

2019

2017-2018 Legislative Summary

Assembly Committee on Housing and Community Development

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Assembly Committee on
Housing and Community Development

2017 – 2018 LEGISLATIVE SUMMARY



Committee Members:

David Chiu, Chair
Brian Maienschein, Vice Chair
Ed Chau
Steven Choi
Todd Gloria
Monique Limón
Jim Wood

Consultants:

Lisa Engel
Rebecca Rabovsky

Secretary:

Despina Demas

ASSEMBLY COMMITTEE ON HOUSING
AND
COMMUNITY DEVELOPMENT

2017 - 2018
LEGISLATIVE
SUMMARY



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Building Standards

AB 352 (Santiago) - State Housing Law: efficiency units.

This bill prohibits a city, county, or city and county that adopts an ordinance permitting efficiency units from placing specified limitations on the units.

Status: Chapter 400, Statutes of 2017

AB 565 (Bloom) - Building standards: live/work units

This bill requires the Department of Housing and Community Development, in the next triennial cycle of the building code, to develop and submit clarifications to the California Building Code and Residential Building Code pertaining to the construction of live/work units.

Status: Chapter 570, Statutes of 2018

AB 1088 (Eggman) - Multifamily residential housing: energy programs.

This bill seeks to increase access to various existing distributed energy resource and water programs, to the benefit of multifamily residential properties and their residents, especially low-income residents of such properties.

Status: Amended on April 17, 2017 out of the committee's jurisdiction

AB 1239 (Holden) - Building standards: electric vehicle charging infrastructure.

This bill would have required the Department of Housing and Community Development and the California Building Standards Commission to research, develop, and propose building standards for electric vehicle capable parking spaces

Status: Vetoed on October 12, 2017

Governor's Veto Message:

I am returning Assembly Bill 1239 without my signature.

This bill requires the state to develop building standards for electric vehicle parking spaces for existing nonresidential buildings and multifamily dwellings.

In 2013, I signed AB 1092 which required the California Building Standards Commission to adopt mandatory standards for the installation of electric vehicle charging stations for parking spaces in new multifamily dwellings and nonresidential buildings. Furthermore, the California Public Utilities Commission is currently working on a comprehensive plan that will determine where investor-owned utilities can install charging stations around the state.

Increasing transportation electrification will require additional coordination and collaboration from the California Energy Commission, the California Public Utilities Commission and the various departments within the Administration. I am directing the Government Operations Agency to work with all the key parties to identify barriers to the construction of charging stations in existing buildings.

Sincerely,
Edmund G. Brown Jr

AB 1447 (Bonta) - Factory-Built Housing Law: fines.

This bill would have increased the maximum fine for a violation of the State Building Standards Code relating to factory-built housing from 1,000 dollars to 10,000 dollars.

Status: Held in Assembly Committee on Housing and Community Development

AB 1796 (Muratsuchi) - Rental property: electric vehicle charging stations.

This bill removes the exemption that allows lessors of dwellings subject to a residential rent control ordinance to deny requests of lessees to install electric vehicle (EV) charging stations at parking spaces, thereby requiring lessors of rent controlled dwellings to approve EV installation requests.

Status: Chapter 163, Statutes of 2018

AB 1857 (Nazarian) - Building codes: earthquake safety: immediate occupancy standard.

This bill would have required the California Building Standards Commission to assemble a working group to investigate and determine criteria for a "functional recovery" voluntary or mandatory standards following a seismic event for all or some building occupancy classifications.

Status: Vetoed on September 30, 2018

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 1857 without my signature.

This bill requires the California Building Standards Commission to convene a working group to evaluate the creation of a new standard to minimize structural building damage from earthquakes.

The National Institute of Standards and Technology is in the initial stages of developing an immediate occupancy standard for buildings following a natural disaster. This federal agency is consulting engineers, scientist, and other experts to understand the changes needed to ensure that a building can be used immediately after a natural disaster.

Instead of duplicating this federal process at the state level, it would be wise to allow the Institute to finish its work.

Sincerely,

Edmund G. Brown Jr.

AB 2263 (Friedman) - Qualified historical structures: parking spaces.

This bill requires a local agency to provide for a reduction in parking requirements when a development project that is designated as a historical resource is being converted or adapted to another use.

Status: Chapter 234, Statutes of 2018

AB 2279 (Fong) - Environmental quality: judicial review: housing projects.

This bill would have prohibited a court from staying or enjoining a housing project with a certified environmental impact report if project opponents requested a judicial review of the report.

Status: Held in Assembly Committee on Natural Resources

ACR 254 (Holden, Levine) - Smoke-free multiunit housing.

This Resolution would have encouraged the construction and designation of smoke-free multiunit housing by local jurisdictions across the state.

Status: Held in Assembly Committee on Housing and Community Development

SB 71 (Wiener) - Electricity: solar energy systems.

This bill would have required the California Energy Commission to consider requiring installation of a solar energy generation system on all new buildings.

Status: Amended on February 26, 2018 out of the committee's jurisdiction

SB 442 (Newman) - Public health: pools: drownings.

This bill requires newly constructed or remodeled swimming pools or spas at private single-family residences to incorporate at least two of seven specified drowning prevention safety features. It also requires home inspections conducted as part of the transfer of a property with a pool or spa to include an assessment of whether the pool is equipped with adequate drowning prevention features.

Status: Chapter 670, Statutes of 2017

SB 721 (Hill) - Building standards: decks and balconies: inspection.

This bill establishes minimum inspection requirements for the exterior elevated elements, including balconies and decks, of buildings with three or more multifamily dwelling units, as specified.

Status: Chapter 445, Statutes of 2018

SB 969 (Dodd) - Automatic garage door openers: backup batteries.

This bill requires residential automatic garage door openers manufactured for sale, sold, purchased, or installed in California on or after July 1, 2019, to have a backup battery that is designed to operate during an electrical outage and prohibits replacement garage doors from being installed to an opener that does not have a backup battery.

