

2019

**ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY  
DEVELOPMENT 2019 LEGISLATIVE SUMMARY**

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

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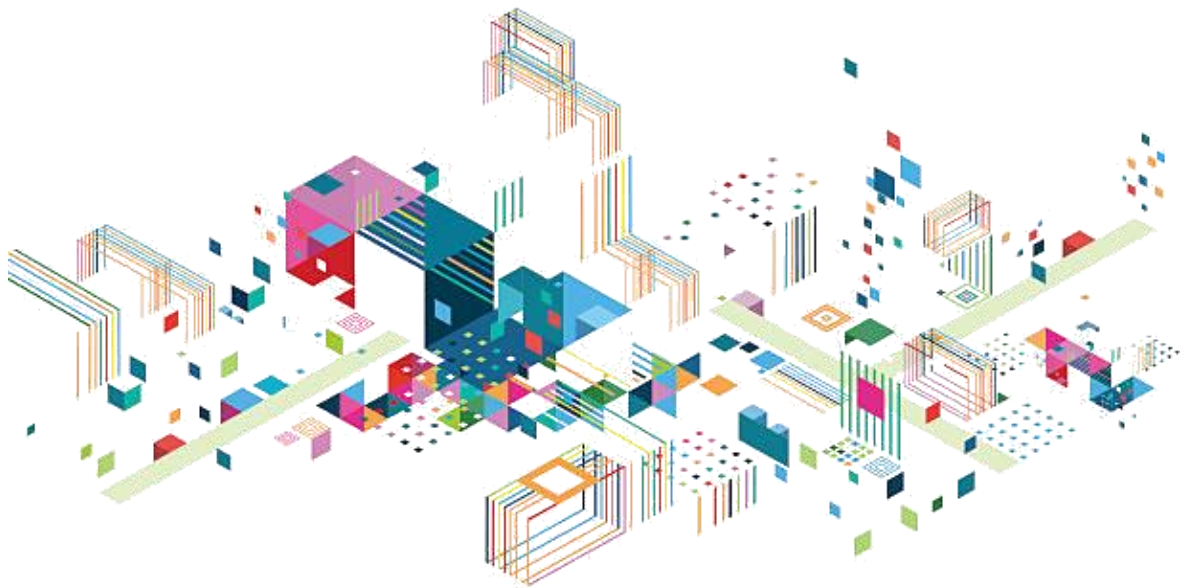
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# ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

## 2019

# LEGISLATIVE SUMMARY



Committee Members:

David Chiu, Chair  
Tyler Diep, Vice Chair  
Jessie Gabriel  
Todd Gloria  
Kevin Kiley  
Monique Limón  
Brian Maienschein  
Sharon Quirk-Silva

Consultants:

Lisa Engel  
Steve Wertheim

Secretary:

