



APA CALIFORNIA LEGISLATIVE UPDATE

MAY 2019

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Busy Time in the Legislature

The first major deadline for all bills to pass out of their first policy committee(s) was May 3rd. APA California is currently tracking over 350 planning-related bills with many of them specifically related to housing. APA California lobbying staff and the Vice President for Policy and Legislation reviewed the large list and prioritized the top bills that were reviewed at the Legislative Review Team meeting in early March. From that meeting, APA California has taken positions on a number of high priority bills. It's important to note that APA California has taken a support position on a number of bills. On those where an oppose unless amended position was taken, APA California has offered amendments that would remove opposition. For many of these bills, APA California is working closely with the authors' offices to find solutions on bills of concern.

Now that the first policy committee deadline has passed, legislators are focused on passing all bills out of their house on or before May 31st. During this time focus has also shifted back to the budget, which must be passed by June 15th. The Governor's May Revise was released and budget hearings will be ramping up to ensure the budget is passed on time. As was noted in the last legislative update, there are a number of proposals related to RHNA reform, funding for housing and homeless programs and housing element enforcement introduced in the Governor's budget in January that continue in the May Revise.

APA California Hosts Conference Call on SB 50

APA California hosted a conference call on April 9th to review SB 50 (Wiener, Housing Development Incentives and Requirements) and discussed APA California's current position on the bill, which is oppose unless amended. On the call, APA California reviewed the Chapter's legislative review process, discussed the Legislative Review Team's substantive concerns with SB 50 as well as areas of support, and solicited member comments regarding how to continue our engagement with the legislation. APA California appreciated the varied opinions and has also heard from APA California members via email with all different viewpoints on the bill.

The Senate Governance and Finance Committee recently merged SB 50 and SB 4 (McGuire), which had similar goals but different approaches to increasing housing and housing density. Both Senators have been working for the past several months to reconcile the two measures with provisions that both authors could agree would meet each of their core goals. The result was a substantially amended SB 50. Senator Beall also will be a co-author on the bill and was proposing to advance SB 50 as part of a package of bills that deal with the housing crisis from various angles, including funding for housing and infrastructure, tenant protections, identification of surplus properties that can be used for affordable housing and streamlining.

Although APA had an oppose unless amended position on the bill prior to those amendments, we were in the process of reviewing the bill to determine what issues of concern remain when on May 16th, the Senate Appropriations Committee made SB 50 a two-year bill. This action means it will not be considered until 2020 unless a late compromise occurs this year. We know this is important legislation, and our members have strong opinions regarding its future. We have been involved in trying to improve SB 50 so that it promotes higher density in infill and growth areas linked to transit,

minimum average density and affordability near major transit stops, through the use of good planning principals. We appreciate the efforts the authors and sponsors have made to improve SB 50 to date, and the Chapter will continue to be engaged with their offices throughout this year in anticipation of the bill returning next year.

APA California will also continue discussing amendments with our Legislative Review Team members to evaluate the amended version of SB 50 and to identify what, if any, additional suggested amendments may be appropriate to provide to the authors. To volunteer for the Legislative Review Team and help with this and future legislative efforts, please email Eric Phillips, Vice President for Policy and Legislation, at tephillips@goldfarblipman.com

How You Can Get Involved in Shaping APA California's Legislative Positions

We encourage you to participate in APA California's Legislative Review Team, whose members advise APA California on legislative positions, potential amendments and key planning policies. Information on the Review Team and sign up information are located on the APA California website legislation page. To find APA's positions on all of the major planning-related bills, and to review APA's letters on those bills, please go to the legislative tab on APA's website at www.apacalifornia.com. All position letters are posted on the APA California website "Legislation" page, which can be found here: <https://www.apacalifornia.org/legislation/legislative-review-teams/position-letters/>.