Status: Chapter 621, Statutes of 2018

SB 1226 (Bates) - Building standards: building permits

This bill requires the Department of Housing and Community Development (HCD) to propose the adoption of a building standard to authorize a local enforcement official to determine the date of construction of a residential unit, apply the building standards in effect of that date of construction, and issue a retroactive building permit when a record of the issuance of a building permit for the construction of an existing residential unit does not exist.

Status: Chapter 1010, Statutes of 2018

SB 1415 (McGuire) - Housing.

This bill would have required building inspections of specified industrial and storage structures, authorized fees to cover inspection costs, required reporting of the backlog of mandated building inspections by local governments, and generally extended existing tenant protections and notifications to buildings which are used for human habitation, of which residential buildings are a subset.

Status: Vetoed on September 30, 2018

Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 1415 without my signature.

This bill would require local building and fire inspectors to inspect all private warehouses located within their jurisdiction at least once every five years.

Local officials can already decide what and when to inspect. Some jurisdictions, such as the City of Sacramento, have established a program to monitor vacant buildings. The City of Oakland has a program to conduct frequent inspections of commercial buildings.

Local governments have a better understanding of the type of local inspections needed in their communities. Let's leave these decisions to the sound discretion of local governments.

Sincerely,

Edmund G. Brown Jr.

Common Interest Developments

AB 534 (Gallagher) - Common interest developments: mechanics liens.

This bill makes three modifications to the law so as to clarify and facilitate the operation of mechanic's liens in the context of work performed on the common areas of common interest developments.

Status: Chapter 44, Statutes of 2017

AB 690 (Quirk-Silva) - Common interest developments: managers: conflicts of interest.

This bill requires a common interest development (CID) manager or management company to disclose certain information before entering into a management agreement with a homeowner's association (HOA) and requires the HOA annual budget to contain specified information relating to charges for certain documents provided by the CID manager or management company.

Status: Chapter 127, Statutes of 2017

AB 1412 (Choi) - Common interest developments: notices: volunteer officers: liability.

This bill authorizes a homeowners associations to use the last address provided in writing by the owner of a separate interest in a common interest development when the owner fails to provide notice of a change of address, and limits the liability of a volunteer officer or director who does not own more than two residential separate interests in a development that is mixed use.

Status: Chapter 278, Statutes of 2017

AB 1426 (Irwin) - Common interest developments: association governance: elections.

This bill would have made changes to provisions regarding elections of directors to common interest developments.

Status: Held in Assembly Committee on Housing and Community Development

AB 2912 (Irwin) - Association finances.

This bill requires the board of directors of a common interest development to review specified financial documents on a monthly basis, and prohibits electronic transfers of funds from homeowner association accounts without prior board approval.

Status: Chapter 396, Statutes of 2018

SB 1016 (Allen) - Common interest developments: EV-dedicated TOU meters.

This bill makes void and unenforceable any covenant, restriction, or conditions contained in any deed, contract, security instrument, or other instrument in a common interest development that prohibits or restricts the installation or use of an electric vehicle dedicated meter.

Status: Chapter 376, Statutes of 2018

SB 1128 (Roth) - Common interest developments: governance.

This bill would have authorized homeowner association (HOA) boards to engage in a process for seating nominees to the board by acclamation when there are not enough candidates to create contested elections, and would have limited the authority of HOA boards to determine the qualifications necessary to run for a seat on the board in an HOA election, as specified.

Status: Vetoed on September 30, 2018

Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 1128 without my signature.

This bill makes several changes to the elections process for homeowner associations within common interest developments.

California has over 50,000 common interest developments varying in purpose and size. Each one has governing documents that are tailored specifically for that

individual community. This bill takes a once-size-fits-all approach, but not all homeowner associations are alike.

If changes to an election process are needed, they should be resolved by the members of that specific community.

Sincerely,

Edmund G. Brown Jr.

SB 1173 (Vidak) - Common interest developments: annual notices: time-share plan interests.

This bill requires a time-share association, for properties found within a mixed-use development in a common interest development (CID), to provide a list of time-share owners to the homeowners association at least annually, and that providing this list satisfies annual notice requirements found within CID law.

Status: Chapter 91, Statutes of 2018

SB 1265 (Wieckowski) - Common interest developments: elections.

This bill would have made several changes to the elections process held in common interest developments. It also would have made changes to the process for handling disputes between a member and a homeowner association.

Status: Vetoed on September 30, 2018

Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 1265 without my signature.

This bill makes several changes to the elections process for homeowner associations within common interest developments.

California has over 50,000 common interest developments varying in purpose and size. Each one has governing documents that are tailored specifically for that individual community. This bill takes a once-size-fits-all approach, but not all homeowner associations are alike.

If changes to an election process are needed, they should be resolved by the members of that specific community.

Sincerely,

Edmund G. Brown Jr.

Homelessness

AB 74 (Chiu, Bonta, Santiago) - Housing.

This bill requires the Department of Housing and Community Development (HCD) to establish the Housing for a Healthy California Program, which funds competitive grants to pay for housing construction or operating costs for chronically homeless Medi-Cal beneficiaries who meet specified criteria, including who are eligible for Supplemental Security Income.

Status: Chapter 777, Statutes of 2017

AB 232 (Ridley-Thomas) - Department of Finance: homelessness relief.

This bill would have established the Homeless Relief Act of 2017 and appropriates \$500 million from the General Fund to the Department of Finance for the purpose of relieving homelessness in the state, to be allocated proportionally to need to local continuums of care based on a formula developed by the Department of Housing and Community Development that considers the ability of continuums of care to leverage funding.

Status: Held under submission in Assembly Committee on Appropriations

AB 346 (Daly, Brough) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.

This bill allows a housing successor to expend funds in the Low and Moderate Income Housing Asset Fund (LMIHF) for contributions toward the construction of local or regional homeless shelters. It also allows two or more housing successors within a county, as specified, to additionally enter into an agreement to transfer funds among their respective LMIHF for a regional homeless shelter, if specified conditions are met.

