to increase the number of zero emission vehicles on the road.

However, I believe this issue is best addressed administratively in order to balance our charging infrastructure objectives with our efforts to expand affordable housing. Therefore, I am directing the Department of Housing and Community Development to develop and propose a building standard that would increase the availability of EV charging infrastructure at existing multifamily properties, while limiting costs for affordable housing.

California can combat climate change while addressing our housing crisis. We must advance strategies to achieve both goals.

Sincerely,

Gavin Newsom

**AB-1006 (Grayson) - Manufactured or prefabricated housing units: statewide standards.**

This bill would have prohibited a local agency from imposing additional building standards for projects that are constructed using prefabricated and manufactured units, beyond those set forth in the California Building Standards Code.

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

**AB-1117 (Grayson) - Peace officers: peer support.**

This bill would have required the California Building Standards Commission to notice meetings on its Internet Website.

*Status: Amended on March 13, 2019 out of the committee's jurisdiction.*

**AB-1923 (Salas) - Residential structures: natural gas shutoff devices.**

This bill would have required the Department of Housing and Community Development to consider whether to propose seismic gas shutoff devices on gas piping in all or some dwelling units and hotels.

*Status: Died in Senate Committee on Appropriations*

**AB-1997 (Nazarian) - Building codes: earthquake safety: functional recovery standard.**

This bill would have required the California Building Standards Commission to assemble a working group to determine criteria for “functional recovery” standards following a seismic event.

*Status: Died in the Assembly Committee on Appropriations*

**AB-2044 (Voepel) - Building standards: energy design rating: accessory dwelling units.**

This bill would have exempted certain accessory dwelling units from the California Energy Code.

*Status: Died in the Assembly Committee on Natural Resources*

**AB-2960 (Gipson) - Shelter crises: fire safety standards: inspections.**

This bill allows a city, county, or city and county to permit the operation of a year-round emergency shelter using reasonable alternative fire and safety standards that do not comply with state building standards for local fire and safety standards if the standards have been approved by the State Fire Marshall.

*Status: Chapter 148, Statutes of 2020*

**SB-280 (Jackson) - Older adults and persons with disabilities: fall prevention.**

This bill requires the Department of Housing and Community Development to investigate possible changes to building standards that promote aging in place and establishes the Dignity at Home and Fall Prevention Act under the Department of Aging

to facilitate “aging in place.”

*Status: Chapter 640, Statutes of 2019*

## **Common Interest Developments**

### **AB-670 (Friedman) - Common interest developments: accessory dwelling units.**

This bill makes any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development instrument and provision in a governing document or an amendment to a governing document of a common interest development that either effectively prohibits or unreasonably restricts the installation of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) in a single-family, planned development void and unenforceable. Allows for “reasonable restrictions” on ADUs and JADUs.

*Status: Chapter 178, Statutes of 2019*

### **AB-2227 (Irwin) - Common interest developments: funds: insurance.**

This bill would have made changes to the accounting procedures for common interest developments, requiring the bank, savings association, or credit union to be insured by the Federal Deposit Insurance Corporation, National Credit Union Administration Insurance Fund, or the Securities Investor Protection Corporation, and would have prohibited transfers of \$10,000 or greater without prior written approval from the board.

*Status: Died in the Assembly Committee of Housing and Community Development*

### **AB-3182 (Ting) - Common interest developments: governing documents: rental or leasing of separate interests.**

This bill requires common interest developments to allow at least 25 percent of owners to rent or lease out their units.

*Status: Chapter 198, Statutes of 2020*

### **SB-323 (Wieckowski) - Common interest developments: elections.**

This bill makes various changes to the election procedures in common interest developments.

*Status: Chapter 848, Statutes of 2019*

### **SB-326 (Hill) - Common interest developments.**

This bill establishes specified mandatory inspections for exterior elevated elements such as balconies, decks, walkways, stairways, and railings in common interest developments and prohibits a homeowner association's (HOA's) governing documents from limiting the ability of an HOA to bring construction defect litigation against the founder, developer, or builder of the HOA.

*Status: Chapter 207, Statutes of 2019*



### **SB-652 (Allen) - Entry doors: display of religious items: prohibitions.**

This bill prohibits a property owner, defined as a common interest development, a landlord, or a sublessor, from enforcing or adopting a restrictive covenant or any other restriction that prohibits one or more religious items from being displayed or affixed on any entry door frame to a dwelling.

*Status: Chapter 154, Statutes of 2019*

### **SB-754 (Moorlach) - Common interest developments: board members: election by acclamation.**

This bill creates a process for homeowners associations in common interest developments to approve board members by acclamation.

*Status: Chapter 858, Statutes of 2019*

## **Homelessness**

### **AB-14 (Luz Rivas) - Multifamily Housing Program: homeless youths: homeless families.**

This bill would have appropriated an unspecified sum from the General Fund into the Housing Rehabilitation Loan Fund to be expended under the Multifamily Housing Program to fund housing for homeless youths and homeless families in accordance with certain requirements.

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

### **AB-22 (Burke) - Housing: children and families.**

This bill would have established that it is the policy of the state that every child and family in California has a right to housing.

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

### **AB-58 (Luz Rivas) - Homeless Coordinating and Financing Council.**

This bill adds a representative of the California Department of Education to the state Homeless Coordinating and Financing Council.

*Status: Chapter 334, Statutes of 2019*

### **AB-67 (Luz Rivas) - Housing: homeless integrated data warehouse.**

This bill would have required the Department of Housing and Community Development (HCD) to create a statewide homeless integrated data warehouse in coordination with the Homeless Coordinating and Financing Council. The bill would also require HCD to collaborate with specified state agencies to draft and carry out a strategy to integrate available information to provide longitudinal, cost-based studies.

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

### **AB-143 (Quirk-Silva) - Shelter crisis: homeless shelters: County of Orange.**

This bill authorizes emergency housing to include emergency shelter, upon the declaration of a shelter crisis by cities in the county of Orange, the City of San Jose, and

the Counties of Orange and Alameda.

*Status: Chapter 336, Statutes of 2019*

### **AB-344 (Calderon) - New Beginnings California Program.**

This bill would have provided funding for employment programs for individuals experiencing homelessness.

*Status: Vetoed on October 13, 2019*

#### **Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 344 without my signature.

This bill establishes the New Beginning California Program within the Department of Community Services and Development, which would provide a maximum of 50 grants annually to award matching funds of up to \$50,000 to cities, counties, and local continuum of care programs to implement or expand employment programs for homeless individuals.

While the intent of this measure is laudable, it creates General Fund cost pressures and should be considered in the annual budget process. Moreover, the 2019 Budget Act includes \$650 million for local jurisdictions to combat homelessness, of which employment programs are an eligible use.

Sincerely,

Gavin Newsom

### **AB-816 (Quirk-Silva) - California Flexible Housing Subsidy Pool Program.**

This bill would have established the California Flexible Housing Subsidy Pool Program, administered by the Department of Housing and Community Development.

*Status: Died in Assembly Committee on Appropriations*

### **AB-1405 (Gloria) - Permanent supportive housing for parolees.**

This bill would have required the Department of Corrections and Rehabilitation to contract for and fund permanent housing for parolees at risk of homelessness.

*Status: Died in the Assembly Committee on Appropriations*

### **AB-1534 (Wicks) - Regional Homeless Management Planning Act.**

This bill would have required each county, on or before January 1, 2022 and every two years thereafter, to complete and submit to the Department of Housing and Community Development) a Regional Homeless Action Plan.

*Status: Died in Assembly Committee on Appropriations*

### **AB-1702 (Luz Rivas) - Homeless Coordinating and Financing Council.**

This bill would have required the Homeless Coordinating and Financing Council to report to the Legislature on or before January 1, 2022, recommendations for the statutory changes to streamline the delivery of services and enhance the effectiveness

of homeless programs in the state, as specified.

*Status: Vetoed on October 13, 2019*

**Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 1702 without my signature.

This bill requires the Homeless Coordinating and Financing Council to report to the Legislature on or before January 1, 2022, recommendations for statutory changes to streamline the delivery of services and enhance the effectiveness of homeless programs in the state.

The Homeless Coordinating and Financing Council is already in the process of developing a State Strategic Action Plan that will provide a blueprint for how state agencies and departments should align and prioritize their programs and resources, and how the state can support and complement regional solutions to homelessness. I fully support exploring opportunities to streamline service delivery and enhance the effectiveness of our state homeless programs, but these ideas should be incorporated into this plan rather than a separate report. Moreover, the development of the report will incur costs to the General Fund that were not included in the Budget Act.

Sincerely,

Gavin Newsom

**AB-1745 (Kalra) - Shelter crisis: emergency bridge housing community: City of San Jose.**

This bill extends the sunset date on the authority of the City of San Jose to declare a shelter crisis and operate an emergency bridge housing community for homeless persons from January 1, 2022 to January 1, 2025.

