**APA California Legislative Review Team Meeting**

**March 8th, 2019**

**In-Person Locations in Los Angeles and Sacramento**

**Conference Line:** [**(866) 499-7054**](tel:%28866%29%20499-7054)

**Conference Code: 2991253365**

# Top Priority Bills for Discussion

## Streamlining / Project Review

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

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

**AB 1250 (Gloria D) Subdivisions: local ordinances.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Under the Subdivision Map Ac, when a local ordinance requires improvements for a subdivision consisting of 4 or fewer lots, the regulations are required to be limited to the dedication of rights-of-way, easements, and the construction of reasonable offsite and onsite improvements of the parcels being created. This bill would instead make those provisions applicable to a local ordinance

that requires improvements for a subdivision consisting of 10 or fewer lots.

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Would require the department to designated areas in this state as high-resource areas, as provided, by January 1, 2021, and every 5 years thereafter. The bill would authorize a city or county to appeal the designation of an area within its jurisdiction as a high-resource area during that 5-year period. In any area designated as a high-resource area, the bill would require that a housing development project be a use by right, upon the request of a developer, in any high-resource area designated pursuant be a use by right in certain parts of the high-resource area if those projects meet specified requirements, including specified affordability requirements. For certain development projects where the initial sales price or initial rent exceeds the affordable housing cost or affordable rent to households with incomes equal to or less than 100% of the area median income, the bill would require the applicant agree to pay a fee equal to 10% of the difference between the actual initial sales price or initial rent and the sales price or rent that would be affordable, as provided. The bill would require the city or county to deposit the fee into a separate fund reserved for the construction or preservation of housing with an affordable housing cost or affordable rent to households with a household income less than 50% of the area median income. This bill contains other related provisions and other existing laws.

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

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

**AB 1561 (Garcia, Cristina D) Residential development: discrimination.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Would prohibit a city, county, and city and county from subjecting any residential development, or part thereof, to a new or modified regulation, rule, policy, action, ordinance, or other requirement, beyond those adopted and in effect on January 1, 2019, that increases the cost to develop or construct new housing. The bill would declare such an action null and void, unless it is established by a preponderance of the evidence that the new rule, policy, action, ordinance, or other requirement is mandated by federal law or necessary to mitigate or avoid a specific, adverse impact

on public health or safety, as defined.

**SB 4 (McGuire D) Housing.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

**Summary:** Under current law, various agencies administer programs to preserve and expand safe and affordable housing opportunities and promote sound community growth. This bill would state the intent of the Legislature to enact legislation that would limit restrictive local land use policies and legislation that would encourage increased housing development near transit and job centers, in a manner that ensures that every jurisdiction contributes its fair share to a housing solution, while acknowledging relevant differences among communities.

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

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

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

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

**Current Text:** Introduced: 2/19/2019 html pdf

**Introduced:** 2/19/2019

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

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

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

**SB 384 (Morrell R) Housing: omnibus.**

**Current Text:** Introduced: 2/20/2019 html pdf

**Introduced:** 2/20/2019

**Status:** 2/21/2019-From printer. May be acted upon on or after March 23.

**Location:** 2/20/2019-S. RLS.

**Summary:** The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified findings. This bill would extend these provisions of the Housing Accountability Act to apply to housing development projects for above moderate-income households.

## Housing Element and RHNA Reform

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

**Current Text:** Introduced: 12/11/2018 html pdf

**Introduced:** 12/11/2018

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

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

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

**AB 725 (Wicks D) General plans: housing element: above moderate-income housing.**

**Current Text:** Introduced: 2/19/2019 html pdf

**Introduced:** 2/19/2019

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

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

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

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

**Current Text:** Introduced: 2/20/2019 html pdf

**Introduced:** 2/20/2019

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

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

**Summary:** Would require the Department of Housing and Community Development, on or before June

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

**AB 1568 (McCarty D) General plans: housing element: production report: withholding of transportation funds.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Would require the Department of Housing and Community Development, on or before June

30, 2022, and on or before June 30 every year thereafter and until June 30, 2051, to review each production report submitted by a city or county in accordance with the provisions described above to determine if that city or county has met the applicable minimum housing production goal for that reporting period. The bill would provide that, if the department determines that a city or county has met its applicable minimum housing production goal for that reporting period, the department shall, no later than June 30 of that year, submit a certification of that result to the Controller.

## Other General Plan Topics and Regional Plans

**AB 148 (Quirk-Silva D) Regional transportation plans: sustainable communities strategies.**

**Current Text:** Introduced: 12/14/2018 html pdf

**Introduced:** 12/14/2018

**Status:** 1/24/2019-Referred to Coms. on TRANS. and NAT. RES.

**Location:** 1/24/2019-A. TRANS.

**Summary:** Current law requires certain transportation planning agencies to prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system. Current law requires the regional transportation plan to include, if the transportation planning agency is also a metropolitan planning organization, a sustainable communities strategy. This bill would require each sustainable communities strategy to identify areas within the region sufficient to house an 8-year projection of the emergency shelter needs for the region, as specified.