Status: Chapter 35, Statutes of 2017

AB 932 (Ting) - Shelter crisis: homeless shelters.

This bill authorizes emergency housing, upon the declaration of a shelter crisis by the City of Berkeley, Emeryville, Los Angeles, Oakland, or San Diego, the County of Santa Clara, or the City and County of San Francisco, to include homeless shelters until January 1, 2021.

Status: Chapter 786, Statutes of 2017

AB 1406 (Gloria, Chiu) - Homeless Youth Housing Program.

As heard by the committee, this bill would have established the Homeless Youth Housing Program. It would have awarded grants to programs designed to help homeless youth transition into sustainable housing.

Status: Amended on May 7, 2018 out of the committee's jurisdiction

AB 2161 (Chiu) - Housing: homeless integrated data warehouse.

This bill would have required the Department of Housing and Community Development to create a statewide homeless integrated data warehouse state in coordination with the Homeless Coordinating and Financing Council.

Status: Held under submission in Assembly Committee on Appropriations

AB 3085 (Calderon) - Homelessness: New Beginnings California Program.

This bill would have established the New Beginnings California Program (Program) to provide for a maximum of 50 matching funds to cities or local continuum of care (CoC)

programs to implement, expand, or continue employment programs for homeless individuals.

Status: Vetoed on September 29, 2018

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 3085 without my signature.

This bill would establish a new grant program at the Department of Community Services and Development to fund local employment programs for homeless individuals.

This year's budget includes approximately \$5 billion in funding related to housing and homelessness including \$500 million to local governments. Additional funding through a new homelessness grant program should be contemplated in next year's budget process.

Sincerely,

Edmund G. Brown Jr.

AB 3171 (Ting) - Homeless Persons Services Block Grant.

This bill would have created the Local Homeless Solutions Program (Program) to provide matching funds to cities to create innovative and immediate solutions to the problems of homelessness, including, but not limited to, state and local social services and healthcare systems.

Status: Held in Assembly Committee on Housing and Community Development

SB 792 (Wilk) - Homeless Coordinating and Financing Council.

This bill would have assigned additional duties to the Homeless Coordinating and Financing Council.

Status: Held under submission in Assembly Committee on Appropriations

Housing Finance

AB 45 (Thurmond) - California School Employee Housing Assistance Grant Program.

This bill would have required the Department of Housing and Community Development to administer the California School Employee Housing Assistance Program, a predevelopment grant and loan program, to fund the creation of affordable housing for school district employees, including teachers.

Status: Vetoed on October 15, 2017

Governor's veto message:

To the Members of the California State Assembly:

I am returning Assembly Bill 45 without my signature.

This bill establishes a new program under the Department of Housing and Community Development for the purpose of providing predevelopment grants and loans to developers for the creation of affordable rental housing for school district employees.

I recently signed Senate Bill 2 into law which provides an ongoing funding source for housing. In the first year, SB 2 directs fifty percent of the funding to be made available to local governments for planning purposes. In subsequent years, seventy percent of the funding is directly allocated to local governments so they can address their own unique housing needs and fifteen percent of the funding will be targeted towards workforce housing through the California Housing Financing Authority.

Rather than creating a new program at this time, I encourage the author to work with the local governments in his district and collaborate with the California Housing Financing Authority to maximize the funding in SB 2.

Sincerely,

Edmund G. Brown Jr

AB 53 (Steinorth) - Personal income taxes: deduction: homeownership savings accounts.

This bill would have created a homeownership savings account (HSA) and allow a deduction for contributions made by qualified individuals to the HSA.

Status: Held under submission in Assembly Committee on Appropriations

AB 56 (Holden) - California Infrastructure and Economic Development Bank: housing.

This bill clarifies the definition of housing-related infrastructure for the purposes of projects funded through the California Infrastructure and Economic Development Bank including projects funded through the Infrastructure State Revolving Fund.

Status: Chapter 289, Statutes of 2017

AB 59 (Thurmond) - Local Housing Trust Fund Matching Grant Program.

This bill would have made various technical and conforming changes to the Local Housing Trust Fund Matching Grant Program.

Status: Held in Assembly Committee on Housing and Community Development

AB 71 (Chiu, Bonta, Kalra) - Income taxes: credits: low-income housing.

This bill would have eliminated the mortgage interest deduction on second homes, increase the state Low-Income Housing Tax Credit (LIHTC) Program by \$300 million, and make changes to the LIHTC.

Status: Died on the Assembly Floor Inactive file

AB 166 (Salas) - Building Homes and Jobs Act: recording fee: hardship refund.

This bill would have authorized specified low- and very low-income property owners to claim a hardship refund of fees paid in connection with a property refinancing transaction, pursuant to SB 2 (Atkins) Chapter 364, Statutes of 2017, as specified.

Status: Held at the Senate Desk

AB 571 (Eduardo Garcia) - Farmworker housing: income taxes: insurance tax: credits: low-income housing: migrant farm labor centers.

This bill makes changes to the farmworker housing tax credit set-aside within the Low Income Housing Tax Credit Program and makes changes to the Department of Housing and Community Development's Office of Migrant Services.

Status: Chapter 372, Statutes of 2017

AB 863 (Cervantes, Quirk-Silva) - Affordable Housing and Sustainable Communities Program.

This bill would have made changes to the requirements of the Affordable Housing and Sustainable Communities Program (AHSC).

Status: Vetoed on October 14, 2017

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 863 without my signature.

This bill encourages projects that receive funding from the Affordable Housing and Sustainable Communities Program to employ local entrepreneurs and workers from training programs.

The Affordable Housing and Sustainable Communities Program, funded by the Cap and Trade Program, already focuses on improving the economic conditions within disadvantaged communities. In fact, the Strategic Growth Council recently updated the program's guidelines to prioritize projects that focus on local entrepreneurs and workforce training programs.