High Priority Bills with Positions

Below are some of the main high priority bills APA California is working on. Position letters for these bills are located on the APA California website. To view the full list of hot planning bills, copies of the measures, up-to-the minute status and APA California letters and positions, please continue to visit the legislative page on APA California's website at www.apacalifornia.org.

Housing and Infrastructure Bills

AB 11 (Chiu) – Redevelopment 2.0 for infrastructure to support housing

Position: Support

Status: Two-Year Bill

AB 36 (Bloom) – Rent Control

Position: Watch

Status: Two-Year Bill

AB 68 (Ting) Major changes to accessory dwelling unit law

Position: Oppose Unless Amended

Status: Assembly Floor

AB 139 (Quirk-Silva) Emergency and transitional housing

Position: Support if Amended

Status: Assembly Floor

AB 670 (Friedman) Accessory dwelling units in common interest developments

Position: Support

Status: Senate Housing Committee

AB 725 (Wicks) Restrictions on above moderate housing on single-family sites

Position: Oppose Unless Amended

Status: Two-Year Bill

AB 891 (Burke) – Safe Parking Programs

Position: Support if Amended

Status: Assembly Floor

AB 1250 (Gloria) New limitations on subdivisions

Position: Oppose Unless Amended

Status: Two-Year Bill

AB 1279 (Bloom) By right approval of housing development projects in high-resource areas

Position: Support if Amended

Status: Assembly Floor

AB 1399 (Bloom) – Rent Control: Withdrawal of Accommodations

Position: Support

Status: Assembly Floor

AB 1483 (Grayson) Requirements for web posting of fees imposed on housing developments and additional annual housing report requirements

Position: Support if Amended

Status: Assembly Appropriations Committee

AB 1484 (Grayson) – Vehicle for Fee Recommendations from HCD Fee Study and Posting Requirements for Fees Applicable to Housing Developments

Position: Support existing fee language if amended

Status: Assembly Floor

AB 1485 (McCarty) – Prohibition on applying for state grants if jurisdiction found in violation of state housing law

Position: Watch

Status: Senate Rules

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

Position: Support

Status: Two-Year Bill

AB 1763 (Chiu) – 100% Density Bonus and Other Incentives for 100% Affordable Housing

Position: Support if Amended

Status: Senate Rules

ACA 1 (Aguiar-Curry) Local government financing for affordable housing and infrastructure

Position: Support

Status: Assembly Floor

SB 4 (McGuire) By right approval for transit-oriented development and small multifamily developments

Position: Watch

Status: Dead (was merged with SB 50)

SB 5 (Beall) Affordable Housing and Community Development Investment Program: State Approved Alternative Redevelopment Process

Position: Support

Status: Senate Floor

SB 6 (Beall) Available land database

Position: Support

Status: Assembly Rules

SB 13 (Wieckowski) Major changes to accessory dwelling unit law

Position: Oppose Unless Amended

Status: Senate Appropriations Committee

SB 18 (Skinner) – Tenant Assistance: Keep Californians Housed Act

Position: Support

Status: Senate Floor

SB 48 (Wiener) Interim shelter housing developments

Position: Support if Amended

Status: Two-Year Bill

SB 50 (Wiener) Housing development incentives and requirements

Position: Oppose Unless Amended

Status: Two-Year Bill

SB 330 (Skinner) Housing Crisis Act of 2019

Position: Oppose Unless Amended

Status: Senate Appropriations Committee

Wildfire Planning/Safety Element Changes

AB 747 (Levine) Evacuation routes capacity

Position: Support as Amended

Status: Senate Governance and Finance Committee

SB 99 (Nielsen) Evaluation of existing evacuation routes

Position: Support

Status: Assembly Rules

SB 182 (Jackson) Wildfire planning in wildland urban interface areas

Position: Support

Status: Status: Senate Floor

CEQA

AB 490 (Salas) Affordable housing streamlining

Position: Support

Status: Two-Year Bill

AB 782 (Berman) Land trust transfers

Position: Support

Status: Senate Natural Resources Committee