## Hazard Mitigation and Readiness Planning

**AB 1516 (Friedman D) Fire prevention: defensible space and fuels reduction management.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Current law requires that a person who owns, leases, controls, operates, or maintains an occupied dwelling or structure in, upon, or adjoining a mountainous area, forest-covered land, brush- covered land, grass-covered land, or land that is covered with flammable material that is within a very high fire hazard severity zone, as designated by a local agency, or a building or structure in, upon, or adjoining those areas or lands within a state responsibility area, to maintain a defensible space of 100 feet from each side and from the front and rear of the structure, as specified. A repeated violation within a specified timeframe of those requirements is a crime. This bill would require a person described above to utilize more intense fuel reductions between 5 and 30 feet around the structure, and to create a noncombustible zone within 5 feet of the structure.

**SB 190 (Dodd D) Fire safety: building standards.**

**Current Text:** Introduced: 1/30/2019 html pdf

**Introduced:** 1/30/2019

**Status:** 2/20/2019-Set for hearing March 12.

**Location:** 2/6/2019-S. G.O.

**Summary:** Would require the Office of the State Fire Marshal to develop, in

consultation with representatives from local, state, and federal fire services, local government, building officials, utility companies, the building industry, and the environmental community, a model defensible space program to be made available for use by a city, county, or city and county in the enforcement of the defensible space provisions. The bill would set forth required components of the program.

## Infrastructure, Services, and Fees

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

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

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

**AB 264 (Melendez R) Income taxes: credits: development impact fees.**

**Current Text:** Introduced: 1/24/2019 html pdf

**Introduced:** 1/24/2019

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

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

**Summary:** The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill would establish credits against the taxes imposed by those laws for taxable years beginning on or after January 1, 2020, in an amount equal to the total amount paid or incurred during the taxable year by a qualified taxpayer, as defined, for the payment of development impact fees and connection fees applied to newly constructed single-family and multifamily homes.

**AB 1479 (Cervantes D) Opportunity Zone Credit Enhancement Act.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Would require the California Infrastructure and Economic Development Bank to consider providing a credit enhancement to support an economic development facility in a qualified opportunity zone and to establish procedures for the expeditious review of applications for those credit enhancements. The bill would further authorize the bank to provide credit enhancements that support financing for economic development facilities located in a qualified opportunity zone.

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Would require a city or county to compile a list that provides zoning and planning standards, fees imposed under the Mitigation Fee Act, special taxes, and assessments applicable to housing development projects in the jurisdiction. This bill would require each local agency to post the list on its internet website and provide

the list to the Department of Housing and Community Development and any applicable metropolitan planning organization. The bill would require the department to post the information submitted pursuant to these provisions on its internet website by January 1, 2021, and each year thereafter.

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

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

**AB 1717 (Friedman D) California Infrastructure and Economic Development Bank: financing.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** The Bergeson-Peace Infrastructure and Economic Development Bank Act authorizes the California Infrastructure and Economic Development Bank to, among other things, issue bonds, to provide financing for specified economic development projects .This bill would specify that economic development projects include, but are not limited to, high-density residential development near transit.

**AB 1743 (Bloom D) Local government: community facilities districts: special taxes: exemption.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** The Mello-Roos Community Facilities Act of 1982 requires properties or entities of the state, federal, or local governments, except as otherwise provided, to be exempt from the special tax. This bill would also require property receiving a welfare exemption, as specified, to be exempt from the special tax. The bill would require this exemption to apply to taxes imposed by an ordinance adopted on or after January 1, 2020.

**AB 1775 (Reyes D) Development fees: definition.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** The Mitigation Fee Act authorizes a local agency to establish, increase, or impose various fees as a condition of approval of a development project, if specified

requirements are met. The act defines a “fee” for these purposes to mean a monetary exaction other than a tax or special assessment, as specified, that is charged by a local agency to the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and excludes from that definition certain fees, including, among others, fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements, or fees collected pursuant to agreements with redevelopment agencies, as provided. This bill would expand the definition of a “fee” for these provisions by eliminating

those exclusions.

**ACA 1 (Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

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

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

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

## Inclusivity and Equity

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

**Current Text:** Introduced: 2/14/2019 html pdf

**Introduced:** 2/14/2019

**Status:** 2/25/2019-Referred to Com. on H. & C.D.

**Location:** 2/25/2019-A. H. & C.D.

**Summary:** Current law provides that 20% of the moneys in the Building Homes and Jobs Trust Fund on and after January 1, 2019, be appropriated by the Legislature and expended for affordable owner- occupied workforce housing. This bill, for these purposes, would define the terms “affordable workforce housing” and “affordable owner-occupied workforce housing” as housing that is affordable to persons and families of low or moderate income.