I believe any additional refinements would be best addressed through the Strategic Growth Council's process.

Sincerely,

Edmund G. Brown Jr.

AB 1182 (Low) - Housing: Teacher Housing Assistance Pilot Program.

This bill would have established, until January 1, 2023, the Teacher Housing Assistance Pilot Program to be administered by the California Housing Finance Agency subject to an appropriation for this purpose by the Legislature.

Status: Held under submission in Assembly Committee on Appropriations

AB 1598 (Mullin) - Affordable housing authorities.

This bill allows a city or county to create an affordable housing authority to fund affordable housing, similar to a Community Revitalization and Investment Authority.

Status: Chapter 764, Statutes of 2017

AB 1637 (Gloria) - City of San Diego: County of Santa Clara: housing authority: middle-income housing projects.

This bill allows a housing authority in the City of San Diego or County of Santa Clara to implement a pilot program to develop and finance middle-income housing developments.

Status: Chapter 801, Statutes of 2017

AB 1670 (Gomez) - Income taxes: credits: qualified developer: affordable housing.

This bill would have allowed a tax credit for a qualified taxpayer, from January 1, 2017 to January 1, 2022, against the "net tax" of an amount equal to 50% of the amount paid or incurred by a taxpayer to a qualified developer for the development of a qualified project, not to exceed \$250,000.

Status: Held in Assembly Committee on Revenue and Taxation

AB 1758 (Steinorth) - Personal income taxes: gross income exclusion: homeownership savings accounts.

This bill would have created a homeownership savings account to provide similar tax benefits to an individual retirement account and allowed for contributions from a taxpayer, relatives, employers, or Internet crowdfunding Web sites.

Status: Held Assembly Committee on Housing and Community Development

AB 1765 (Quirk-Silva, Aguiar-Curry) - Building Homes and Jobs Act: fee waiver: states of emergency.

This bill would have made changes to the Building Homes and Jobs Act of 2017 (the Act). It would have exempted from the \$75 recording fee imposed by the Act any real estate instrument, paper, or notice recorded in connection with real property upon which repairs or reconstruction are taking place as a direct result of a disaster for which the Governor has declared a state of emergency.

Status: Held under submission in Assembly Committee on Appropriations

AB 1768 (Steinorth) - The County of San Bernardino: housing authority: middle-income housing projects.

This bill adds the County of San Bernardino housing authority to the list of housing authorities allowed to implement a pilot program to develop and finance a middle-income housing project as specified in existing law.

Status: Chapter 66, Statutes of 2018

AB 1778 (Holden) - Transit-Oriented Redevelopment Law of 2018.

This bill would have authorized a city or county to propose the formation of a redevelopment agency to finance affordable housing or transit-oriented development projects.

Status: Held in Assembly Committee on Local Government

AB 1792 (Frazier) - Affordable housing authorities: infrastructure.

This bill would have allowed Affordable Housing Authorities to provide for public infrastructure necessary to support the development of affordable housing.

Status: Held on Senate Inactive File

AB 1915 (Mathis) - Building Homes and Jobs Act: recording fee: mining claims.

This bill would have made changes to the Building Homes and Jobs Act of 2017 (the Act) by exempting from the \$75 recording fee imposed by the Act any document recorded in relation to a mining claim, including, but not limited to, the location notice, notice of intent to hold, and annual affidavit of assessment.

Status: Failed passage in Assembly Committee on Housing and Community Development

AB 1979 (Bonta, Steinorth) - Personal income taxes: deduction: homeownership savings accounts.

This bill would have created a homeownership savings account beginning January 1, 2018, to provide similar tax benefits to an individual retirement account.

Status: Held under submission in Assembly Committee on Appropriations

AB 2035 (Mullin) - Affordable housing authorities.

This bill makes a number of administrative and technical changes to Affordable Housing Authority Law.

Status: Chapter 862, Statutes of 2018

AB 2562 (Mullin) - Department of Housing and Community Development loans.

This bill authorizes the Department of Housing and Community Development to change interest rates on loans issued to low-income rental housing projects.

Status: Chapter 765, Statutes of 2018

AB 2788 (Thurmond) - California School Employee Housing Assistance Grant Program

This bill would have required the Department of Housing and Community Development to administer the California School Employee Housing Assistance Program, a down payment assistance program and predevelopment grant and loan program to fund the creation of affordable housing for school district employees.

Status: Held under submission in Assembly Committee on Appropriations

AB 2903 (Irwin) - Housing programs: definitions: workforce housing.

This bill would have statutorily defined “affordable owner-occupied workforce housing” and “affordable workforce housing” as housing for households earning up to 120% Area Medium Income.

Status: Held in Assembly Committee on Natural Resources

AB 2922 (Gipson) - Income taxes: credits: qualified developer: affordable housing.

This bill would have provided, for taxable years 2019 through 2023, a credit under the Personal Income Tax Law and the Corporation Tax Law equal to 50% of funds contributed

to a nonprofit, as defined, for the development of a qualified housing project. The credit would not have exceeded \$250,000 and total new allocations would not have exceed \$5 million per fiscal year.

Status: Held under submission in Assembly Committee on Appropriations

AB 2999 (Bonta) - Income taxes: credits: affordable housing: employer-assisted housing programs.

This bill would have allowed a credit, under the Personal Income Tax Law and the Corporation Tax Law, to an employer for the construction of "affordable housing" for employees or for investments in an "employer-assisted housing program."

Status: Held under submission in Assembly Committee on Appropriations

AB 3037 (Chiu, Bloom, Daly, Eduardo Garcia, Gloria, Holden, Irwin, Mullin, Santiago) - Community Redevelopment Law of 2018.

This bill would have authorized a city or county to create a redevelopment housing and infrastructure agency subject to state approval.

Status: Held under submission in Assembly Committee on Appropriations

AB 3072 (Chiu) - Income taxes: credits: low-income housing: farmworker housing.

