



American Planning Association
California Chapter

Making Great Communities Happen

APA CALIFORNIA LEGISLATIVE UPDATE

JULY 2019

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Session Breaks for Summer

The Legislature left for Summer Recess on July 11th and will return for the final month of session on August 12th. All bills have had their policy committee hearings in both houses and are either in Appropriations Committee or on the Floor awaiting a vote. There are still a number of planning-related bills making their way through the legislature, including a number related to housing. Some hot bills have been made two-year bills, meaning they will not move forward until next year. APA California is pleased to have removed opposition to a number of bills that were of concern. There have also been a few bills with substantially new language added that APA California is now working on, noted below.

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/>.

Governor Newsom Signs His First Budget

Governor Newsom signed his first budget for the 2019-2020 fiscal year on June 27th. The \$214.8 billion budget creates the largest reserves in California's history and includes \$147.8 billion in General Fund spending. The budget also includes \$1.75 billion to accelerate the production of housing supply and assist local governments in meeting their housing goals. When the budget was introduced in January, the Governor proposed a plan to punish jurisdictions out of compliance with their housing targets by revoking SB 1 transportation funds for those jurisdictions. That proposal concerned many members of the Legislature and did not move forward.

On the day the budget was signed, a deal emerged that would allow the state to impose fines on cities/counties that are sued by the California Department of Justice for failing to meet their required plan to set aside land for housing at all income levels. This language was placed in two identical trailer bills that implement this agreement. Because the bills

were identical and the Legislature only needed to send one to the Governor, the Legislature passed AB 101 and the bill is now awaiting the Governor's signature. The language to the bill can be found here: http://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201920200AB101

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: Neutral as Amended

Status: Senate Appropriations Committee

AB 139 (Quirk-Silva) Emergency and transitional housing

Position: Support

Status: Senate Appropriations Committee

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

Position: Support

Status: Senate Floor

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: Senate Appropriations Committee

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: Two-Year Bill

AB 1399 (Bloom) Rent Control: Withdrawal of Accommodations

Position: Support

Status: Senate Floor

AB 1482 (Chiu) Tenant Protection, Rent Caps, Eviction Restrictions

Position: Support

Status: Senate Floor

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

Position: Oppose Unless Amended

Status: Senate Floor

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: Senate Floor

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

Position: Watch

Status: Two-Year Bill

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

Status: Senate Appropriations Committee

ACA 1 (Aguilar-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: Two-Year Bill (was merged with SB 50)

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

Position: Support

Status: Assembly Appropriations Committee

SB 6 (Beall) Available land database

Position: Support

Status: Assembly Appropriations Committee

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

Position: Neutral as Amended (based on forthcoming amendments)

Status: Assembly Appropriations Committee

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

Position: Support

Status: On the Governor's Desk

SB 48 (Wiener) Interim low-barrier shelter housing developments

Position: Support if Amended

Status: Two-Year Bill (Included in Housing Budget Trailer Bills)

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: Neutral as Amended

Status: Assembly Appropriations Committee

SB 592 (Wiener) Housing Accountability Act

Position: Oppose Unless Amended

Status: Assembly Appropriations Committee

Wildfire Planning/Safety Element Changes

AB 747 (Levine) Evacuation routes capacity

Position: Support as Amended

Status: Senate Floor

SB 99 (Nielsen) Evaluation of existing evacuation routes

Position: Support

Status: Assembly Floor

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

Position: Support

Status: Assembly Appropriations Committee

CEQA

AB 490 (Salas) Affordable housing streamlining

Position: Support

Status: Two-Year Bill

AB 782 (Berman) Land trust transfers

Position: Support

Status: Assembly Floor