*Status: Chapter 342, Statutes of 2019*

**AB-1845 (Luz Rivas) - Homelessness: Office to End Homelessness.**

This bill would have established the Office to End Homelessness under the direction of the Secretary of Housing Insecurity and Homelessness.

*Status: Vetoed on September 28, 2020*

**Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 1845 without my signature.

This bill would establish the Office to End Homelessness within the Office of the Governor and realign several of the state's ongoing efforts related to homelessness.

I sincerely appreciate the author's leadership on this issue and the intent of this bill, but I do not support this particular vision of organizational restructuring at this time.

Homelessness has been and remains one of my top priorities, commanding the dedicated attention of a Senior Counselor on Homelessness and Housing in the Governor's office and the dedication of senior members of my Administration including multiple Agency Secretaries. Since taking office in January 2019, we have invested over \$2 billion in new, direct aid for homelessness. I am also proud of our work to implement Project Roomkey and Homekey, which help to protect homeless Californians from COVID-19 during this pandemic.

These initiatives and investments demonstrate our commitment to prioritizing this vulnerable population, no matter what other challenges we confront. And they serve as a proof point of the interagency coordination we have led to develop and implement them successfully.

Homelessness must not be considered in a vacuum.

Our Administration has taken a demonstrably integrated approach to preventing and ending homelessness by empowering leaders in the health care and housing space to work together on coordinated solutions.

Separating policy development on homelessness from that on health care or housing will lead to more fragmentation, not less. Looking at homeless spending through a separate lens, divorced from our health care and housing budgets, will lead to more duplication and inefficiency.

There are certainly ways in which we can improve upon state government's collective work in this area. However, I am not convinced that the approach outlined in this bill is the best path forward.

I am committed to partnering with the author and the Legislature next year to continue making progress on this critical issue.

Sincerely,

Gavin Newsom

### **AB-1905 (Chiu) - Housing and Homeless Response Fund: personal income taxation: mortgage interest deduction.**

This bill would have created the Housing and Homelessness Response Fund to provide ongoing funding to address homelessness.

*Status: Died in Assembly Committee of Housing and Community Development*

### **AB-2102 (Diep) - Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention Program.**

This bill would have required the Department of Housing and Community Development to include an evaluation of the Homeless Housing, Assistance, and Prevention Program to the annual report 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.

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

### **AB-2329 (Chiu) - Homelessness: statewide needs and gaps analysis.**

This bill would have required local governments and the state to complete a needs and gaps analysis of the resources necessary to address homelessness.

*Status: Died in the Assembly Committee on Appropriations*

### **AB-2405 (Burke) - Housing: children and families.**

This bill would have established that it is the policy of the state that every individual in California has a right to safe, decent, and affordable housing.

*Status: Vetoed on September 28, 2020*

#### Governor's Veto Message:

*I am returning Assembly Bill 2405 without my signature.*

*This bill would declare a state policy that every individual in California has the right to safe, decent, and affordable housing. The bill would also require state departments and agencies to consider this policy when revising or adopting policies, regulations, and grant criteria.*

*This is a laudable goal that I share, and undoubtedly, California must continue to do more to address homelessness. Regrettably, however, I cannot support this bill considering the cost implications of such a policy, estimated at over \$10 billion annually.*

*Moreover, I have always maintained that our efforts must come with greater accountability and better results. Although well-intentioned, this bill is duplicative of existing efforts and may ultimately force us to expend resources without commensurately creating new housing or services for people experiencing homelessness.*

*I am committed to working with the Legislature and local government partners on a detailed strategy to improve behavioral health outcomes and increase housing opportunities for people experiencing homelessness. To make progress, we need more than policy goals. We need tangible funding strategies and legal requirements - this means challenging accepted norms and rejecting the status quo and identifying necessary revenues.*

Sincerely,

Gavin Newsom

### **AB-2553 (Ting) - Shelter crisis declarations.**

This bill expands the Shelter Crisis Act (the Act) to all cities and counties in California, adds safe parking sites as an eligible form of shelter, and extends the sunset date of the Act to 2026.

*Status: Chapter 147, Statutes of 2020*

### **AB-2586 (Berman) - Shelter crisis: safe parking programs.**

This bill would have exempted a city or county from having to comply with Special Occupancy Parks Act, the Mobilehome Parks Act, the Mobilehome Residency Law, or

the Recreational Vehicle Park Occupancy Law if they are provide safe parking.  
*Status: Died in the Assembly Committee on Housing and Community Development*

**AB-2589 (Maienschein) - No Place Like Home Program: permanent supportive housing.**

This bill would have added adult residential facilities and residential care facilities to the types of units that can be financed using No Place Like Home.

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

**AB-2746 (Gabriel) - Funding accountability: state funding for homelessness.**

This bill would have required recipients of state funding for the CalWORKs Homeless Assistance Program, the Housing and Disability Income Advocacy Program, and the Whole Person Care pilot programs to submit annual data reports regarding the use of program funds to the Department of Social Services and the Department of Health Care Services.

*Status: Vetoed on September 29, 2020*

**Governor's Veto Message:**

I am returning Assembly Bill 2746 without my signature.

This bill would require recipients of state funding for the CalWORKs Homeless Assistance Program, the Housing and Disability Income Advocacy Program, and the Whole Person Care pilot programs to submit annual data reports regarding the use of program funds to the Department of Social Services and the Department of Health Care Services, respectively.

My Administration is exploring ways to increase transparency in our homeless assistance programs and improve the efficiency in the delivery of those services to those who most need the help. This is important work, and we are dedicated to this effort. Unfortunately, the requirements of this measure are duplicative of existing requirements and would create additional, unnecessary data collection costs. For these reasons, I am unable to sign this bill.

Sincerely,

Gavin Newsom

**AB-2767 (Limón) - Homeless Coordinating and Financing Council: water management.**

This bill would have required the Governor to appoint up to 20 members of the Homeless Coordinating and Financing Council, including a representative from the State Water Resources Control Board.

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

### **AB-2848 (Santiago) - Local mandate: homeless reduction plan.**

This bill, on or before January 1, 2022, would have required each city or county to develop a plan to reduce its unsheltered homeless population by 10 percent in the first year of the plan, and each year thereafter and submit an annual progress report to the coordinating council that details the implementation of its plan and its progress in meeting the 10 percent unsheltered homeless population reduction goal.

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

### **AB-2872 (Fong) - Persons experiencing homelessness: California Homelessness Data System Act.**

This bill would have required the Department of Housing and Community Development to create a state homeless integrated data warehouse, in coordination with state and local partners, including the Homeless Coordinating and Financing Council, to develop a comprehensive portrayal of the homeless population in the state and the services provided to this population, those who are at risk of becoming homeless, and those who are receiving prevention services.

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

### **AB-2909 (Eggman) - California Emergency Solutions and Housing Program: eligible activities.**

This bill would have authorized an administrative entity to use funds allocated to it under the California Emergency Solutions and Housing Program, to establish a reimbursement rate for emergency housing interventions, including navigation centers, street outreach services, and shelter diversions.

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

### **AB-2916 (Bloom) - Homelessness plan of action.**

This bill would have enacted the Homelessness Plan of Action Act, which would have required all local agencies to adopt and submit to the Department of Housing and Community Development, by January 1, 2022, a homelessness plan of action that includes specified information, including, among other things, information regarding surplus land that could be used to develop homeless shelters, assisted living units, and affordable housing.

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

### **AB-3122 (Santiago) - Housing element: emergency shelters, temporary housing, and supportive housing.**

This bill would have required local governments to identify the need for and create a plan to provide housing for people experiencing homelessness.

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



**AB-3196 (Kiley) - Small business regulation: COVID-19 pandemic: employment: work hours: compensation.**

This bill would have redirected No Place Like Home funds to other programs.

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

**AB-3269 (Chiu) - State and local agencies: homelessness plan.**

This bill would have created the Office of the Housing and Homelessness Inspector General to provide greater accountability for state and local actions to address homelessness, imposed new requirements on local governments to develop actionable plans to address homelessness, and created a public right of action for the Inspector General to compel compliance with those new plans.

*Status: Died in Senate Committee on Appropriations*

**AB-3300 (Santiago) - Homelessness: California Access to Housing and Services Act.**

This bill would have established the California Access to Housing Fund (the Fund) and upon appropriation in the Budget dedicate \$2 billion each year to the Fund to address homelessness.

*Status: Died in Senate Committee on Housing*

**SB-333 (Wilk) - Homeless Coordinating and Financing Council.**

This bill would have assigned additional duties to the Homeless Coordinating and Financing Council to develop and implement a statewide strategic plan to address homelessness and more effectively implement requirements by the US Department of Housing and Urban Development.