**AB 723 (Wicks D) Property taxation: exemption: leased rental housing.**

**Current Text:** Introduced: 2/19/2019 html pdf

**Introduced:** 2/19/2019

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

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

**Summary:** Current property tax law, in accordance with authorization provided by the California Constitution, provides a welfare exemption for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. Current

property tax law additionally exempts from taxation on the possessory and fee interest property that is leased for 35 years or more, if the lessor is not otherwise qualified for the welfare exemption and the property is used exclusively and solely for rental housing and related facilities for low-income tenants, as provided, and leased and operated by specified entities. This bill, for lien dates occurring on and after January 1, 2020, would extend this latter exemption to property that otherwise meets the above-described requirements but is rented for no more than 30% of the income level of persons of low income, as defined, to tenants occupying the property at the initial application for tax exemption, regardless of the actual income of the tenants.

**AB 891 (Burke D) Public property: safe parking program.**

**Current Text:** Introduced: 2/20/2019 html pdf

**Introduced:** 2/20/2019

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

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

**Summary:** Would require a city with a population greater than 330,000 and each county, in coordination with cities and local nonprofit entities, as specified, to establish a safe parking program that provides safe parking locations and options for individuals and families living in their vehicles. The bill would require the safe parking programs be developed and implemented by June 1, 2022.

## CEQA Reform

**AB 394 (Obernolte R) California Environmental Quality Act: exemption: fire safety.**

**Current Text:** Introduced: 2/6/2019 html pdf

**Introduced:** 2/6/2019

**Status:** 2/15/2019-Referred to Com. on NAT. RES.

**Location:** 2/15/2019-A. NAT. RES.

**Summary:** Would exempt from CEQA projects or activities recommended by the State Board of Forestry and Fire Protection that improve the fire safety of an existing subdivision if certain conditions are met. The bill would require the lead agency to hold a noticed public meeting to hear and respond to public comments before determining that a project or activity is exempt. The bill would require the

lead agency to file a notice of exemption with the Office of Planning and Research and with the clerk of the county in which the project or activity will be located. Because the bill would impose additional duties on a lead agency, this bill would impose a state-mandated local program.

**AB 430 (Gallagher R) California Environmental Quality Act: exemption: housing development projects: County of Butte.**

**Current Text:** Introduced: 2/7/2019 html pdf

**Introduced:** 2/7/2019

**Status:** 2/15/2019-Referred to Com. on NAT. RES.

**Location:** 2/15/2019-A. NAT. RES.

**Summary:** Would exempt from CEQA projects for the development of new housing in the County of Butte. Because the lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program.

**AB 431 (Gallagher R) California Environmental Quality Act: exemptions: projects in Town of Paradise and Butte County.**

**Current Text:** Introduced: 2/7/2019 html pdf

**Introduced:** 2/7/2019

**Status:** 2/15/2019-Referred to Com. on NAT. RES.

**Location:** 2/15/2019-A. NAT. RES.

**Summary:** Would exempt from CEQA projects or activities undertaken in the Town of Paradise related to the construction or operation of a publicly owned treatment works or improvement of evacuation routes.

**AB 782 (Berman D) California Environmental Quality Act: exemption: public agencies: property transfers.**

**Current Text:** Introduced: 2/19/2019 html pdf

**Introduced:** 2/19/2019

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

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

**Summary:** Would exempt from CEQA the acqusition, sale, or other transfer of property by a public agency for certain purposes, or the funding of that acquisition, sale, or other transfer by a public agency, if the public agency conditions those transactions on compliance with CEQA before making physical changes to the transferred property.

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

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

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Would, in an action or proceeding seeking judicial review under the California Environmental Quality Act, prohibit a court from staying or enjoining a housing project for which an environmental impact report has been certified, unless the court makes specified findings.

**AB 1648 (Levine D) California Environmental Quality Act: local educational agencies: affordable housing projects.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Would establish specified procedures for the administrative and judicial review of the environmental review and approvals granted for affordable housing projects located on properties owned by local educational agencies that are zoned for affordable housing. Because a public agency would be required to comply with those new procedures, this bill would impose a state-mandated local program.

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-From printer. May be acted upon on or after March 27. Read first time.

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

**Summary:** Would require any action or proceeding brought to attack, review, set aside, void, or annul the certification of an environmental impact report for an affordable housing project or the granting of an approval of an affordable housing project, to require the action or proceeding, including any potential appeals therefrom, to be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceeding with the court. The bill would prohibit a court from staying or enjoining the construction or operation of an affordable housing project unless it makes certain findings.