This bill would have increased the state Low-Income Housing Tax Credit (LIHTC) Program by \$300 million and eliminated the cap on individual taxpayers claiming the LIHTC for a taxable year.

Status: Held under submission in Assembly Committee on Appropriations

AB 3152 (Chiu, Kalra) - Property taxation: welfare exemption: rental housing: moderate income housing.

This bill would have created a property tax exemption for newly constructed rental housing occupied by moderate-income households in certain counties if rents charged are 10% less than fair market rent for that county.

Status: Held under submission in Assembly Committee on Appropriations

ACA 11 (Caballero) - California Middle Class Affordable Housing and Homeless Shelter: funding.

This measure would have created the California Middle Class Affordable Housing and Homeless Shelter Account in the General Fund for the support of local and state programs that assist in the development or acquisition of housing, as specified.

Status: Held in Assembly Committee on Housing and Community Development

AJR 4 (Cervantes, Quirk-Silva) - Home Ownership.

This Resolution calls upon the President of the United States to reinstate the mortgage fee reduction promulgated by the Department of Housing and Urban Development under the Obama Administration.

Status: Chapter 172, Statutes of 2017

AJR 43 (Bloom) - Housing.

This Resolution calls upon the President of the United States and the Secretary of Housing and Urban Development (HUD) to honor their pledges to protect rental assistance programs, to veto any legislation that undermines those programs, and to work with the Congress to further protect rental assistance programs and the mission of HUD.

Status: Held in Senate Rules Committee

SB 2 (Atkins) - Building Homes and Jobs Act.

This bill establishes the Building Homes and Jobs Act and imposes a \$75 fee on real estate transaction documents, excluding residential real estate sales, to provide funding for affordable housing.

Status: Chapter 364, Statutes of 2017

SB 3 (Beall) - Veterans and Affordable Housing Bond Act of 2018.

This bill enacts the Veterans and Affordable Housing Bond Act of 2018 and authorizes the issuance of \$4 billion in general obligation bonds for affordable housing programs and a veteran's home ownership program, subject to approval by the voters in the November 6, 2018 election.

Status: Chapter 365, Statutes of 2017

SB 62 (Jackson) - Affordable Senior Housing Act of 2017.

This bill would have created the Affordable Senior Housing Program within the Department of Housing and Community Development.

Status: Held under submission in Assembly Committee on Appropriations

SB 481 (Pan) - Successor agencies: assets: disposal.

This bill allows the successor agency to the former redevelopment agency of the County of Sacramento to dispose of a specified parcel previously held by the redevelopment agency for an amount less than fair market value provided that the property is used for affordable housing purposes.

Status: Chapter 506, Statutes of 2018

SB 912 (Beall, Skinner) - California Housing Finance Agency: management compensation.

This bill revises the key exempt management positions for which the California Housing Finance Agency board of directors can establish compensation.

Status: Chapter 661, Statutes of 2018

SB 961 (Allen) - Enhanced infrastructure financing districts.

This bill enacts the Second Neighborhood Infill Finance and Transit Improvement Act (NIFTI-2) in enhanced infrastructure financing district law, and allows a NIFTI-2 to issue bonds without voter approval.

Status: Chapter 559, Statutes of 2018

Land Use

AB 30 (Caballero) - Environmental quality: judicial review: strip mall conversion housing projects.

This bill would have prohibit a court, in granting relief in an action or proceeding challenging a "qualified strip mall housing conversion project" under the California Environmental Quality Act, from staying or enjoining the construction or operation of the project.

Status: Held in Assembly Committee on Natural Resources

AB 72 (Santiago, Chiu) - Housing.

This bill gives the Department of Housing and Community Development (HCD) authority to find a local government's housing element out of substantial compliance if it determines that the local government acts or fails to act in compliance with its housing element, and allows HCD to refer violations of law to the Attorney General.

Status: Chapter 370, Statutes of 2017

AB 494 (Bloom) - Land use: accessory dwelling units.

This bill makes a number of changes to the Accessory Dwelling Unit (ADU) review process and standards.

Status: Chapter 602, Statutes of 2017

AB 663 (Bloom) - Coastal resources: low- and moderate-income housing.

This bill requires until January 1, 2023, housing opportunities for persons of low and moderate income to be protected, encouraged, and, where feasible, provided for under the California Coastal Act of 1976.

Status: Failed passage on the Assembly Floor

AB 678 (Bocanegra) - Housing Accountability Act.

This bill makes a number of changes to the Housing Accountability Act (HAA) to ensure local agency compliance during the approval process for proposed housing developments. The measure also clarifies existing provisions of the HAA and imposes added penalties on agencies that violate the HAA without proper findings.

Status: Chapter 373, Statutes of 2017

AB 686 (Santiago) - Housing discrimination: affirmatively further fair housing.

This bill requires a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing.

Status: Chapter 958, Statutes of 2018

AB 879 (Grayson) - Planning and zoning: housing element.

This bill makes a number of changes to housing element law, and directs the Department of Housing and Community Development to complete a study evaluating the reasonableness of local fees charged to new developments, as defined.

Status: Chapter 374, Statutes of 2017

AB 915 (Ting) - Planning and zoning: density bonus: affordable housing ordinances: City and County of San Francisco.

This bill would have authorized San Francisco to apply its inclusionary housing ordinance to the total number of housing units in a proposed development, including any additional units granted under the Density Bonus Law, but only after the Department of Housing and Community Development has determined that the ordinance is broadly feasible for density bonus projects, as specified.

Status: Held under submission in Senate Committee on Appropriations

AB 1086 (Daly) - Housing: regional housing needs.

This bill makes changes to the process for determining the population projections for the Regional Housing Needs Assessment allocation. If the regional population forecast developed by the council of governments (COG) is within a range of 1.5% of the total regional population forecast projected by the Department of Finance the Department of Housing and Community Development (HCD) shall use the COG's projection. It also adds the trends in overcrowding to the data assumptions that a COG shall provide to HCD.