Despina Demas

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AND  
COMMUNITY DEVELOPMENT

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## Table of Contents

<b>Accessory Dwelling Units</b> .....	1
AB-68 (Ting) - Land use: accessory dwelling units.....	1
AB-69 (Ting) - Land use: accessory dwelling units.....	1
AB-587 (Friedman) - Accessory dwelling units: sale or separate conveyance. ....	1
AB-881 (Bloom) - Accessory dwelling units. ....	1
AB-1074 (Diep) - Accessory Dwelling Unit Construction Bond Act of 2020. ....	1
SB-13 (Wieckowski) - Accessory dwelling units.....	1
<b>Building Standards</b> .....	2
AB-191 (Patterson) - Building standards: exemptions: rebuilding after disasters.....	2
AB-349 (Choi) - Building standards: garage doors. ....	2
AB-393 (Nazarian) - Building codes: earthquake safety: functional recovery standard.....	2
AB-684 (Levine) - Building standards: electric vehicle charging infrastructure. ....	2
AB-1006 (Grayson) - Manufactured or prefabricated housing units: statewide standards.....	3
AB-1117 (Grayson) - Peace officers: peer support.....	3
SB-280 (Jackson) - Older adults and persons with disabilities: fall prevention. ....	3
<b>Common Interest Developments</b> .....	4
AB-670 (Friedman) - Common interest developments: accessory dwelling units. ....	4
SB-323 (Wieckowski) - Common interest developments: elections.....	4
SB-326 (Hill) - Common interest developments. ....	4
SB-652 (Allen) - Entry doors: display of religious items: prohibitions. ....	4
SB-754 (Moorlach) - Common interest developments: board members: election by acclamation. ....	4
<b>Homelessness</b> .....	5
AB-14 (Luz Rivas) - Multifamily Housing Program: homeless youths: homeless families. ....	5
AB-58 (Luz Rivas) - Homeless Coordinating and Financing Council. ....	5
AB-67 (Luz Rivas) - Housing: homeless integrated data warehouse. ....	5
AB-143 (Quirk-Silva) - Shelter crisis: homeless shelters: County of Orange. ....	5
AB-344 (Calderon) - New Beginnings California Program. ....	5
AB-816 (Quirk-Silva) - California Flexible Housing Subsidy Pool Program. ....	6

AB-1197 (Santiago) - California Environmental Quality Act: exemption: local and regional housing projects and emergency shelters.....	6
AB-1534 (Wicks) - Regional Homeless Management Planning Act. ....	6
AB-1702 (Luz Rivas) - Homeless Coordinating and Financing Council. ....	6
AB-1745 (Kalra) - Shelter crisis: emergency bridge housing community: City of San Jose.....	7
SB-333 (Wilk) - Homeless Coordinating and Financing Council. ....	7
SB-573 (Chang) - Homeless Emergency Aid program: funding.....	7
SB-687 (Rubio) - Homeless Coordinating and Financing Council. ....	7
<b>Housing Discrimination</b> .....	<b>8</b>
AB-53 (Jones-Sawyer) - Rental housing unlawful housing practices: applications: criminal records. ....	8
AB-446 (Choi) - Discrimination: housing: victims of domestic violence.....	8
AB-1497 (Holden) - Hosting platforms.....	8
SB-329 (Mitchell) - Discrimination: housing: source of income. ....	8
<b>Housing Elements</b> .....	<b>8</b>
AB-139 (Quirk-Silva) - Emergency and Transitional Housing Act of 2019.....	8
AB-298 (Mathis) - Housing: home purchase assistance program: first responders: Legislative Analyst: study and report. ....	8
AB-671 (Friedman) - Accessory dwelling units: incentives.....	9
AB-725 (Wicks) - General plans: housing element: above moderate-income housing: suburban and metropolitan jurisdictions. ....	9
AB-1239 (Cunningham) - Planning and zoning: housing element. ....	9
AB-1561 (Cristina Garcia) - Residential development: discrimination. ....	9
AB-1568 (McCarty) - Housing law compliance: prohibition on applying for state grants. ....	10
AB-1730 (Gonzalez) - Regional transportation plans: San Diego Association of Governments: housing. ....	10
SB-235 (Dodd) - Planning and zoning: housing production report: regional housing need allocation. ....	10
SB-672 (Hill) - Planning and zoning: regional housing need allocation: City of Brisbane. ....	10
SB-695 (Portantino) - Special education: individualized education programs: translation services.....	10
<b>Housing Finance</b> .....	<b>11</b>
AB-10 (Chiu) - Income taxes: credits low-income housing: farmworker housing.....	11