**SB 744 (Caballero D) Planning and zoning: California Environmental Quality Act: permanent supportive housing: No Place Like Home Program.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-From printer. May be acted upon on or after March 27. Read first time.

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

**Summary:** Would require a lead agency to prepare concurrently the record of proceeding for a No Place Like Home project, as defined, with the performance of the environmental review of the project. Because the bill would impose additional duties on the lead agency, this bill would impose a state- mandated local program. The bill would require the lead agency to file and post a notice of determination within 2 working days of the approval of the project. The bill would require a person filing an action or proceeding challenging the lead agency’s action on the grounds of noncompliance with CEQA to file the action or proceeding within 10 days of the filing of the notice of determination.

# Quick Hits (Spot Bills for Discussion)

**AB 36 (Bloom D) Affordable housing: rental prices.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

**Summary:** Would state the findings and declarations of the Legislature that, among other things, affordable housing has reached a crisis stage that threatens the quality of life of millions of

Californians as well as the state economic outlook. This bill also would express the Legislature’s intent to enact legislation in order to stabilize rental prices and increase the availability of affordable rental housing.

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

**Current Text:** Introduced: 1/10/2019 html pdf

**Introduced:** 1/10/2019

**Status:** 2/4/2019-Referred to Com. on H. & C.D.

**Location:** 2/4/2019-A. H. & C.D.

**Summary:** Current law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation, including energy conservation and fire prevention requirements relating to energy efficiency and the installation of interior sprinklers. This bill would, until January 1, 2030, exempt homes being rebuilt after wildfires or specified emergency events that occurred on or after January 1, 2017, from meeting certain current building standards.

**AB 724 (Wicks D) Rental data registry.**

**Current Text:** Introduced: 2/19/2019 html pdf

**Introduced:** 2/19/2019

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

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

**Summary:** Would state the intent of the Legislature to enact legislation that would

create a rental registry that would serve as a repository for data collected by cities and counties about their stock of housing and other data on evictions, displacements, and other tenancy information.

**AB 1139 (Boerner Horvath D) Building standards: commercial shopping centers: pedestrian accessibility.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Would require the California Building Standards Commission, commencing with the next triennial edition of the California Building Standards Code adopted after January 1, 2020, to adopt, approve, codify, and publish mandatory standards that, when an application is submitted for a building permit for improvements to a commercial shopping center, would require as a condition of approving that building permit that the proposed improvements include pedestrian accessibility improvements to make the commercial shopping center accessible to pedestrians if specified conditions apply.

**AB 1188 (Gabriel D) Tenancy: family members at risk of homelessness.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Current law specifies various terms and conditions that apply to all persons who hire dwelling units located within this state, including prohibiting a landlord from engaging in specified acts for the purpose of influencing a tenant to vacate a dwelling.This bill would state the intent of the Legislature to allow a tenant in a residential rental unit to provide housing to a family member who is at risk of homelessness in that unit.

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

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

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

**Current Text:** Amended: 2/27/2019 html pdf

**Introduced:** 12/3/2018

**Last Amend:** 2/27/2019

**Status:** 2/27/2019-From committee with author's amendments. Read second time and amended. Re- referred to Com. on RLS.

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

**Summary:** Would require the Department of Housing and Community Development to furnish the Department of General Services with a list of local lands suitable and available for residential development as identified by a local government as part of the housing element of its general plan.

The bill would require the Department of General Services to create a database of that information and information regarding state lands determined or declared excess and to make this database available and searchable by the public by means of a link on its internet website.

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

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

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

# Secondary Priority Bills for Discussion

## Streamlining / Project Review

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Current law, the Planning and Zoning Law, authorizes a local agency to provide, by ordinance, for the creation of manufactured homes in single-family and multifamily residential zones

and sets forth required ordinance standards, including, among others, maximum unit size, parking, and roof overhang standards. This bill would prohibit 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.

**AB 1251 (Santiago D) Civil procedure: writs of mandate.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Current law allows a petitioner to seek judicial review of certain decisions of local agencies by filing a writ of mandate. Under current law, upon a request by the petitioner, the local agency must prepare a complete record of the proceedings. The record must include, among other things, the final decision of the local agency. Existing law also requires the local agency to provide notice to the petitioner of the provisions of law governing the time within which judicial review of the final decision must be sought. This bill would require the local agency to include the findings supporting the local agency’s final decision as part of the complete record of the proceedings.