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

**SB-573 (Chang) - Homeless Emergency Aid program: funding.**

This bill would have made changes to the Housing and Emergency Aid Program.

*Status: Amended on February 10, 2020 out of the committee's jurisdiction*

**SB-687 (Rubio) - Homeless Coordinating and Financing Council.**

This bill adds an additional member to the Homeless Coordinating and Financing Council from either the California Community Colleges University of California or California State University.

*Status: Chapter 345, Statutes of 2019*



## Housing Discrimination

### **AB-53 (Jones-Sawyer) - Rental housing unlawful housing practices: applications: criminal records.**

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

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

### **AB-446 (Choi) - Discrimination: housing: victims of domestic violence.**

This bill would have added "victim of abuse" as a protected housing status in the Fair Housing and Employment Act.

*Status: Pending in Senate Judiciary Committee*

### **AB-1497 (Holden) - Hosting platforms.**

This bill adds housing offered on a hosting platform to the definition of housing accommodation in the Fair Employment and Housing Act.

*Status: Chapter 599, Statutes of 2019*

### **AB-2344 (Gonzalez) - Housing: affordable and market rate units.**

This bill would have prohibited an affordable housing development from having an alternative entrance for units in the development that are rented to lower-income residents

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

### **SB-329 (Mitchell) - Discrimination: housing: source of income.**

This bill prohibits landlords from discriminating against tenants who rely upon housing assistance paid directly to landlords, such as a Section 8 voucher.

*Status: Chapter 600, Statutes of 2019*

## Housing Finance

### **AB-10 (Chiu) - Income taxes: credits low-income housing: farmworker housing.**

This bill would have increased the state Low-Income Housing Tax Credit (LIHTC) by \$500 million, increase the set aside for the farmworker housing tax credit from \$500,000 to \$25 million, and modify the LIHTC, as specified.

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

### **AB-195 (Patterson) - Department of Housing and Community Development: grant-based programs: reporting.**

As heard by the committee this bill would have added reporting requirements for grant programs administered by the Department of Housing and Community Development.

*Status: Amended on June 26, 2020 out of the committee's jurisdiction*

#### **AB-434 (Daly) - Housing financing programs: uniform procedures.**

**As amended on June 24, 2020** this bill would align six rental housing programs with the Multifamily Housing Program to enable the state Department of Housing and Community Development (HCD) to implement a single application and scoring system for making coordinated awards under all seven programs, starting on January 1, 2022. As introduced, this bill would have required the Department of Housing and Community Development to create a single, universal application for the Multifamily Housing Program, the Infill Incentive Grant Program, and the Transit-Oriented Development Implementation Program.

*Status: Chapter 192, Statutes of 2020*

#### **AB-437 (Wood) - Move-In Loan Program.**

This bill would have created a loan program to pay for the move-in costs for renters at or below the area median income.

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

#### **AB-599 (Maienschein) - Housing programs: definitions: workforce housing.**

This bill would have defined 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.

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

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

This bill would have authorized \$600 million of general obligations bonds for the Veterans Housing and Homeless Prevention Bond Act of 2019.

*Status: Held in Senate Committee on Appropriations*

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

This bill would have provided a credit, under the Personal Income Tax Law and the Corporation Tax Law, equal to 50% of funds contributed by a taxpayer to a "qualified developer" for the development of a "qualified project," not to exceed \$250,000.

*Status: Died in Assembly Committee on Appropriations*

#### **AB-847 (Grayson) - Housing: transportation-related impact fees grant program.**

This bill would have required the Department of Housing and Community Development to establish a grant program to off-set transportation-related impact fees.

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

### **AB-1010 (Eduardo Garcia) - Housing programs: eligible entities.**

This bill would make the governing body of Indian reservations and Rancherias eligible to receive funding from various state affordable housing programs.

*Status: Chapter 660, Statutes of 2019*

### **AB-1290 (Gloria) - The California Housing Finance Agency.**

As heard in this committee, this bill would have required the California Housing Finance Agency to collaborate with the Strategic Growth Council, the Department of Housing and Community Development, and the California's Treasurer's Office to determine a consolidated process for various housing projects to apply for bond money, tax credits, and Affordable Housing and Sustainable Communities Program grants and loans.

*Status: Amended on September 6, 2019 out of the committee's jurisdiction*

### **AB-1317 (Brough) - Personal income taxes: gross income exclusion: homeownership savings accounts.**

This bill would have established a homeowner savings account (HSA) for qualified low-income taxpayers and excludes from gross income any income earned during the taxable year from the HSA.

*Status: Died in the Assembly Committee on Appropriations*

### **AB-1453 (Chiu) - Property tax: welfare exemptions: rental housing and related facilities.**

This bill would have expanded the low-income rental housing property tax exemption for property owned by limited partnerships financed with both low-income housing tax credits and historic tax credits, as specified, and authorizes the refund and cancellation of taxes on such "low income historical housing" located in the City and County of San Francisco.

*Status: Died in Assembly Committee on Revenue & Taxation*

### **AB-1487 (Chiu) - San Francisco Bay area: housing development: financing.**

This bill establishes the San Francisco Bay Regional Housing Finance Act and enables the Bay Area voters to raise money for affordable housing.

*Status: Chapter 598, Statutes of 2019*

### **AB-1568 (McCarty) - Housing law compliance: prohibition on applying for state grants.**

This bill would have prohibited cities and counties from applying for state grants, except for specified transportation funding, if the city or county has been found to violate state housing law.

*Status: Died in Assembly Committee on Appropriations*

#### **AB-1648 (Levine) - Housing: school employees: affordable rental housing.**

This bill would have amended the definition of affordable rental housing within the Teacher Housing Act of 2016.

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

#### **AB-1659 (Bloom) - Local home financing agencies: cities.**

This bill would have revised the law governing local housing finance agencies and redefines “city” as it applies to home mortgage financing and multifamily rental housing bonds, to include any nonprofit public benefit corporation or instrumentality created by the City of

Los Angeles for the purpose of issuing housing bonds in the City, as specified.

*Status: Died on Senate Floor Inactive file*

#### **AB-1717 (Friedman) - Transit-Oriented Affordable Housing Funding Program Act.**

This bill would have created the Transit-Oriented Affordable Housing Funding Program Act to use tax increment to fund multifamily housing near transit.

*Status: Died in the Assembly Committee on Appropriations*

#### **AB-2078 (Calderon) - Housing development.**

This bill would have required the California Housing Finance Agency (CalHFA) to conduct a study to identify financial impediments to developing entitled properties in the state and post a report of the study on its internet website by January 1, 2022.

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

#### **AB-2115 (Brough) - Personal income taxes: gross income exclusion: homeownership savings accounts.**

This bill, on or after January 1, 2020, and before January 1, 2025, would have excluded from gross income any income earned on the moneys contributed to a homeownership savings account, subject to specified restrictions, including that the account is designated as a homeownership savings account by the trustee for the benefit of a qualified taxpayer, as defined, and that the account is closed once the purchase of the qualified taxpayer’s principal residence is complete.

*Status: Died in the Assembly Committee of Housing and Community Development*

#### **AB-2195 (Maienschein) - Infill Infrastructure Grant Program of 2019.**

This bill would have required the Department of Housing and Community Development, upon appropriation by the Legislature, to create and administer a grant category within the Infill and Infrastructure Grant Program of 2019 that provides grants for capital improvement projects, and would have authorized the department to adopt guidelines for the purposes of administering the program.

*Status: Died in the Assembly Committee of Housing and Community Development*

#### **AB-2270 (Daly) - Housing-Related Parks Program.**

This bill would have appropriated \$250 million from the General Fund to the Housing Urban-Suburban-and-Rural Parks Account in the 2020–21 fiscal year for grants for housing-related parks in urban, suburban, and rural areas.

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

#### **AB-2434 (Quirk-Silva) - County government: allocation of state funds.**

This bill would have required a county that receives qualified state housing funds, defined to include specified moneys received under various housing programs, to ensure, to the extent practicable and consistent with the terms of any applicable law, equitable distribution of those moneys, as provided.

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

#### **AB-2652 (Petrie-Norris) - Housing finance: Affordable Housing Common Application Act.**

This bill would have enacted the Affordable Housing Common Application Act, which would have required the Department of Housing and Community Development to create, or enter into a contract with a contractor to create, and administer an online portal for applicants to apply for grants or loans administered by the department for the purpose of acquiring, developing, or rehabilitating affordable housing, as provided.

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

#### **AB-2662 (Blanca Rubio) - Affordable housing cost study.**

This bill would have required the California Tax Credit Allocation Committee, the Department of Housing and Community Development, the California Housing Finance Agency, and the California Debt Limit Allocation Committee to complete a cost study of affordable housing as compared to market rate housing.