AB-411 (Mark Stone) - Redevelopment: City of Santa Cruz: bond proceeds: affordable housing. ....	11
AB-434 (Daly) - Housing financing programs: universal application.....	11
AB-437 (Wood) - Move-In Loan Program.....	12
AB-599 (Maienschein) - Housing programs: definitions: workforce housing. ....	12
AB-694 (Irwin) - Veterans Housing and Homeless Prevention Bond Act of 2019. ....	12
AB-832 (Gipson) - Income taxes: credits: qualified developer: affordable housing.....	12
AB-847 (Grayson) - Housing: transportation-related impact fees grant program. ....	12
AB-1010 (Eduardo Garcia) - Housing programs: eligible entities.....	12
AB-1290 (Gloria) - The California Housing Finance Agency.....	12
AB-1317 (Brough) - Personal income taxes: gross income exclusion: homeownership savings accounts. ....	13
AB-1453 (Chiu) - Property tax: welfare exemptions: rental housing and related facilities.....	13
AB-1487 (Chiu) - San Francisco Bay area: housing development: financing.....	13
AB-1648 (Levine) - Housing: school employees: affordable rental housing.....	13
AB-1659 (Bloom) - Local home financing agencies: cities. ....	13
AB-1717 (Friedman) - Transit-Oriented Affordable Housing Funding Program Act. ....	14
SB-5 (Beall) - Affordable Housing and Community Development Investment Program.....	14
SB-9 (Beall) - Income taxes: low-income housing credits: allocation: sale of credits. ....	14
SB-258 (Hertzberg) - California Emergency Solutions and Housing Program: grants: homeless shelters: pets and veterinary services. ....	14
SB-282 (Beall) - Supportive housing for parolees.....	15
SB-623 (Jackson) - Multifamily Housing Program: total assistance calculation.....	15
<b>Land Use Planning</b> .....	15
AB-168 (Aguilar-Curry) - Housing: streamlined approvals. ....	15
AB-738 (Mullin) - Regional housing need allocation: County of San Mateo. ....	15
AB-1177 (Frazier) - Planning and zoning: housing development: streamlined approval.....	15
AB-1255 (Robert Rivas) - Surplus public land: database. ....	16
AB-1279 (Bloom) - Planning and zoning: housing development: high-resource areas. ....	16
AB-1315 (Boerner Horvath) - Housing: small lot subdivisions. ....	16
AB-1485 (Wicks) - Housing development: incentives. ....	16
AB-1536 (Gray) - Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts: standards. ....	16

AB-1706 (Quirk) - Housing development: incentives.....	16
AB-1763 (Chiu) - Planning and zoning: density bonuses: affordable housing. ....	17
AB-1783 (Robert Rivas) - H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development.....	17
SB-182 (Jackson) - Local government: planning and zoning: wildfires.....	17
SB-330 (Skinner) - Housing Crisis Act of 2019. ....	17
SB-592 (Wiener) - Housing Accountability Act.....	17
SB-744 (Caballero) - Planning and zoning: California Environmental Quality Act: permanent supportive housing.....	18
<b>Miscellaneous</b> .....	18
AB-22 (Burke) - Housing: safe and clean shelter for children.....	18
AB-195 (Patterson) - Department of Housing and Community Development: grant-based programs: reporting.....	18
AB-723 (Wicks) - Low-income housing incentives: leased rental housing: Counties of Alameda and Contra Costa. ....	18
AB-831 (Grayson) - Department of Housing and Community Development: study: local fees: new developments. ....	18
AB-957 (Committee on Housing and Community Development) - Housing Omnibus.....	19
AB-1244 (Fong) - Environmental quality: judicial review: housing projects. ....	19
AB-1272 (Kiley) - California Environmental Quality Act: projects for the development of new housing units.....	19
AB-1386 (Chen) - Residential fees and charges.....	19
AB-1405 (Gloria) - Permanent supportive housing for parolees.....	19
AB-1483 (Grayson) - Housing data: collection and reporting.....	19
AB-1484 (Grayson) - Mitigation Fee Act: housing developments. ....	20
AB-1486 (Ting) - Local agencies: surplus land. ....	20
AB-1562 (Burke) - Housing guidebook.....	20
AB-1579 (Gabriel) - College and university student housing: impact mitigation fees. ....	20
SB-6 (Beall) - Residential development: available land. ....	20
SB-611 (Caballero) - Housing: elderly and individuals with disabilities.....	20
<b>Mobilehomes/Manufactured Housing</b> .....	21
AB-173 (Chau) - Mobilehomes: payments: nonpayment or late payments. ....	21
AB-338 (Chu) - Manufactured housing: smoke alarms: emergency preparedness.....	21