**SB 234 (Skinner D) Family daycare homes.**

**Current Text:** Introduced: 2/7/2019 html pdf

**Introduced:** 2/7/2019

**Status:** 2/21/2019-Referred to Coms. on HUMAN S. and JUD.

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

**Summary:** Under current law, a small family daycare home, which may provide care for up to 8 children, is considered a residential use of property for purposes of all local ordinances. Current law authorizes a city, county, or city and county to either classify a large family daycare home, which may provide care for up to 14 children,

as residential use of the property or to provide a process for applying for a permit to use the property as a large family daycare home. This bill would instead require a large family daycare home to be treated as a residential use of property for purposes of all local ordinances.

## Housing Element and RHNA Reform

**AB 1255 (Rivas, Robert D) Surplus public land: database.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** The Planning and Zoning Law requires the housing element to contain an inventory of land suitable for residential development, as defined, and requires that inventory to be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction’s share of the regional housing need for all income levels. This bill would also require the housing element to contain an inventory of land owned by the city or county that is in excess of its foreseeable needs. The bill would require the city or county identify those sites that qualify as infill or high density, as defined.

**AB 1731 (Boerner Horvath D) Short-term rentals: coastal zone.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Would authorize a housing platform to make available a residentially zoned or residentially used unit within a residential property that is located within the coastal zone as a short-term rental 365 days per year if the primary resident lives onsite of the residential property full time. The bill would prohibit a housing platform from making available residential property that is located within the coastal zone in which the primary resident does not live onsite full time as a short-term rental for more than 30 days per year, unless the primary resident makes the residential property available as a short-term rental in accordance with the Lower Cost Coastal Accommodations Program administered by the State Coastal Conservancy.

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Would prohibit the provision of state funding, as defined, for the purposes of planning, developing, or operating any housing used to comply with the federal law requirement to furnish housing to H-2A workers and would require an employer, as defined, or other recipient of state funding who utilizes state funding for these purposes to reimburse the state or state agency that provided the funding in an amount equal to the amount of that state funding expended for those purposes. The bill would exempt from these provisions any contract or other enforceable agreement pursuant to which the state or a state agency provides funding that was entered into prior to January 1, 2020.

**SB 695 (Portantino D) Land use planning: housing element: foster youth placement.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-From printer. May be acted upon on or after March 27. Read first time.

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

**Summary:** Would authorize a city to meet 10% of its share of the regional housing need by adopting of a program that meets certain, listed requirements, including that the program actively promote and assist in the placement of foster youth in existing family-based households, as specified, and be approved by the council of governments that assigns the city’s share of regional housing needs or, in the absence of a council, by the Department of Housing and Community Development.

## Other General Plan Topics and Regional Plans

**AB 747 (Levine D) Planning and zoning: general plan: safety element.**

**Current Text:** Introduced: 2/19/2019 html pdf

**Introduced:** 2/19/2019

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

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

**Summary:** The Planning and Zoning Law requires a general plan to include certain mandatory elements, including a safety element for the protection of the community from unreasonable risks associated with the effects of various geologic hazards, flooding, wildland and urban fires, and climate adaptation and resilience strategies. That law requires the safety element to address, among other things, evacuation routes related to identified fire and geologic hazards. This bill would require the safety element’s address of evacuation routes to include their capacity under a range of emergency scenarios.

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Would require the of Planning and Research, commencing January 1, 2020, upon the next revision of the guidelines, to amend the guidelines to include elements of the domains of livability developed by the World Health Organization that specifically address livability issues for older adults.

**SB 182 (Jackson D) General plans: safety element.**

**Current Text:** Introduced: 1/29/2019 html pdf

**Introduced:** 1/29/2019

**Status:** 2/6/2019-Referred to Com. on GOV. & F.

**Location:** 2/6/2019-S. GOV. & F.

**Summary:** Would require the safety element, upon the next revision of the housing element or the hazard mitigation plan, on or after January 1, 2020, whichever occurs first, to be reviewed and updated as necessary to include a comprehensive retrofit plan, as specified. The bill would also require the planning agency to review and, if necessary, revise the safety element upon each revision of the housing element or local hazard mitigation plan, but not less than once every 8 years to identify new information relating to retrofit updates applicable to the city or county that was not available during the previous revision of the safety element.

**SB 242 (Roth D) Land use applications: Department of Defense: points of contact.**

**Current Text:** Introduced: 2/11/2019 html pdf

**Introduced:** 2/11/2019

**Status:** 2/21/2019-Referred to Com. on GOV. & F.

**Location:** 2/21/2019-S. GOV. & F.

**Summary:** Current law requires a planning agency to refer any proposed action to adopt or substantially change a general plan to specified entities, including a branch of the United States Armed Forces if certain conditions are met, including the branch providing a California mailing address and the Department of Defense providing electronic maps of low-level flight paths to the Office of Planning and Research. This bill would delete the provision related to the Department of Defense described above, and instead require a branch of the United States Armed Forces to provide the office with a point of contact before a planning agency is required to refer a proposed action to adopt or substantially amend a general plan.