Status: Chapter 206, Statutes of 2017

AB 1203 (Gloria) - Housing: discrimination.

This bill would extend existing provisions under the Planning and Zoning Law prohibiting local governments from discriminating against a residential development or emergency shelter to include transitional housing.

Status: Held in the Assembly Committee on Housing and Community Development

AB 1350 (Friedman) - Land use: housing element: regional housing need: noncompliant cities and counties: penalty.

This bill places a financial penalty on noncompliant cities and counties who do not meet specified regional housing needs assessment (RHNA) obligations, and creates a program to fund grants to compliant cities and counties with those penalties.

Status: Held in Assembly Committee on Local Government

AB 1397 (Low) - Local planning: housing element: inventory of land for residential development.

This bill makes a number of changes to housing element law by revising what may be included in a locality's inventory of land suitable for residential development.

Status: Chapter 375, Statutes of 2017

AB 1505 (Bloom, Chiu, Gloria) - Land use: zoning regulations.

This bill authorizes the legislative body of a city or county to establish inclusionary housing requirements as a condition of the development of residential rental units.

Status: Chapter 376, Statutes of 2017

AB 1515 (Daly) - Planning and zoning: housing.

This bill establishes, for purposes of the Housing Accountability Act a reasonable person standard for deeming consistency, as specified, for a housing development project or emergency shelter.

Status: Chapter 378, Statutes of 2017

AB 1521 (Bloom, Chiu) - Land use: notice of proposed change: assisted housing developments.

This bill strengthens the law regarding the preservation of assisted housing developments by requiring an owner of an assisted housing development to accept a bona fide offer to purchase from a qualified purchaser, if specified requirements are met, and by giving the Department of Housing and Community Development additional enforcement authority.

Status: Chapter 377, Statutes of 2017

AB 1585 (Bloom) - Planning and zoning: affordable housing: single application.

This bill establishes a single application process for housing developments that include affordable housing units and creates a state appeals body if those developments are denied.

Status: Held in Assembly Committee on Local Government

AB 1686 (Gloria) - Local Government: housing elements.

This bill would have authorized the Department of Housing and Community Development to extend the period for the determination of each region's housing needs by no more than 75 days.

Status: Amended on March 30, 2017 out of the committee's jurisdiction

AB 1759 (McCarty) - Public trust lands: City of Sacramento.

This bill would have withheld transportation funds from a city or a county if its regional allocation housing needs goals have not been met.

Status: Amended on April 9, 2018 out of the committee's jurisdiction

AB 1771 (Bloom) - Planning and zoning: regional housing needs assessment.

This bill makes changes to the regional housing needs plan objectives, methodology, distribution, and appeals process.

Status: Chapter 989, Statutes of 2018

AB 2162 (Chiu, Daly) - Planning and zoning: housing development: supportive housing.

This bill streamlines 100% affordable housing developments that include a percentage of supportive housing units and onsite services.

Status: Chapter 753, Statutes of 2018

AB 2372 (Gloria) - Planning and zoning: density bonus: floor area ratio bonus.

This bill allows a city or county to establish a procedure by ordinance to grant a developer of an eligible housing development a floor area ratio (FAR) bonus, in lieu of a density bonus.

Status: Chapter 915, Statutes of 2018

AB 2553 (Friedman) - Vertical housing districts.

This bill would have allowed a city or county to create a vertical housing project zone and allowed a developer that builds a multi-family housing development in the zone to receive tax increment for up to 35 years after a development received its certificate of occupancy.

Status: Held in Assembly Committee on Housing and Community Development

AB 2631 (Travis Allen) - Planning and zoning: affordable housing: streamlined approval process.

This bill would have streamlined ministerial approval for low- or moderate-income housing of twenty-five units or less.

Status: Held in Assembly Committee on Local Government

AB 2753 (Friedman) - Density bonuses: density bonus application.

This bill makes changes to the density bonus application process.

Status: Chapter 921, Statutes of 2018

AB 2797 (Bloom) - Planning and zoning: density bonuses.

This bill requires any density bonus, concessions, incentives, waivers, or reductions of development standards, and parking ratios to which the applicant is entitled to under the statutes related to density bonuses to be permitted in a manner that is consistent with Density Bonus Law and the California Coastal Act of 1976.

Status: Chapter 904, Statutes of 2018

AB 2856 (Melendez) - California Environmental Quality Act: housing development projects.

This bill would have generally prohibited a court, in granting relief in an action or proceeding challenging any activity related to the construction of new housing under the California Environmental Quality Act, from staying or enjoining the siting, construction, or operation of the project.

Status: Failed passage in Assembly Committee on Natural Resources

AB 2890 (Ting) - Land use: accessory dwelling units.

This bill would have revised, recast, and expanded the law governing accessory dwelling units and junior accessory dwelling units.

Status: Held in Senate Committee on Rules

AB 2913 (Wood) - Building standards: building permits: expiration.

This bill makes changes to the California Building Standards Law authorizing building permit extensions under certain circumstances and provides that the permit is subject to the building standards in effect on the date of original issuance.

Status: Chapter 655, Statutes of 2018

AB 2939 (Ting) - Accessory dwelling units.

This bill would have mandated ministerial approval of accessory dwelling units at multifamily properties with five or more units.

Status: Held in Assembly Committee on Housing and community Development

AB 2973 (Gray) - Land use: Subdivision Map Act: expiration dates.

This bill provides an automatic 24-month extension for unexpired subdivision maps that relate to the construction of single or multifamily housing, in jurisdictions that meet certain criteria.

Status: Chapter 830, Statutes of 2018

AB 3147 (Caballero) - Fee mitigation act: housing developments.

This bill would have required, at the time an application for a housing development project is deemed complete, a city or county to provide a good-faith statement disclosing the amount of impact and development fees applicable to the housing development. The bill would have prohibited the disclosed impact and development fees from being increased for two years following issuance of the good-faith statement, with certain exceptions.

Status: Held under submission in Assembly Committee on Appropriations

AB 3194 (Daly) - Housing Accountability Act: project approval.