AB-519 (Voepel) - Mobilehome parks: sale. ....	22
AB-705 (Mark Stone) - Mobilehome parks: change of use.....	22
AB-1528 (Bigelow) - Mobilehomes. ....	22
SB-274 (Dodd) - Mobilehome parks: tenancies. ....	22
<b>Redevelopment</b> .....	22
AB-11 (Chiu) - Community Redevelopment Law of 2019.....	22
AB-1084 (Mayes) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund. ....	22
AB-1437 (Chen) - Local government: redevelopment: revenues from property tax override rates. ....	23
AB-1732 (Flora) - Redevelopment: successor agencies: asset disposal: City of Manteca. ....	24
SB-532 (Portantino) - Redevelopment: City of Glendale: bond proceeds: affordable housing. ....	24
<b>Tenants - Rent Control</b> .....	25
AB-36 (Bloom) - Residential tenancies: rent control.....	25
AB-724 (Wicks) - Rental property data registry.....	25
AB-1399 (Bloom) - Residential real property: rent control: withdrawal of accommodations. ...	25
AB-1482 (Chiu) - Tenancy: rent caps. ....	25
SB-18 (Skinner) - Keep Californians Housed Act. ....	26



## Accessory Dwelling Units

### **AB-68 (Ting) - Land use: accessory dwelling units.**

This bill makes changes to accessory dwelling units (ADU) and junior accessory dwelling units law. This bill would prohibit an ordinance from imposing a minimum lot size for an ADU.

*Status: Chapter 655, Statutes of 2019*

### **AB-69 (Ting) - Land use: accessory dwelling units.**

This bill would require the Department of Housing and Community Development to create building standards for accessory dwelling units and small homes.

*Status: Senate Floor Inactive File*

### **AB-587 (Friedman) - Accessory dwelling units: sale or separate conveyance.**

This bill allows for an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer under specified circumstances.

*Status: Chapter 657, Statutes of 2019*

### **AB-881 (Bloom) - Accessory dwelling units.**

This bill removes potential impediments to construction of Accessory Dwelling Units (ADUs) in three ways: limits the criteria by which local jurisdictions can limit where ADUs are permitted; clarifies that ADUs must be ministerially approved if constructed in existing garages; and eliminates for five years the potential for local agencies to place owner-occupancy requirements on the units.

*Status: Chapter 659, Statutes of 2019*

### **AB-1074 (Diep) - Accessory Dwelling Unit Construction Bond Act of 2020.**

This bill would enact the Accessory Dwelling Unit Construction Bond Act of 2020 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$500,000,000 pursuant to the State General Obligation Bond Law to finance the Accessory Dwelling Unit Construction Program, established as part of the bond act.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **SB-13 (Wieckowski) - Accessory dwelling units.**

This bill makes a number of changes to law governing accessory dwelling units (ADUs) including: prohibits local ordinance from requiring an applicant for an ADU to be an owner occupant; eliminates impact fees on ADUs that are 750 square feet or less and

caps fees on ADUs that are 750 square feet or less to twenty-five percent.

*Status: Chapter 653, Statutes of 2019*

## **Building Standards**

### **AB-191 (Patterson) - Building standards: exemptions: rebuilding after disasters.**

This bill would exempt homes that are rebuilt after a wildfire or a state of emergency from adhering to current building standards. The structures would only be required to meet the energy efficiency standards from 2006.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-349 (Choi) - Building standards: garage doors.**

This bill would require a secondary means of ingress and egress to garages in new single-family homes.

*Status: Held under submission in Senate Committee on Appropriations*

### **AB-393 (Nazarian) - Building codes: earthquake safety: functional recovery standard.**

This bill would require the California Building Standards Commission to assemble a working group to investigate and, by July 1, 2021, determine criteria for a “functional recovery” voluntary or mandatory standards following a seismic event for all or some building occupancy classifications.