**SB 526 (Allen D) Regional transportation plans: greenhouse gas emissions: State Mobility Action Plan for**

**Healthy Communities.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Current law requires the State Air Resources Board, by September 1, 2018, and every 4 years thereafter, to prepare a report that assesses progress made by each metropolitan planning organization in meeting the regional greenhouse gas emission reduction targets set by the state board. Under current law, the action element of a regional transportation plan describes the programs and actions necessary to implement the plan and assigns implementation responsibilities. This bill

would require the state board to adopt a regulation that requires a metropolitan planning organization to provide any data that the state board determines is necessary to fulfill the requirements of the above-described report and to determine if the metropolitan planning organization is on track to meet its 2035 greenhouse gas emission reduction target. After completing each report, the bill would require the state board to determine if each metropolitan planning organization is on track to meet its 2035 target and to notify the California Transportation Commission of these determinations.

APACalifornia LEG REVIEW TEAM

## Infrastructure, Services, and Fees

**AB 485 (Medina D) Local government: economic development subsidies.**

**Current Text:** Introduced: 2/12/2019 html pdf

**Introduced:** 2/12/2019

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

**Location:** 2/21/2019-A. L. GOV.

**Summary:** Current law requires each local agency, as defined, to provide specified information to the public before approving an economic development subsidy within its jurisdiction, and to, among other things, hold hearings and report on those subsidies, as provided. Current law defines “economic development subsidy” for these purposes. This bill, on and after January 1, 2020, would similarly require each local agency to provide specified information to the public before approving an economic development subsidy for a warehouse distribution center, as defined, and to, among things, hold hearings and report on those subsidies, as provided.

**AB 1100 (Kamlager-Dove D) Electric vehicles: parking requirements.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Would require a parking space served by electric vehicle service equipment, as defined, and a parking space designated as a future electric vehicle charging space, as defined, to be counted as at least one standard automobile parking space for the purpose of complying with any applicable minimum parking requirements established by a local jurisdiction. The bill would require a van- accessible parking space served by electric vehicle service equipment and a van-accessible parking space intended as a future electric vehicle charging space to be counted as at least 2 standard automobile parking spaces for the purpose of complying with any applicable minimum parking requirements established by a local jurisdiction.

**AB 1273 (Brough R) Subdivision Map Act: fees.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** This bill would extend the period of time the ordinance is required to be in effect to 60 days prior to the filing of a tentative map or parcel map if no tentative map is required.

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

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

**SB 5 (Beall D) Local-State Sustainable Investment Incentive Program.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

**Summary:** Would establish in state government the Local-State Sustainable Investment Incentive Program, which would be administered by the Sustainable Investment Incentive Committee. The bill would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority or transit village development district to apply to the Sustainable Investment Incentive Committee to

participate in the program and would authorize the committee to approve or deny

applications for projects meeting specific criteria.

**SB 646 (Morrell R) Local agency utility services: extension of utility services.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-From printer. May be acted upon on or after March 27. Read first time.

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

**Summary:** Would prohibit a city or district providing the extended service from denying the extension of a utility service to a property owner located within the extended service area based upon a property owner’s election not to participate in an annexation or preannexation proceeding.

## Inclusivity and Equity

**AB 246 (Mathis R) State highways: property leases.**

**Current Text:** Introduced: 1/22/2019 html pdf

**Introduced:** 1/22/2019

**Status:** 2/7/2019-Referred to Com. on TRANS.

**Location:** 2/7/2019-A. TRANS.

**Summary:** Would y authorize the Department of Transportation to offer a lease on a right of first refusal basis of any airspace under a freeway, or real property acquired for highway purposes, located in a disadvantaged community, that is not excess property to the city or county in which the disadvantaged community is located for purposes of an emergency shelter or feeding program, or for park, recreational, or open-space purposes for a rental amount of $1 per month, subject to certain conditions.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

**AB 742 (Cervantes D) Place-Based Economic Strategies Act.**

**Current Text:** Introduced: 2/19/2019 html pdf

**Introduced:** 2/19/2019

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

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

**Summary:** Would enact the Place-Based Economic Strategies Act, which would create the Office of Place-Based Economic Strategies, headed by the deputy director of the Office of Place-Based Economic Strategies, for the purposes of supporting place-based and other geographically targeted economic development programs, including, but not limited to, federal California Promise and California Opportunity Zones. The bill would require the office to serve as a liaison between community and economic stakeholders and the state agencies that oversee programs and offer services that are intended to finance and support business and economic development needs, as specified.