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

#### **AB-2707 (Holden) - Local government finance: COVID-19 Credit Facility.**

This bill would have required the Treasurer to establish the COVID-19 Credit Facility, to support cashflow borrowing by local governments, as specified, to better manage cashflow pressures created by the COVID-19 public health emergency commission.

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

#### **AB-2743 (McCarty) - California School Employee Housing Assistance Pilot Program.**

This bill would have required the Department of Housing and Community Development, in collaboration with the State Department of Education, to administer a competitive grant program to provide planning grants of up to \$100,000 each, to up to 10 qualified school districts that partner with a developer, to provide affordable school employee rental housing to be used for specified purposes in connection with an affordable school employee rental housing project.

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

#### **AB-2763 (Bloom) - Housing: relocation assistance.**

This bill would have extended the protections of the California Relocation Assistance Act to tenants displaced as a result of the conversion of a housing development using state or federal low income housing tax credits.

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

#### **AB-2778 (Eduardo Garcia) - Polanco agrihousing.**

This bill would have defined “Polanco agrihousing” to mean employee housing that is owned by a nonprofit entity and financed, as specified, with public funds equaling 50 percent or more of the original development or purchase cost and does not contain dormitory-style housing, and the development consists of no more than 50 units or spaces designed for use by a single family or household.

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

#### **AB-2837 (Quirk-Silva) - UNITY Act: affordable housing software.**

This bill would have enacted the UNITY Act (act), which would have required the development of UNITY software for purposes of rapidly processing affordable housing applications on a single, shared platform, among other purposes.

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

#### **AB-2843 (Chu) - Local employer affordable housing fees: Affordable Housing Assistance Fund.**

This bill would have created the Affordable Housing Assistance Fund that would have required a city, county, or city and county to collect an additional annual fee from any applicant for a local business license in an amount depending on the number of employees employed by the business and use the funds for specified purposes, including first-time homebuyer programs, vouchers for individuals experiencing homelessness, funding and subsidizing affordable housing development projects, and rental assistance.

*Status: Died in the Assembly Committee on Local Government*

#### **AB-2852 (Mullin) - Public employee housing: local agencies.**

This bill would have allowed a school district to provide affordable housing to other local government employees on school district owned land.

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

#### **AB-2870 (Fong) - Housing: supportive housing grants.**

This bill would have appropriated \$750 million from the General Fund to the Department of Housing and Community Development for the purpose of providing counties with one-time grants to build, acquire space for, and renovate structures to be used for supportive housing for persons experiencing homelessness.

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



### **AB-2950 (Weber) - Affordable housing: alternative forms of development: model plan.**

This bill would have required the development and use of a plan to reduce the cost of affordable housing through the use of alternative forms of development.

*Status: Died in the Assembly Committee of Housing and Community Development*

### **AB-3144 (Grayson) - Housing Cost Reduction Incentive Program.**

This bill would have created a reimbursement program for development impact fees on affordable housing that a city or county waives.

*Status: Died in the Assembly Committee of and Community Development*

### **AB-3308 (Gabriel) - School districts: employee housing.**

Allows school districts to restrict occupancy of affordable housing on school district-owned land, funded with low income housing tax credits (LIHTC), to teachers and school district employees of the school district that owns the land, regardless of any laws that would prohibit a priority or preference for school district employees and teachers. Allows public employees to also occupy the housing constructed under this provision.

*Status: Chapter 199, Statutes of 2020*

### **SB-5 (Beall) - Affordable Housing and Community Development Investment Program.**

This bill would have established the Affordable Housing and Community Development Investment Program.

*Status: Vetoed on October 13, 2019*

### **Governor's Veto Message:**

To the Members of the California State Senate:

I am returning Senate Bill 5 without my signature.

This bill would establish the Affordable Housing and Community Development Investment Program through which local agencies may redirect property tax revenue for schools to fund affordable housing and related infrastructure.

California is in a housing crisis, and I have consistently maintained we need to use all the tools in our toolbox to address it. However, this bill would increase costs by \$2 billion annually once fully implemented. Legislation with such a significant fiscal impact needs to be part of budget deliberations so that it can be considered in light of other priorities.

I will continue to work collaboratively with the Legislature next year to continue to support increased housing production at all income levels across our state.

Sincerely,

Gavin Newsom

### **SB-9 (Beall) – Surplus property: sales procedures.**

**As amended on August 26, 2020** this bill makes changes to the Roberti Act to encourage the sale of homes owned by Caltrans for low- and moderate-income rental housing and makes changes to the Surplus Lands Act.

As introduced, this bill would have removed the sunset dates on two forms of special treatment applicable to Low-Income Housing Tax Credit.

*Status: Pending on Senate Floor Inactive File*

### **SB-258 (Hertzberg) - California Emergency Solutions and Housing Program: grants: homeless shelters: pets and veterinary services.**

This bill would have required the Department of Housing and Community Development to develop and administer a program to award grants to qualified homeless shelters to provide shelter, food, and basic veterinary services for pets owned by people experiencing homelessness.

*Status: Held in Assembly Committee on Appropriation*

### **SB-282 (Beall) - Supportive housing for parolees.**

This bill would eliminate the Integrated Services for Mentally Ill Parolees and replaces it with the Supportive Housing Program for Persons on Parole to be administered by the Department of Housing and Community Development.

*Status: Died in Assembly Committee on Appropriations*

### **SB-623 (Jackson) - Multifamily Housing Program: total assistance calculation.**

This bill requires the Department of Housing and Community Development, in determining the proportion of the funds available for senior citizens in the Multifamily Housing Program, to use the American Community Survey, instead of the decennial census, from the US Census Bureau.

*Status: Chapter 507, Statutes of 2019*

### **SB-795 (Beall) - Economic development: housing: workforce development: climate change infrastructure.**

This bill would have allocated \$10 billion over five years to several existing housing, homelessness, and pre-apprenticeship programs, as well as created two new infrastructure financing programs at the Governor's Office of Business and Economic Development.

*Status: Died in the Assembly Committee on Appropriations*

### **SB-1299 (Portantino) - Housing development: incentives: rezoning of idle retail sites.**

This bill would have established a program, administered by the Department of Housing and Community Development (HCD), to provide grants to local governments for production of workforce housing on idle commercial shopping center properties.

*Status: Assembly Floor, third reading*



## Land Use and Housing Elements

### **AB-139 (Quirk-Silva) - Emergency and Transitional Housing Act of 2019.**

This bill requires a local government to base the needs for emergency shelter in its housing element on the most recent homeless point-in-time count, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions.

*Status: Chapter 335, Statutes of 2019*

### **AB-168 (Aguiar-Curry) – Planning and zoning:annual report: housing development: streamlined approvals.**

Requires a pre-consultation process with a California Native American tribe prior to the submission of an SB 35 (Wiener, Chapter 366, Statutes of 2017) permit, which entitles a developer to a streamlined housing approval process, in order to identify and protect tribal cultural resources.

*Status: Chapter 166, Statutes of 2020*

### **AB-671 (Friedman) - Accessory dwelling units: incentives.**

This bill requires a local government to include a plan in their housing element to incentivize and promote the creation of accessory dwelling units that can be offered at an affordable rent for very-low, low-, and moderate-income households.

*Status: Chapter 658, Statutes of 2019*

### **AB-725 (Wicks) - General plans: housing element: moderate-income and above moderate-income housing: suburban and metropolitan jurisdictions.**

This bill would require metropolitan and suburban jurisdictions, through their housing element process, to ensure that more land is zoned for these medium-density housing typologies. It would do so by requiring at least 25% of the jurisdiction's share of the regional housing need for moderate- and above moderate-income housing must be allocated to sites with zoning that allows at least four units of housing, with moderate income sites being capped at a density of 100 units per acre. This bill would not apply to housing elements due before January 1, 2022.

*Status: Chapter 193, Statutes of 2020*

### **AB-738 (Mullin) - Regional housing need allocation: County of San Mateo.**

This bill would have allowed jurisdictions within the County of San Mateo to be credited for funding affordable housing construction in another jurisdiction within the county.

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

### **AB-831 (Grayson) – Planning and zoning: housing: development application modifications.**

As amended, this bill would make changes to the process for development projects approved by the streamlined, ministerial process created by SB 35 (Wiener), Chapter 366, Statutes of 2017. The change provide a path to modify approved development projects prior to the issuance of the final building permit required for construction, including provisions on how local governments must treat such an application for a modification. This bill also specifies how local governments must approve and construct public improvements provided in conjunction with the streamlined, ministerial development project in a manner that would not inhibit, chill, or preclude the development.

As introduced, this bill would have added reporting requirements to the fee study the Department of Housing and Community Development is required to complete by June 30, 2019.

*Status: Chapter 194, Statutes of 2020*

### **AB-1177 (Frazier) - Planning and zoning: housing development: streamlined approval.**

This bill would have deleted the requirement that a skilled and trained workforce be employed on any project subject to these provisions.