This bill makes a number of changes to the Housing Accountability Act.

Status: Chapter 243, Statutes of 2018

SB 35 (Wiener) - Planning and zoning: affordable housing: streamlined approval process.

This bill requires in jurisdictions that have not met their Regional Housing Needs Assessment to allow for a ministerial, streamlined process for housing approvals. This bill includes prohibition on using streamlining on properties that would remove existing rent controlled and deed restricted properties.

Status: Chapter 366, Statutes of 2017

SB 166 (Skinner) - Residential density and affordability.

This bill requires a local government to accommodate its Regional Housing Needs Assessment at all times throughout the housing element planning period.

Status: Chapter 367, Statutes of 2017

SB 167 (Skinner) - Housing Accountability Act.

This bill makes a number of changes to the Housing Accountability Act (HAA) to ensure local agency compliance during the approval process for proposed housing developments. The measure also clarifies existing provisions of the HAA and imposes added penalties on agencies that violate the HAA without proper findings.

Status: Chapter 368, Statutes of 2017

SB 229 (Wieckowski) - Accessory dwelling units.

This bill makes a number of changes to accessory dwelling units (ADU) law, including clarifying specified standards, location, and density as applied to ADUs on lots that include a proposed or existing single-family dwelling. It also clarifies that the existing law for utility connection fees and capacity charges a local agency may impose for an ADU also applies to special districts and water corporations.

Status: Chapter 594, Statutes of 2017

SB 277 (Bradford) - Land use: zoning regulations.

This bill authorizes local governments to establish inclusionary housing requirements as a condition of development of residential rental units.

Status: Held on the Assembly Floor Inactive File

SB 765 (Wiener) - Planning and zoning: housing.

This bill makes various changes to SB 35 (Wiener) Chapter 366, Statutes of 2017, which created a streamlined, ministerial approval process for housing developments that meet specified standards. It also amends the Shelter Crisis Act.

Status: Chapter 840, Statutes of 2018

SB 828 (Wiener) - Land use: housing element.

This bill makes changes to the regional housing needs allocation process.

Status: Chapter 974, Statutes of 2018

SB 831 (Wieckowski) - Land use: accessory dwelling units.

This bill would have revised, recast, and expanded the law governing accessory dwelling units.

Status: Held in Assembly Committee on Local Government

SB 1227 (Skinner) - Density bonuses.

This bill creates a density bonus for developers that seek and agree to construct a development project that will restrict 20% of the units to lower income college students.

Status: Chapter 937, Statutes of 2018

SB 1333 (Wieckowski) - Planning and zoning: general plan: zoning regulations: charter cities.

This bill applies specified provisions in the Government Code pertaining to local planning and zoning requirements to charter cities.

Status: Chapter 856, Statutes of 2018

Miscellaneous**AB 10 (Cristina Garcia) - Feminine hygiene products: school and college bathrooms and shelters.**

This bill would have required emergency shelters and domestic violence shelters to ensure adequate and timely access to free menstrual products to all menstruating persons who receive services from the shelter.

Status: Amended on May 10, 2017 out of the committee's jurisdiction

AB 62 (Wood) - Public housing: smoke-free policy.

This bill would have required public housing agencies to prohibit smoking tobacco products in all public housing units, interior areas, and outdoor areas within 25 feet of public housing and administrative buildings.

Status: Held in Senate Committee on Transportation and Housing

AB 317 (Aguiar-Curry) - Napa County: farmworker housing.

This bill establishes the Napa County Farmworker Centers Account within the Department of Housing and Community Development.

Status: Chapter 489, Statutes of 2017

AB 354 (Calderon) - Institutional investors: housing.

This bill requires institutional investors, as defined, to register with the Department of Business Oversight by providing a statement containing specified information.

Status: Vetoed on September 27, 2018

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 354 without my signature.

This bill requires institutional investors that own more than one hundred single-family homes to register with the Department of Business Oversight by July 1, 2019 and for the Department to collect information about renters and private sales.

This bill is beyond the expertise and jurisdiction of the Department of Business Oversight. Even if the Department collected all the information about institutional investors, the number of renters living in the investor owned properties and private sales to existing tenants, collecting the data would not stop the purchase of these homes by private investors.

Sincerely,

Edmund G. Brown Jr

AB 1137 (Maienschein) - Housing developments: pet permissibility.

This bill creates the Pet Friendly Housing Act of 2017 and requires housing developments financed through the Department of Housing and Community Development to authorize a resident of a housing development to own one or more common household pets.

Status: Chapter 791, Statutes of 2017

AB 1714 (Committee on Housing and Community Development) - Income taxes: credits: low-income housing: farmworker housing: building standards: housing and home finance.

This bill makes technical and non-controversial changes to various sections of the law dealing with housing.

Status: Chapter 418, Statutes of 2017

AB 2887 (Aguiar-Curry) - Migrant farm labor centers.

This bill makes several modifications to the operation of migrant farm labor centers.

Status: Chapter 999, Statutes of 2018

AB 3052 (Chen) - Special Fund for Economic Uncertainties: rental housing: elderly persons.

This bill would have transferred unappropriated funds from the General Fund to the Department of Housing and Community Development for the construction, rehabilitation, or acquisition, and rehabilitation of multifamily rental housing developments for seniors.

Status: Held in Assembly Committee on Housing and Community Development

SB 275 (Portantino) - Surplus residential property: State Route 710: property taxes: assessments.

This bill requires any property purchased at an affordable price in the State Route (SR) 710 corridor to be assessed at its affordable price for property tax purposes, and any property purchased at a reasonable price in the SR 710 corridor to be assessed at a reasonable price for property tax purposes.

Status: Amended on February 26, 2018 out of the committee's jurisdiction

SB 1040 (Dodd) - In-home supportive services: natural disaster.

This bill establishes the In-Home Supportive Services (IHSS) Emergency Preparedness, Response, and Consumer Safety Act.

