

**APA CALIFORNIA LEGISLATIVE UPDATE**

**May 2019**

**By Eric Phillips, Vice President Policy and Legislation**

**Sande George, APA California Lobbyist**

**Lauren De Valencia y Sanchez, APA California Lobbyist**

**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[ephillips@goldfarblipman.com](mailto:ephillips@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](http://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](http://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