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

### **AB-1197 (Santiago) - California Environmental Quality Act: exemption: local and regional housing projects and emergency shelters.**

This bill establishes an exemption from the California Environmental Quality Act for specified emergency shelters and supportive housing projects approved or carried out by the City of Los Angeles.

*Status: Chapter 340, Statutes of 2019*

### **AB-1239 (Cunningham) - Planning and zoning: housing element.**

This bill would have authorized the Department of Housing and Community Development to allow a city or county to substitute the provision of units for up to 25% of the community's obligation to identify adequate sites for any income category under the above-described schedule of actions if the governing body of the city or county has adopted both (1) an ordinance that implements requirements under state law, as well as any applicable requirements of the city or county, relating to accessory dwelling units and meets certain requirements and (2) an ordinance establishing a permitting process and appropriate standards to regulate short-term rentals of single-family dwellings in order to accomplish specified objectives.

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

### **AB-1244 (Fong) - Environmental quality: judicial review: housing projects.**

This bill would have, in an action or proceeding seeking judicial review under the act, prohibited a court from staying or enjoining a housing project for which an

environmental impact report has been certified, unless the court makes specified findings.

*Status: Died in the Assembly Committee on Natural Resources*

#### **AB-1255 (Robert Rivas) - Surplus public land: database.**

This bill requires each city and county to report to the state Department of Housing and Community Development (HCD) an inventory of its surplus lands located in urbanized areas or urban clusters, as specified. Requires HCD to provide this information to the state Department of General Services for inclusion in a digitized inventory of state surplus land sites.

*Status: Chapter 661, Statutes of 2019*

#### **AB-1272 (Kiley) - California Environmental Quality Act: projects for the development of new housing units.**

This bill would, for an action or proceeding challenging a public agency's action for a project for the development of new housing units brought pursuant to CEQA, specify that prejudicial abuse of discretion occurred if the court finds that the grounds of noncompliance with CEQA likely affected the decision of the public agency to approve the project and significantly affected the general public's ability to evaluate the project's overall impacts, and would prohibit such action or proceeding unless the alleged grounds for noncompliance with CEQA were presented to the public agency by any person during the public comment period provided pursuant to CEQA in connection with the version of the EIR in which the alleged grounds first appeared.

*Status: Died in the Assembly Committee on Natural Resources*

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

This bill would have required certain development sites in high resource areas to allow for more density and height and makes these sites subject to "use by-right" approval.

*Status: Died In Senate Committee on Housing*

#### **AB-1315 (Boerner Horvath) - Housing: small lot subdivisions.**

This bill would have enabled subdivision of larger lots in certain circumstances.

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

#### **AB-1485 (Wicks) - Housing development: incentives.**

This bill makes various changes to SB 35 (Wiener) Chapter 366, Statutes of 2017 (SB 35) to allow for streamlining of housing developments that include a percentage of low income and/or moderate income housing.

*Status: Chapter 663, Statutes of 2019*

#### **AB-1486 (Ting) - Local agencies: surplus land.**

This bill expands surplus property requirements for both the state and local agencies.

*Status: Chapter 664, Statutes of 2019*

### **AB-1536 (Gray) - Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts: standards.**

This bill would have required the Office of Planning and Research to develop standards for the formation of Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts. The bill would require that these standards encourage equitable development in location-efficient areas adjacent to public transit investments in passenger rail in order to refocus growth toward city centers while reducing greenhouse gas emissions and reinforcing community resilience.

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

### **AB-1561 (Cristina Garcia) – Planning and zoning: housing element and entitlement extensions.**

**As amended on August 25, 2020**, this bill would require cities and counties to evaluate the impact of government actions on the cost of housing and associated impacts to minority communities and extends by 18 months, the time frame for the expiration, effectuation, or utilization of a housing entitlement for any housing entitlement that was issued prior to, and was in effect on, March 4, 2020, and will expire prior to December 31, 2021.

As introduced, this bill would have required a local government to examine impacts on persons belonging to a protected class, as identified in the Unruh Civil Rights Act, when performing the legally required analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels as a part of the local government update to the Housing Element of the General Plan.

*Status: Chapter 195, Statutes of 2020*

### **AB-1579 (Gabriel) - College and university student housing: impact mitigation fees.**

This bill would have Established a process to exempt developments of privately-owned college or university housing in which no school district students reside from school impact fees.

*Status: Died in Assembly Committee on Education*

### **AB-1706 (Quirk) - Housing development: incentives.**

This bill would, until January 1, 2035, have provided specified financial incentives that ensure financial feasibility to a development proponent of a residential housing development in the 9-county San Francisco Bay area region that dedicates at least 20% of the development's housing units to households making no more than 150% of the area median income. The incentives provided to those developments include an exemption from the California Environmental Quality Act, a density bonus of 35%, a waiver of local parking requirements, and a waiver of physical building requirements imposed on development by the local agency, such as green building standards.

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

**AB-1730 (Gonzalez) - Regional transportation plans: San Diego Association of Governments: housing.**

This bill amends the timing and process for delivery of the San Diego Association of Government's next regional transportation plan and sustainable communities strategy.

*Status: Chapter 634, Statutes of 2019*

**AB-1763 (Chiu) - Planning and zoning: density bonuses: affordable housing.**

This bill revises Density Bonus Law to require a city or county to award a developer additional density, concessions and incentives, and height increases if 100% of the units in a development are restricted to lower income households.

*Status: Chapter 666, Statutes of 2019*

**AB-1783 (Robert Rivas) - H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development.**

This bill revises the entitlement process and eligibility for state programs that provide funding for farmworker housing.

*Status: Chapter 866, Statutes of 2019*

**AB-1851 (Wicks) - Religious institution affiliated housing development projects: parking requirements.**

This bill would allow a religious institution to develop an affordable housing project at a place of worship owned by the religious institution even if the development requires the religious institution to reduce the number of religious-use parking spaces available at the place of worship.

*Status: Chapter 196, Statutes of 2020*

**AB-1907 (Santiago) - California Environmental Quality Act: emergency shelters: supportive and affordable housing: exemption.**

This bill would have provided that the California Environmental Quality Act does not apply to any activity approved by or carried out by a public agency in furtherance of providing emergency shelters, supportive housing, or affordable housing, as defined.

*Status: Died in the Assembly Committee on Natural Resources*

**AB-1924 (Grayson) - Housing development: fees.**

This bill would have required that a fee levied or imposed on a housing development project by a local agency be proportionate to the square footage of the proposed unit or units.

*Status: Died in the Assembly Committee on Local Government*

**AB-1934 (Voepel) - Planning and zoning: affordable housing: streamlined, ministerial approval process.**

This bill would have authorized a development proponent to submit an application for a development to be subject to a streamlined, ministerial approval process provided that

development meet specified objective planning standards, including that the development provide housing for persons and families of low or moderate income.. This bill would have provided that the local government's approval of a project pursuant to this process would not expire for 5 years.

*Status: Died in the Assembly Committee of Housing and Community Development*

#### **AB-2137 (Wicks) - Planning and Zoning Law: court orders: housing development projects.**

This bill would have removed the option of a court, when issuing a final order or judgment in favor of a plaintiff challenging the validity of a general plan or mandatory element, to suspend the authority of the city, county, or city and county to issue specified building permits, to grant zoning changes or variances, and to grant subdivision map approvals, for housing development projects, as defined in the Housing Accountability Act.

*Status: Died in the Assembly Committee on Local Government*

#### **AB-2256 (Eduardo Garcia) - Regional housing needs allocations: adjacent cities: agreements.**

This bill would have allowed two cities that meet specified requirements to enter into a memorandum of understanding to build a housing project in one jurisdiction and share the credit associated with the housing project for purposes of satisfying their regional housing *needs allocation requirements*.

*Status: Died in the Assembly Committee of Housing and Community Development*

#### **AB-2343 (Eggman) - Local planning: housing element: emergency shelters.**

This bill would have limited management and development standards that local governments may apply to emergency shelters.

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

#### **AB-2345 (Gonzalez) - Planning and zoning: density bonuses: affordable housing.**

This bill revised Density Bonus Law to increase the maximum allowable density and the number of concessions and incentives a developer can seek.

*Status: Chapter 197, Statutes of 2020*

#### **AB-2470 (Kamlager) - Splitting multifamily dwelling units: streamlined ministerial approval.**

This bill would have enabled the streamlined, ministerial subdivision of dwelling units in multifamily housing.

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



**AB-2580 (Eggman) - Conversion of motels and hotels: streamlining.**

This bill would have allowed ministerial, streamlined conversion of non-residential hotels and motels into residential housing.