Status: Chapter 789, Statutes of 2018

SB 1078 (Transportation and Housing Committee.) - Housing.

This bill makes non-controversial and non-policy changes to sections of law relating to housing.

Status: Chapter 657, Statutes of 2018

Mobilehomes/Manufactured Housing

AB 294 (Gipson) - Mobilehome parks: disclosure.

This bill requires the management of a mobilehome park to disclose the name, business address, and business telephone number of the mobilehome park owner within ten business days of a written request by a homeowner.

Status: Chapter 31, Statutes of 2017

AB 1269 (Mark Stone) - Mobilehome Residents and Senior Protection Act.

This bill would have established the Mobilehome Resident and Senior Protection Act a dispute resolution and enforcement program within the Department of Fair Employment and Housing to resolve disputes related to the Mobilehome Residency Law, until January 1, 2023.

Status: Vetoed on October 14, 2017

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 1269 without my signature.

Beginning July 1, 2020, this bill would require the Department of Fair Employment and Housing to enforce the Mobilehome Residency Law and conduct mandatory dispute resolution between mobilehome residents and park owners.

While well-intentioned, this bill would significantly expand the operations and duties of the Department of Fair Employment and Housing without an adequate fee structure that supports the additional workload.

I believe increased education and enforcement are needed to protect mobilehome owners and residents. For this reason, I am directing the Department of Housing and Community Development to work with the author to make changes to the Mobilehome Assistance Center to address the concerns raised by the sponsors.

Sincerely,

Edmund G. Brown Jr.

AB 1943 (Waldron) - Manufactured housing: foundation systems: installation: common interest developments.

This bill provides that written evidence that a manufactured home, mobilehome, or commercial modular owner owns a separate interest in a common interest development complies with requirements in existing law for the purpose of installing a manufactured home, mobilehome, or commercial modular on a foundation system.

Status: Chapter 254, Statutes of 2018

AB 2056 (Eduardo Garcia) - Mobilehomes.

This bill requires Mobilehome Park Rehabilitation and Resident Ownership Program fund loans issued after January 1, 2019 to be structured as deferred repayment loans, and allows loan funds to be used for rehabilitation of mobilehome parks, among other things.

Status: Chapter 750, Statutes of 2018

AB 2588 (Chu) - Manufactured housing.

This bill would have made several changes to the law relating to fire prevention and fire safety for mobilehomes and manufactured homes.

Status: Vetoed on September 27, 2018

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 2588 without my signature.

This bill requires a mobilehome park owner to post annually an emergency preparedness plan in the park and to have the Department of Housing and Community Development provide translation services for the plan.

This is a matter best addressed by local governments in collaboration with the mobilehome park owners. This partnership would allow for the tailoring of each

emergency plan to reflect the unique topography, climate, and conditions of each individual community.

Sincerely,

Edmund G. Brown Jr.

AB 3066 (Mark Stone) - Mobilehome Residency Law Protection Act.

This bill establishes the Mobilehome Residency Law Protection Program, beginning July 1, 2020, within the Department of Housing and Community Development to help coordinate the resolution of complaints from homeowners relating to the Mobilehome Residency Law.

Status: Chapter 774, Statutes of 2018

SB 46 (Leyva) - Mobilehomes: enforcement actions: sunset provision.

This bill extends the sunset on the Mobilehome Park Maintenance inspection program and associated fees from January 1, 2019 to January 1, 2024.

Status: Chapter 835, Statutes of 2018

SB 136 (Leyva) - Mobilehome parks: mobilehome park program funding.

This bill permits the Department of Housing and Community Development as part of the Mobilehome Park Rehabilitation and Resident Ownership Program to contract directly with nonprofit corporations to deliver technical assistance to mobilehome park residents or community-based nonprofit corporations to assist mobilehome park residents in acquiring, financing, operating, and improving mobilehome parks occupied by low- and moderate-income households.

Status: Chapter 766, Statutes of 2017

SB 147 (Dodd) - Mobilehome parks: residency.

This bill clarifies the law governing guests, companions, and live-in caregivers in the mobilehome context and modifies those laws to conform with disability accommodation law.

Status: Chapter 767, Statutes of 2017

SB 329 (Leyva) - Manufactured homes: financial assistance programs.

This bill requires all state and local programs designed to facilitate homeownership or residence to include manufactured housing.

Status: Chapter 727, Statutes of 2017

SB 542 (Leyva) - Manufactured Housing Act of 1980: notice of transfer and release of liability.

This bill provides that the owner of a new or used mobilehome who sells or transfers ownership of the home shall not be subject to civil or criminal liability for fees or taxes after the delivery of possession of the home to the purchaser or transferee if the owner 1) properly endorses and delivers the certificate of title to the transferee and 2) delivers or mails to the Department of Housing and Community Development the completed notice of sale or transfer form.

Status: Chapter 832, Statutes of 2017

Rent Control

AB 423 (Bonta) - Residential real property: rent control: withdrawal of accommodations.

This bill would have exempted residential hotels in the City of Oakland from the Ellis Act beginning January 1, 2018.

Status: Held on the Assembly Floor Inactive File

AB 982 (Bloom, Chiu) - Residential real property: rent control: withdrawal of accommodations.

This bill would have extended the term for withdrawal of accommodations under the Ellis Act to one year for all tenants and lessees without regard to age or disability.

Status: Held in Assembly Committee on Housing and Community Development

AB 1506 (Bloom, Bonta, Chiu) - Residential rent control: Costa-Hawkins Rental Housing Act.

This bill would have repealed the Costa-Hawkins Rental Housing Act.

Status: Failed passage in Assembly Committee on Housing and Community Development

AB 2364 (Bloom, Chiu) - Rental control: withdraw from accommodation.

This bill would have made a number of changes to the Ellis Act, the state law that allows landlords of rent-controlled properties to exit the rental market by evicting the tenants, if certain procedures are followed.

Status: Failed passage in Assembly Floor

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