*Status: Held under submission in Senate Committee on Appropriations*

### **AB-684 (Levine) - Building standards: electric vehicle charging infrastructure.**

This bill would have required building standards for electric vehicle parking spaces in existing multi-family dwellings and non-residential buildings.

*Status: Vetoed on October 12, 2019*

### **Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 684 without my signature.

This bill would require the Building Standards Commission and the Department of Housing and Community Development to propose mandatory building standards for the installation of electric vehicle (EV) charging infrastructure for existing multifamily dwellings and nonresidential developments.

I agree with the intent of this bill to increase inclusive access to EV charging technology for Californians living in multifamily housing, which is necessary to increase the number of zero emission vehicles on the road.

However, I believe this issue is best addressed administratively in order to balance our charging infrastructure objectives with our efforts to expand affordable housing. Therefore, I am directing the Department of Housing and Community Development to develop and propose a building standard that would increase the availability of EV charging infrastructure at existing multifamily properties, while limiting costs for affordable housing.

California can combat climate change while addressing our housing crisis. We must advance strategies to achieve both goals.

Sincerely,

Gavin Newsom

### **AB-1006 (Grayson) - Manufactured or prefabricated housing units: statewide standards.**

This bill would prohibit a local agency from imposing additional building standards for projects that are constructed using prefabricated and manufactured units, beyond those set forth in the California Building Standards Code.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1117 (Grayson) - Peace officers: peer support.**

This bill would have required the California Building Standards Commission to notice meetings on its Internet Website.

*Status: Amended on March 13, 2019 out of the committee's jurisdiction.*

### **SB-280 (Jackson) - Older adults and persons with disabilities: fall prevention.**

This bill requires the Department of Housing and Community Development to investigate possible changes to building standards that promote aging in place and establishes the Dignity at Home and Fall Prevention Act under the Department of Aging to facilitate "aging in place."

*Status: Chapter 640, Statutes of 2019*

## Common Interest Developments

### **AB-670 (Friedman) - Common interest developments: accessory dwelling units.**

This bill makes any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development instrument and provision in a governing document or an amendment to a governing document of a common interest development that either effectively prohibits or unreasonably restricts the installation of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) in a single-family, planned development void and unenforceable. Allows for “reasonable restrictions” on ADUs and JADUs.

*Status: Chapter 178, Statutes of 2019*

### **SB-323 (Wieckowski) - Common interest developments: elections.**

This bill makes various changes to the election procedures in common interest developments.

*Status: Chapter 848, Statutes of 2019*

### **SB-326 (Hill) - Common interest developments.**

This bill establishes specified mandatory inspections for exterior elevated elements such as balconies, decks, walkways, stairways, and railings in common interest developments and prohibits a homeowner association's (HOA's) governing documents from limiting the ability of an HOA to bring construction defect litigation against the founder, developer, or builder of the HOA.

*Status: Chapter 207, Statutes of 2019*

### **SB-652 (Allen) - Entry doors: display of religious items: prohibitions.**

This bill prohibits a property owner, defined as a common interest development, a landlord, or a sublessor, from enforcing or adopting a restrictive covenant or any other restriction that prohibits one or more religious items from being displayed or affixed on any entry door frame to a dwelling.

*Status: Chapter 154, Statutes of 2019*

### **SB-754 (Moorlach) - Common interest developments: board members: election by acclamation.**

This bill creates a process for homeowners associations in common interest developments to approve board members by acclamation.

*Status: Chapter 858, Statutes of 2019*

## Homelessness

### **AB-14 (Luz Rivas) - Multifamily Housing Program: homeless youths: homeless families.**

This bill would appropriate an unspecified sum from the General Fund into the Housing Rehabilitation Loan Fund to be expended under the Multifamily Housing Program to fund housing for homeless youths and homeless families in accordance with certain requirements.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-58 (Luz Rivas) - Homeless Coordinating and Financing Council.**

This bill adds a representative of the California Department of Education to the state Homeless Coordinating and Financing Council.