*Status: Died in the Assembly Committee on Appropriations*

**AB-2605 (Chiu) - Density bonuses: affordable housing.**

This bill would have allowed local government discretion to offer more than four concessions and incentives if requested by a developer and would have defined unobstructed access to transit to mirror what is in the regulations for the low income housing tax credit program.

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

**AB-2666 (Boerner Horvath) - Starter Home Revitalization Act of 2020.**

This bill would have facilitated small lot single-home development.

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

**AB-2943 (Ting) - Surplus property: disposal.**

This bill would have provided that the provisions regulating the disposal of surplus land shall not be construed to require a local agency to dispose of land that is determined to be surplus.

*Status: Died in the Assembly Committee on Local Government*

**AB-2988 (Chu) - Planning and zoning: supportive housing: number of units: emergency shelter zones.**

This bill would have made changes to AB 2162 (Chiu), Chapter 753, Statutes of 2018, to allow more supportive housing developments to qualify for a streamlined approval process.

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

**AB-3040 (Chiu) - Local planning: regional housing need assessment.**

This bill would have allowed cities and counties to receive a specified credit towards meeting their Regional Housing Needs Allocation for rezoning single-family neighborhoods to allow four units per parcel.

*Status: Died in Senate Committee on Appropriations*

**AB-3107 (Bloom) - Planning and zoning: general plan: housing development.**

This bill would have made housing an authorized use on commercially-zoned land if certain conditions applied.

*Status: Died in Senate Committee on Housing*

**AB-3145 (Grayson) - Local government: housing development projects: fees and exactions cap.**

This bill would have prohibited local governments from charging impact fees that exceeded 12 percent of median home price unless approved by the Department of Housing and Community Development.

*Status: Died in the Assembly Committee on Local Government*

**AB-3147 (Gabriel) - Fees for development projects.**

This bill would have ensured that currently exempt fees are all subject to the same pay under protest provisions that are required for all other developer fees.

*Status: Died in Assembly Committee on Local Government*

**AB-3148 (Chiu) - Planning and zoning: density bonuses: affordable housing: fee reductions.**

This bill would have reduced impact fees on affordable housing units in density bonus projects.

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

**AB-3153 (Robert Rivas) - Parking and zoning: bicycle and car-share parking credits.**

This bill would have allowed development proponents to reduce, by up to 30 percent, the number of vehicle parking spaces they are required to provide for housing developments if they provide a minimum number of long-term bicycle parking spaces, car-share parking spaces, or both.

*Status: Died in Senate Committee on Governance and Finance*

**AB-3155 (Robert Rivas) - Subdivision Map Act: streamlined approval process: subdivisions.**

This bill would have amended the housing project approval process, created by SB 35 in 2107, and facilitated the development of medium-density housing projects of ten or fewer units.

*Status: Died in the Assembly Committee on Appropriations*

**AB-3156 (Robert Rivas) - Coastal resources: coastal development permits: affordable housing.**

This bill would have required the California Coastal Commission, on or before July 1, 2021, to adopt regulations to expedite the process of reviewing and acting upon applications for coastal development permits for projects that either include affordable housing units or in which 100 percent of the units will be affordable to households making 80 percent or below the median income.

*Status: Died in the Assembly Committee on Natural Resources*



**AB-3157 (Berman) - Department of Housing and Community Development: regional housing need allocation: low-income community college students.**

This bill would have required that the Department of Housing and Community Development recommendations for an improved regional housing need allocation process and methodology additionally promote and streamline the developing of housing for low-income community college students.

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

**AB-3173 (Bloom) - Microunit buildings.**

This bill would have required micro-unit buildings to be permissible where multifamily residential buildings are permitted in cities or counties over 400,000 people.

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

**SB-6 (Beall) - Residential development: available land.**

This bill requires the Department of General Services to create a public, searchable database of sites in local government's housing element inventory of land suitable for residential development and state surplus properties.

*Status: Chapter 667, Statutes of 2019*

**SB-182 (Jackson) - Local government: planning and zoning: wildfires.**

This bill would impose certain fire hazard planning responsibilities on local governments and requires cities and counties to make specified findings on fire standards prior to permitting development in very high risk fire areas.

*Status: Vetoed on September 30, 2020*

**Governor's Veto Message:**

To the Members of the California State Senate:

I am returning Senate Bill 182 without my signature.

This bill would impose certain fire hazard planning responsibilities on local governments and would require cities and counties to make specified findings on fire standards prior to permitting development in the very high fire hazard severity zone.

I strongly support strengthening land use planning requirements in order to better protect our communities from wildfire. The importance of reducing the number and impact of fires in our communities cannot be overstated. However, this bill creates inconsistencies, duplicates existing requirements, creates a loophole for regions to not comply with their housing requirements, fails to account for consequences that could increase sprawl and places significant cost burdens on the state.

New state laws and policies are already directing housing to communities near transit, jobs and urban centers and away from fire risk areas, including integration into the current housing planning cycle. Additionally, the 2019-20 Budget requires the California Department of Housing and Community Development, in collaboration with the Governor's Office of Planning and Research, to develop recommendations to improve the regional housing need allocation process to promote and streamline housing development to address California's housing shortage.

Wildfire resilience must become a more consistent part of land use and development decisions. However, it must be done while meeting our housing needs.

For these reasons, I am returning Senate Bill 182 without my signature.

Sincerely,

Gavin Newsom

**SB-235 (Dodd) - Planning and zoning: housing production report: regional housing need allocation.**

This bill allows the City of Napa and County of Napa to reach an agreement regarding their regional housing needs assessment requirements regarding the Napa Pipe Project.

*Status: Chapter 844, Statutes of 2019*

**SB-330 (Skinner) - Housing Crisis Act of 2019.**

This bill restricts, for a period of five years, actions by cities and counties that would reduce the production of housing.

*Status: Chapter 654, Statutes of 2019*

**SB-592 (Wiener) - Housing Accountability Act.**

As heard by the committee, this bill would have extended protections of the Housing Accountability Act (HAA) to accessory dwelling units and certain ministerial decisions, and adds new provisions related to enforcement of the HAA.

*Status: Amended out of the committee's jurisdiction on September 6, 2019*

**SB-672 (Hill) - Planning and zoning: regional housing need allocation: City of Brisbane.**

This bill would have prohibited the Association of Bay Area Governments from allocating the City of Brisbane a regional housing needs allocation share that exceeds the City's allocation for the prior planning period, if specified conditions are met.

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

**SB-695 (Portantino) - Special education: individualized education programs: translation services.**

This bill would have authorized a city, for purposes of meeting its share of the regional housing need, to deem a unit of housing as a very low income household if occupants of the unit are participating in a home-sharing arrangement and at least one occupant of the unit is an elderly or disabled person of low or moderate income, as specified.

*Status: Amended on June 10, 2019 out of the committee's jurisdiction*

**SB-744 (Caballero) - Planning and zoning: California Environmental Quality Act: permanent supportive housing.**

This bill makes changes to the existing streamlined process for supportive housing developments created by AB 2162 (Chiu), Chapter 753, Statutes of 2018 (AB 2162) and creates a California Environmental Quality Act exemption for developments that qualify for No Place Like Home funding.

*Status: Chapter 346, Statutes of 2019*

**SB-899 (Wiener) - Planning and zoning: housing development: higher education institutions and religious institutions.**

This bill would have provided that housing is a use by right on land owned by a religious institution or nonprofit college.

*Status: Died in the Assembly Committee on Appropriations*

**SB-940 (Beall) - Housing Crisis Act of 2019: City of San Jose.**

This bill grants the City of San José flexibility in meeting the no net loss in residential capacity requirements of SB 330 (Skinner), Chapter 654, Statutes of 2019.

*Status: Chapter 201, Statutes of 2020*

**SB-1085 (Skinner) - Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.**

This bill would have made various changes to density bonus law, including providing additional benefits to housing developments that include moderate-income rental housing units.

*Status: Senate Floor Inactive File*

**SB-1138 (Wiener) - Housing element: emergency shelters: rezoning of sites.**

This bill would have added additional specificity to where emergency shelters must be zoned, and expedited required rezoning for localities that fail to adopt a legally compliant housing element within 120 days of the statutory deadline.

*Status: Senate Floor Inactive File*

## **Miscellaneous**

**AB-298 (Mathis) - Housing: home purchase assistance program: first responders: Legislative Analyst: study and report.**

This bill would have required the Legislative Analyst to conduct a study, and present the findings to the Legislature, to inform the creation of a low-interest loan program for first responders on or before January 1, 2024.

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

### **AB-723 (Quirk) – Transactions and use taxes: County of Alameda: Santa Cruz Metropolitan Transit District.**

As heard by the committee, this bill would have authorized the counties of Alameda and Contra Costa to pay a low-income rental housing incentive to a lessor who leases residential property to specified entities to operate as low-income rental housing.