**SB 211 (Beall D) State highways: leases.**

**Current Text:** Introduced: 2/4/2019 html pdf

**Introduced:** 2/4/2019

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

**Location:** 2/4/2019-S. RLS.

**Summary:** Current law requires the Department of Transportation to consider future lease potential of areas above or below state highway projects when planning new state highway projects and requires this consideration to be accomplished by intradepartment consultation among offices concerned with project development and

airspace lease development. This bill would instead authorize the

department to consider future lease potential of areas above or below state highway projects when planning new state highway projects and would authorize this consideration to be accomplished by intradepartment consultation among offices concerned with project development and airspace lease development.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

HOT

## Cannabis

**SB 527 (Caballero D) Local government: Williamson Act: cultivation of cannabis.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** This bill would additionally provide that unless the board or council after notice and hearing, makes a finding to the contrary, the cultivation of cannabis pursuant to certain types of cultivators licenses issued pursuant to the Medical and Adult-Use Cannabis Regulation and Safety Act and the cultivation of industrial hemp, is a compatible use on land under a Williamson Act contract, and would prohibit the exclusion of land occupied by the cultivation of cannabis or the cultivation of industrial

hemp pursuant to these provisions from an agricultural preserve by reason of that use.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

HOT

## CEQA Reform

**AB 231 (Mathis R) California Environmental Quality Act: exemption: recycled water.**

**Current Text:** Introduced: 1/17/2019 html pdf

**Introduced:** 1/17/2019

**Status:** 2/7/2019-Referred to Com. on NAT. RES.

**Location:** 2/7/2019-A. NAT. RES.

**Summary:** Would exempt from CEQA a project to construct or expand a recycled water pipeline for the purpose of mitigating drought conditions for which a state of emergency was proclaimed by the Governor if the project meets specified criteria. Because a lead agency would be required to determine if a project qualifies for this exemption, this bill would impose a state-mandated local program. The bill would also exempt from CEQA the development and approval of building standards by state agencies for recycled water systems.

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** Would exempt from CEQA, projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, apartment hotel, transient occupancy residential structure,

or hostel to supportive housing or transitional housing, as defined. Because the lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program.

**AB 1560 (Friedman D) California Environmental Quality Act: transportation: major transit stop.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** CEQA requires the Office of Planning and Research to prepare and propose guidelines for the implementation of CEQA by public agencies and the Secretary of the Natural Resources Agency to certify and adopt the guidelines. CEQA requires the office to propose revisions to the guidelines establishing criteria for determining the significance of transportation impacts of projects within transit priority areas to meet certain objectives. CEQA defines “transit priority area” as an area within 1/2 mile of a major transit stop. This bill would revise the definition of “major transit stop” to include a bus rapid transit station, as defined, that is served by a local circulator or a local serving on-demand transit program.

**SB 25 (Caballero D) California Environmental Quality Act: qualified opportunity zones.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

**Status:** 2/12/2019-Set for hearing March 20.

**Location:** 1/16/2019-S. E.Q.

**Summary:** Would establish specified procedures for the administrative and judicial review of the environmental review and approvals granted for projects located in qualified opportunity zones that are funded, in whole or in part, by qualified opportunity funds, or by moneys from the Greenhouse Gas Reduction Fund and allocated by the Strategic Growth Council. Because a public agency would be required to comply with those new procedures, this bill would impose a state-mandated local program.

**SB 632 (Galgiani D) California Environmental Quality Act: exemption: Vegetation Treatment Program.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-From printer. May be acted upon on or after March 27. Read first time.

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

**Summary:** Would, until a specified date, exempt from CEQA any activity or approval necessary for, or incidental to, actions that are consistent with the draft Program Environmental Impact Report for the Vegetation Treatment Program issued by the State Board of Forestry and Fire Protection in November of 2017.

# ADUs

**AB 68 (Ting D) Land use: accessory dwelling units.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

**Summary:** The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth required ordinance standards, including, among others, maximum unit size, parking, and height standards. This bill would prohibit an ordinance from imposing requirements on minimum lot size, lot coverage, or floor area ratio, and would prohibit an ordinance from establishing size

requirements for accessory dwelling units that do not permit at least an 800 square feet unit of at least 16 feet in height to be constructed.

**AB 69 (Ting D) Land use: accessory dwelling units.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

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

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

**Current Text:** Introduced: 2/14/2019 html pdf

**Introduced:** 2/14/2019

**Status:** 2/25/2019-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 2/25/2019-A. H. & C.D.

**Summary:** Current property tax law establishes a welfare exemption under which property is exempt from taxation if the property is owned and operated by a nonprofit corporation that is organized and operated for the purpose of building and rehabilitating single-family or multifamily residences for sale, as provided, at cost to low-income families. This bill would authorize an accessory dwelling unit that

was ministerially approved pursuant to the process described above to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met.

