



APA CALIFORNIA LEGISLATIVE UPDATE

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2019 continued to see legislative efforts focus on addressing various strategies to increase housing production. Senator Wiener's SB 50 – a bill that would require approval of multifamily development near transit and in job centers - dominated much of the news coverage and public discourse during the first part of the year, but it ultimately was made a two-year bill and did not advance to the Governor in 2019. AB 1482 created statewide rent stabilization and eviction protections for tenants, and it also attracted much coverage and attention before being signed into law. In the meantime, many bills passed without the same level of attention, notably SB 330 (the Housing Crisis Act of 2019, limiting the ability to enforce certain housing regulations) and the suite of bills intended to further promote second unit development. 2019 also saw the first major effects of implementing 2018's Housing Element bills (AB 1771 and SB 828) as SCAG has begun grappling with how to plan for a significantly increased regional housing needs allocation.

Lawmakers also made an effort to minimize future disasters from wildfires through Senator Jackson's SB 182, which would restrict new development in fire hazard areas and impose new development standards in areas with increased risk of wildfire where building is still permitted. Debates over how this bill would affect housing production pushed this to a two-year bill, but we expect to see it return in 2020.

Debates continue around how to finance infrastructure, community facilities, and services as we plan for increased housing supply throughout the state. Senator Beall proposed SB 5, which would have created a new financing tool for cities and counties to help pay for infrastructure and affordable housing construction, but the Governor vetoed the bill. Meanwhile, ACA 1 was made a two-year bill and presents another opportunity to reform the vote requirements to make it easier to finance infrastructure and affordable housing.

Finally, AB 1483 will make impact fees more transparent and begin reporting fee information to HCD. AB 1484 is a two-year bill intended to implement additional reforms to the impact fee process and will continue to move in 2020.

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

2020 promises to be just as active as 2019 was, and we encourage you to be involved through 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/>.

Legislative Webinars

APA California recently hosted two webinars that focused on implementation of the recent passage of the ADU bills (mainly AB 68, AB 881 and SB 13) and the Housing Crisis Act of 2019 (SB 330). The focus of the webinars was to provide members with an update on the new laws in order to

ensure proper implementation. Materials for the webinars can be accessed on APA California's website.

SB 50 in 2020

Looking forward to the 2020 Legislative session, APA California will continue to engage on SB 50 (Wiener, Housing Development Incentives and Requirements), which was made a two-year bill in 2019. Discussions on the bill are ongoing and it is expected that the bill will continue to move during 2020. 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 in 2020.

High Priority Bills with Positions

Below are some of the othe high priority bills APA California worked on this year. 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: Signed by the Governor

AB 139 (Quirk-Silva) Emergency and transitional housing

Position: Support

Status: Signed by the Governor

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

Position: Support

Status: Signed by the Governor

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: Vetoed by the Governor

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: Signed by the Governor

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

Position: Support

Status: Signed by the Governor

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

Position: Oppose Unless Amended

Status: Signed by the Governor

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: Two-Year Bill

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: Signed by the Governor

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

Position: Support

Status: Two-Year Bill

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: Vetoed by the Governor

SB 6 (Beall) Available land database

Position: Support

Status: Signed by the Governor

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

Position: Neutral as Amended

Status: Signed by the Governor

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

Position: Support

Status: Signed by the Governor

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: Signed by the Governor

SB 592 (Wiener) Housing Accountability Act

Position: Oppose Unless Amended

Status: Two-Year Bill