*Status: Amended out of the committee's jurisdiction on July 1, 2019*

### **AB-957 (Committee on Housing and Community Development) - Housing Omnibus.**

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

*Status: Chapter 620, Statutes of 2019*

### **AB-1386 (Chen) - Residential fees and charges.**

This bill would have prohibited a local agency from requiring payment of fees or charges prior to the date of final inspection or issuance of the certificate of occupancy, whichever occurs first.

*Status: Died in Assembly Committee on Local Government*

### **AB-1483 (Grayson) - Housing data: collection and reporting.**

This bill requires local jurisdiction to disseminate publicly information about its zoning ordinances, development standards, fees, exactions, and affordability requirements, and requires the Department of Housing and Community Development to develop and update a 10-year housing data strategy.

*Status: Chapter 662, Statutes of 2019*

### **AB-1484 (Grayson) - Mitigation Fee Act: housing developments.**

This bill would require local agencies to publish fees for housing development projects on their internet website and freezes “impact and development fees that are applicable to housing developments” for two-years after a development application is deemed complete.

*Status: Pending in Senate Committee on Rules*

### **AB-1562 (Burke) - Housing guidebook.**

This bill would have required the Department of Housing and Community Development to prepare the guidebook for use following the 2020 Census of Population and Housing and would require the guidebook to be completed by December 31, 2023.

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

### **AB-2406 (Wicks) - Homeless Accountability and Prevention Act: rental registry online portal.**

This bill would have established the Homeless Accountability and Prevention Act, which would have required the Department of Housing and Community Development to create an online rental registry of properties that received state or federal rental assistance

provided in response to the COVID-19 state of emergency.

*Status: Died in the Assembly Committee on Appropriations*

#### **AB-2503 (Blanca Rubio) - Senior citizen housing developments.**

This bill would have required certain senior housing developments to allow a qualified roommate to share a dwelling unit. Additionally, it would have allowed a qualified roommate to continue occupancy, residency, or use of the dwelling provided they are 55 years of age or older.

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

#### **AB-2506 (Irwin) - State of California Housing Agency Act.**

The bill would have created a new Housing Agency consisting of the Department of Real Estate, the Department of Housing and Community Development, the California Housing Finance Agency, the Homeless Coordinating and Finance Council, the Tax Credit Allocation Committee, and the California Debt Limit Allocation Committee.

*Status: Died in the Assembly Committee on Accountability and Administrative Review*

#### **AB-2534 (Quirk-Silva) - Legislative Task Force on the California Master Plan on Home Ownership.**

This bill would have created the Legislative Task Force on the California Master Plan on Home Ownership, which is required to create a report on barriers to increasing home ownership rates in the state and for specified groups.

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

#### **AB-3146 (Bonta) - Housing data: collection and reporting.**

This bill would have added additional reporting required to the annual progress report (APR) locals are required to provide as part of housing element and gives the Department of Housing and Community Development authority to challenge the accuracy of the information included in the (APR).

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

#### **AB-3154 (Robert Rivas) - Senior citizens: intergenerational housing developments.**

This bill would have enabled intergenerational housing developments combining seniors and transition age youth.

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

#### **AB-3352 (Friedman) - State Housing Law: enforcement response to complaints.**

This bill would have required local governments to respond to tenant or resident complaints about lead hazards or substandard building violations and to provide free copies of the inspection report and any citations to the tenant and other occupants of the building.

*Status: Died in Senate Committee on Housing*

### **SB-611 (Caballero) - Housing: elderly and individuals with disabilities.**

This bill would have required the Governor to establish the Master Plan for Aging Housing Task Force to assess the housing issues affecting California's aging population.

*Status: Vetoed on October 12, 2019*

#### **Governor's Veto Message:**

*To the Members of the California State Senate:*

*I am returning the following bills without my signature:*

AB 1382

SB 611

*These bills create an aging housing task force and a master plan for aging that focuses on workforce priorities, and require the state to consider applying to join a voluntary network.*

*Earlier this year, I issued Executive Order N-14-19, which directs the Secretary of the Health and Human Services Agency to work with a broad array of stakeholders, including the Legislature, to develop a Master Plan for Aging to serve as a blueprint that can be used by state government, local communities, private organizations and philanthropy to build environments that promote healthy aging. Issues relating to workforce and affordable housing needs, as well as opportunities to engage with other jurisdictions, will be considered as part of this holistic approach to addressing the needs of older Californians.*

*When the Master Plan is completed, I look forward to working with the Legislature to evaluate and implement its recommendations.*

*Sincerely,*

*Gavin Newsom*

### **SB-1030 (Committee on Housing) - Housing omnibus.**

This bill makes a number of technical and clarifying changes to code sections pertaining to housing.

*Status: Chapter 165, Statutes of 2020*

## **Mobilehomes/Manufactured Housing**

### **AB-173 (Chau) - Mobilehomes: payments: nonpayment or late payments.**

This bill extends, by one year, a tax abatement program, the "Register Your Mobilehome," 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 488, Statutes of 2019*



### **AB-338 (Chu) - Manufactured housing: smoke alarms: emergency preparedness.**

This bill makes several changes to the law relating to fire prevention and fire safety for mobilehomes and manufactured homes.

*Status: Chapter 299, Statutes of 2019*

### **AB-519 (Voepel) - Mobilehome parks: sale.**

This bill would have given a resident organization of a mobilehome park the right of first refusal to purchase a mobilehome park if the mobilehome park owner decides to sell or receives a formal offer from a third party to purchase the park, subject to specified conditions.

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

### **AB-705 (Mark Stone) - Mobilehome parks: change of use.**

This bill would have mandated relocation and specify requirements for residents of mobilehome or floating home parks proposing to close.

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

### **AB-1528 (Bigelow) - Mobilehomes.**

This bill would have required a mobilehome owner to use a state mediation process before taking legal action against a mobilehome park owner for failure to maintain the physical improvements of the common area of a mobilehome park.

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

### **AB-2690 (Low) - Mobilehome parks: local ordinances.**

This bill would have allowed local regulation of rent on mobilehome spaces to apply regardless of the date when a space was initially held out for rent, and would have required each city or county, to adopt a mobilehome park rent stabilization ordinance.

*Status: Died in Senate Committee on Judiciary*

### **AB-2782 (Mark Stone) - Mobilehome parks: change of use.**

This bill requires mobilehome park owners to take steps to relocate or compensate mobilehome park residents when a park is closing or being converted for a different use and deletes a requirement of the Mobilehome Residency Law which exempts from local rent control ordinances rental agreements that are in excess of 12-months' duration if the agreement is entered into after February 12, 2020.

*Status: Chapter 35, Statutes of 2020*

### **AB-2845 (Limón) - Mobilehome Residency Law: actions.**

This bill would have provided that in any action arising out of the Mobilehome Residency Law, a resident who is the prevailing party shall be entitled to reasonable attorney's fees and costs and, if management is the prevailing party, would have required a court to award reasonable attorney's fees and costs only if the resident's

action or defense is frivolous.

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

### **AB-2970 (Mayes) - Mobilehome parks and manufactured housing communities: omnibus bill.**

This bill would have made various changes to Manufactured Housing Act and would have redefined a park trailer as a trailer designed for human habitation for recreational, seasonal, or other use that meets specified requirements.

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

### **AB-3024 (Fong) - Mobilehome parks: inspection.**

This bill would, until January 1, 2024, have authorized an enforcement agency to inspect specified mobilehome parks as a part of its mobilehome park maintenance inspection program, including, among others, a mobilehome park that has operated the last 7 years without a mobilehome park maintenance inspection, a mobilehome park that has not submitted an application for a permit to construct during the previous 12 months, and a mobilehome park for which the enforcement agency has information or complaint data that the mobilehome park has serious or frequent infrastructure issues, fire separation issues, electrical outages, water quality issues, or septic or sewer leakage or failures.

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

### **SB-274 (Dodd) - Mobilehome parks: tenancies.**

This bill makes changes to the law governing mobilehome tenancy and residency related to companions and establishes rules regarding rebuilding mobilehome home parks after a natural disaster.

*Status: Chapter 504, Statutes of 2019*

### **SB-915 (Leyva) - Mobilehome parks: emergency relief: coronavirus (COVID-19).**

This bill would have prohibited mobilehome parks from evicting residents who notify park management of COVID-19 impacts to their ability to pay rent and required parks to provide those residents with extra time to repay outstanding rent, utilities or other charges, or cure violations of park rules.

*Status: Senator Floor Inactive File*

### **SB-999 (Umberg) - Mobilehome park residencies: rent control: exemption: COVID-19.**

This bill would have deleted a requirement of the Mobilehome Residency Law which exempts from local rent control ordinances rental agreements that are in excess of 12-months' duration if the agreement is entered into after February 12, 2020.