**AB 670 (Friedman D) Accessory dwelling units.**

**Current Text:** Introduced: 2/15/2019 html pdf

**Introduced:** 2/15/2019

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

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

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

**AB 671 (Friedman D) Accessory dwelling units.**

**Current Text:** Introduced: 2/15/2019 html pdf

**Introduced:** 2/15/2019

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

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

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

**AB 881 (Bloom D) Accessory dwelling units.**

**Current Text:** Introduced: 2/20/2019 html pdf

**Introduced:** 2/20/2019

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

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

**Summary:** The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance,

by ministerial approval, in accordance with specified standards and conditions. Current law requires the ordinance to designate areas where accessory dwelling units may be permitted and authorizes the designated areas to be based on criteria that includes, but is not limited to, the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. This bill would instead require a local agency to designate these areas based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety.

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

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

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

**SB 13 (Wieckowski D) Accessory dwelling units.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

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

# Bills to Support without Discussion

**AB 705 (Stone, Mark D) Mobilehome parks: change of use.**

**Current Text:** Introduced: 2/19/2019 html pdf

**Introduced:** 2/19/2019

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

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

**Summary:** Would require the management to give homeowners at least 60 days’ written notice that the management will be appearing before a local governmental board, commission, or body to obtain local approval for the intended change of use of the mobilehome park and comply with other specified provisions. The bill would also require the local government to first make a finding that the approval of the closure of the mobilehome park and of its conversion into its intended new use will not result in, or materially contribute to, a shortage of housing opportunities and choices within the local jurisdiction for low-and moderate-income households.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

HOT

**AB 1253 (Rivas, Robert D) Local agency formation commissions: grant program.**

**Current Text:** Introduced: 2/21/2019 html pdf

**Introduced:** 2/21/2019

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

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

**Summary:** This bill would require the Strategic Growth Council, until July 31, 2025, to establish and administer a local agency formation commissions grant program for the payment of costs associated with initiating and completing the dissolution of districts listed as inactive, the payment of costs associated with a study of the services provided within a county by a public agency to a disadvantaged community, as defined, and for other specified purposes, including the initiation of an

action, as defined, that is limited to service providers serving a disadvantaged community and is based on determinations found in the study, as approved by the commission. The bill would specify

application submission, reimbursement, and reporting requirements for a local agency formation commission to receive grants pursuant to the bill. The bill would require the council, after consulting with the California Association of Local Agency Formation Commissions, to develop and adopt guidelines, timelines, and application and reporting criteria for development and implementation of the program, as specified, and would exempt these guidelines, timelines, and criteria from the rulemaking provisions of the Administrative Procedure Act. The bill would make the grant program subject to an appropriation for the program in the annual Budget Act, and would repeal these provisions on January

1, 2026. This bill contains other existing laws.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

HOT

**AB 1326 (Gloria D) Property taxation: welfare exemption: low income housing.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Current law, through the 2027–28 fiscal year, treats a unit of property owned by an owner who is eligible for the federal low-income housing tax credit as occupied by a lower income household

if the occupants were lower income households on the lien date in the fiscal year in which occupancy of the unit commenced and the unit continues to be rent restricted, notwithstanding an increase in the income of the occupants of the unit to 140% of area median income, but that the unit would cease to be treated as a lower income unit if the income of the occupants of the unit increases above 140% of area median income. Current law, through the 2027–28 fiscal year, requires a claim for the welfare exemption on qualified property to be accompanied by an affidavit containing specified information regarding the units occupied by lower income households for which the exemption is claimed and provides that affidavit is not subject to public disclosure. This bill would extend indefinitely the treatment of a unit of property whose owner is eligible for specified federal low-income housing tax credits as occupied by a lower income household, as provided.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

HOT

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

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

damages from being construed to extinguish the owner’s obligation to offer the accommodations to a prior tenant or lessee, as described above.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

HOT

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

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Current law prescribes requirements for the disposal of surplus land by a local agency. This bill would expand the definition of “local agency” to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

**AB 1515 (Friedman D) California Environmental Quality Act: transit priority areas.**

**Current Text:** Introduced: 2/22/2019 html pdf

**Introduced:** 2/22/2019

**Status:** 2/25/2019-Read first time.

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

**Summary:** Would define transit priority area to mean an area within 1/2 mile of a major transit stop that is existing or planned if the planned stop is scheduled to be completed within the planning horizon included in a transportation improvement program or an applicable regional transportation plan.

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

**SCA 1 (Allen D) Public housing projects.**

**Current Text:** Introduced: 12/3/2018 html pdf

**Introduced:** 12/3/2018

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

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

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

**Organization Position Priority**

APACalifornia LEG REVIEW TEAM

HOT