*Status: Died in the Assembly Committee on Housing and community Development*



## Redevelopment

### **AB-11 (Chiu) - Community Redevelopment Law of 2019.**

This bill would have authorized a city or county to create affordable housing and infrastructure agency subject to approval by the Strategic Growth Council.

*Status: Died in Assembly Committee on Appropriations*

### **AB-411 (Mark Stone) - Redevelopment: City of Santa Cruz: bond proceeds: affordable housing.**

This bill would have authorized the City of Santa Cruz to use bond proceeds that are required to be used to defease bonds issued by the former redevelopment agency, to increase, improve, and preserve affordable housing and facilities for homeless persons.

*Status: Vetoed on October 13, 2019*

#### Governor's Veto Message:

To the Members of the California State Assembly:

I am returning the following bills without my signature:

AB 411

SB 532

These bills authorize certain cities' redevelopment successor agencies to spend stranded bond assets on affordable housing rather than repaying and cancelling the bonds as required under current law.

The bills will result in a General Fund cost of millions of dollars.

While I appreciate the intent of the Legislature to increase the production of affordable housing, I do not support the proposed exemptions to redevelopment agency dissolution requirements, which will which will reduce funding available for education.

Sincerely,

Gavin Newsom

### **AB-1084 (Mayes) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.**

This bill would have allowed a housing successor that owns and operates a housing asset of a former redevelopment agency) to retain "excess surplus" accumulated over eight years rather than four years without triggering the requirement to encumber the funds or transfer the funds to the Department of Housing and Community Development within three years.

*Status: Vetoed on October 12, 2019*

#### Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 1084 without my signature.

This bill extends the period of time that certain housing successor agencies of former redevelopment agencies can retain "excess surplus" funds from four years to eight years.

California is experiencing a housing crisis because of decades of underproduction. This is due, in part, to jurisdictions with former redevelopment agencies that did not use the funds to develop mixed-income housing as required. This bill sets a precedent to extend the retention of excess surplus funds for additional jurisdictions, including those that did not meet their affordable housing obligations. It also increases costs outside of the budget process. For these reasons, I cannot support this bill.

Sincerely,

Gavin Newsom

**AB-1437 (Chen) - Local government: redevelopment: revenues from property tax override rates.**

This bill would have allowed a portion of property taxes to be paid out of the Redevelopment Property Tax Trust Fund to pay voter approved taxes for a mobile intensive care program called "Paramedics."

*Status: Vetoed on October 13, 2019*

**Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 1437 without my signature.

This bill allows a portion of property taxes in the City of Brea to be paid out of the Redevelopment Property Tax Trust Fund to pay for a voter-approved paramedic program.

The dissolution of redevelopment agencies (RDAs) in 2011 has returned substantial property tax revenues to cities, counties and special districts to support core services. This bill would increase General Fund costs outside of the budget process. Further, it is important to note that when existing obligations are paid off, all of the paramedic tax will revert to the City.

For these reasons, I cannot sign this bill.

Sincerely,

Gavin Newsom

### **AB-1732 (Flora) - Redevelopment: successor agencies: asset disposal: City of Manteca.**

This bill would have authorized the successor agency to Manteca's former redevelopment agency to sell property at less than market value to a nonprofit organization.

*Status: Vetoed on October 12, 2019*

#### **Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 1732 without my signature.

This bill allows the successor agency to the former redevelopment agency in the City of Manteca to sell a specified property for less than fair market value if the property is sold to a nonprofit that will provide resources to individuals experiencing homelessness.

Combatting the homeless crisis requires coordination at all levels of government as well as with nonprofits and the private sector. The state has stepped up with a historic \$1 billion investment in the budget and a suite of tools to make it easier for local governments to build emergency shelters and supportive housing. While I am supportive of additional local tools to address homelessness, this bill provides for an increase in state costs and reduction in local revenues outside the budget process.

Sincerely,

Gavin Newsom

### **AB-1857 (Chen) - Local government: redevelopment: revenues from property tax override rates.**

This bill would have allowed a portion of property taxes to be paid out of the Redevelopment Property Tax Trust Fund (RPTTF) to pay voter approved taxes for a mobile intensive care program called "Paramedics."

*Status: Amended on May 7, 2020 out of the committee's jurisdiction*

### **AB-2224 (Mayes) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.**

This bill would have allowed the housing successor of the City of Indian Wells, City of La Quinta, and the County of Yolo that owns and operates a housing asset of a former redevelopment agency to retain "excess surplus" accumulated over eight years rather than four years without triggering the requirement to encumber the funds or transfer the funds to the Department of Housing and Community Development within three years.

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

### **AB-3009 (Mullin) - Redevelopment: successor agencies: administrative cost allowance.**

This bill would have made changes to the formula for calculating a successor agency's administrative cost allowance by providing that, for the period covering January 1, 2021, until June 30, 2021, and for each fiscal year thereafter, the administrative cost allowance shall be up to 3 percent of the actual property tax the department authorized in the preceding fiscal year for payment of approved enforceable obligations, prior to any reductions made.

*Status: Died in the Assembly Committee on Local Government*

### **SB-532 (Portantino) - Redevelopment: City of Glendale: bond proceeds: affordable housing.**

This bill would have authorized the City of Glendale to use remaining redevelopment agency (RDA) bond proceeds for predevelopment, development, acquisition, rehabilitation, and preservation of affordable housing.

*Status: Vetoed on October 13, 2019*

#### **Governor's Veto Message:**

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

I am returning the following bills without my signature:

AB 411

SB 532

These bills authorize certain cities' redevelopment successor agencies to spend stranded bond assets on affordable housing rather than repaying and cancelling the bonds as required under current law.

The bills will result in a General Fund cost of millions of dollars.

While I appreciate the intent of the Legislature to increase the production of affordable housing, I do not support the proposed exemptions to redevelopment agency dissolution requirements, which will which will reduce funding available for education.

Sincerely,  
Gavin Newsom

## **Tenants and Rent Control**

### **AB-36 (Bloom) - Residential tenancies: rent control.**

This bill would have made changes to the Costa Hawkins Act (the Act) to authorize an owner of residential real property to establish the initial and all subsequent rental rates for a dwelling or unit that has been issued its first certificate of occupancy within 20 years of the date upon which the owner seeks to establish the initial or subsequent rental rate, or for a dwelling or unit that is alienable separate from the title to any other

dwelling unit or is a subdivided interest in a subdivision and the owner is a natural person who owns 10 or fewer residential units within the same jurisdiction as the dwelling or unit for which the owner seeks to establish the initial or subsequent rental rate, subject to certain exceptions.

*Status: Died in Assembly Committee on Rules*

#### **AB-724 (Wicks) - Rental property data registry.**

This bill would have required the Department of Housing and Community Development to create an online rental registry of all residential rental properties in the state.

*Status: Died in Assembly Committee on Appropriations*

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

This bill makes changes to the Ellis Act to: 1) clarify that owners may not pay prior tenants liquidated damages in lieu of offering them the opportunity to re-rent their former unit; and 2) clarify that the date on which the accommodations are deemed to have been withdrawn from the rental market is the date on which the final tenancy among all tenants is terminated.

*Status: Chapter 596, Statutes of 2019*

#### **AB-1482 (Chiu) - Tenancy: rent caps.**

This bill limits rent-gouging in California by placing an upper limit on annual rent increases: 5 percent plus inflation. To prevent landlords from engaging in rent-gouging by evicting tenants, this bill also requires that a landlord have and state a just cause, as specified, in order to evict tenants who have occupied the premises for a year. Both the rent cap and the just cause provisions are subject to exemptions including, among others: housing built in the past 15 years, single family residences unless owned by a real estate trust or a corporation. This bill sunsets after ten years and does not preempt any local rent control or just cause ordinances.

*Status: Chapter 597, Statutes of 2019*

#### **AB-2895 (Quirk-Silva) - Mobilehome parks: rent caps.**

This bill would have prohibited mobilehome park management and mobilehome owners from increasing rent more than five percent plus the percentage change in the cost of living.

*Status: Died in Senate Committee on Judiciary*

#### **AB-3088 (Chiu) - Tenancy: rental payment default: mortgage forbearance: state of emergency: COVID-19.**

Establishes a moratorium on evictions for non-payment of rent due to COVID-19 financial hardship, subject to numerous conditions, until January 31, 2021. Makes small landlords eligible for protections under the Homeowner Bill of Rights until 2023. Places minimal requirements on mortgage servicers and lenders in addressing mortgage forbearance. Makes technical and clarifying amendments to AB 1482 (Chiu), the

Tenant Protection Act of 2019.

*Status: Chapter 37, Statutes of 2020*

**SB-18 (Skinner) - Keep Californians Housed Act.**

This bill deletes the sunset date on the requirement to provide a tenant 90 days' written notice in the case of a foreclosure.

*Status: Chapter 134, Statutes of 2019*

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