*Status: Chapter 334, Statutes of 2019*

### **AB-67 (Luz Rivas) - Housing: homeless integrated data warehouse.**

This bill would require the Department of Housing and Community Development (HCD) to create a statewide homeless integrated data warehouse in coordination with the Homeless Coordinating and Financing Council. The bill would also require HCD to collaborate with specified state agencies to draft and carry out a strategy to integrate available information to provide longitudinal, cost-based studies.

*Status: Held under submission in Assembly Committee on Appropriations*

### **AB-143 (Quirk-Silva) - Shelter crisis: homeless shelters: County of Orange.**

This bill authorizes emergency housing to include emergency shelter, upon the declaration of a shelter crisis by cities in the county of Orange, the City of San Jose, and the Counties of Orange and Alameda.

*Status: Chapter 336, Statutes of 2019*

### **AB-344 (Calderon) - New Beginnings California Program.**

This bill would have provided funding for employment programs for individuals experiencing homelessness.

*Status: Vetoed on October 13, 2019*

### Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 344 without my signature.

This bill establishes the New Beginning California Program within the Department of Community Services

and Development, which would provide a maximum of 50 grants annually to award matching funds of up to \$50,000 to cities, counties, and local continuum of care programs to implement or expand employment programs for homeless individuals.

While the intent of this measure is laudable, it creates General Fund cost pressures and should be considered in the annual budget process. Moreover, the 2019 Budget Act includes \$650 million for local jurisdictions to combat homelessness, of which employment programs are an eligible use.

Sincerely,

Gavin Newsom

### **AB-816 (Quirk-Silva) - California Flexible Housing Subsidy Pool Program.**

This bill would establish the California Flexible Housing Subsidy Pool Program, administered by the Department of Housing and Community Development.

*Status: Held under submission in Assembly Committee on Appropriations*

### **AB-1197 (Santiago) - California Environmental Quality Act: exemption: local and regional housing projects and emergency shelters.**

This bill establishes an exemption from the California Environmental Quality Act for specified emergency shelters and supportive housing projects approved or carried out by the City of Los Angeles.

*Status: Chapter 340, Statutes of 2019*

### **AB-1534 (Wicks) - Regional Homeless Management Planning Act.**

This bill would require each county, on or before January 1, 2022 and every two years thereafter, to complete and submit to the Department of Housing and Community Development) a Regional Homeless Action Plan.

*Status: Held under submission in Assembly Committee on Appropriations*

### **AB-1702 (Luz Rivas) - Homeless Coordinating and Financing Council.**

This bill would have required the Homeless Coordinating and Financing Council to report to the Legislature on or before January 1, 2022, recommendations for the statutory changes to streamline the delivery of services and enhance the effectiveness of homeless programs in the state, as specified.

*Status: Vetoed on October 13, 2019*

#### Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 1702 without my signature.

This bill requires the Homeless Coordinating and Financing Council to report to the Legislature on or before January 1, 2022, recommendations for statutory changes to streamline the delivery of services and enhance the effectiveness of homeless programs in the state.

The Homeless Coordinating and Financing Council is already in the process of developing a State Strategic Action Plan that will provide a blueprint for how state agencies and departments should align and prioritize their programs and resources, and how the state can support and complement regional solutions to homelessness. I fully support exploring opportunities to streamline service delivery and enhance the effectiveness of our state homeless programs, but these ideas should be incorporated into this plan rather than a separate report. Moreover, the development of the report will incur costs to the General Fund that were not included in the Budget Act.

Sincerely,

Gavin Newsom

### **AB-1745 (Kalra) - Shelter crisis: emergency bridge housing community: City of San Jose.**

This bill extends the sunset date on the authority of the City of San Jose to declare a shelter crisis and operate an emergency bridge housing community for homeless persons from January 1, 2022 to January 1, 2025.

*Status: Chapter 342, Statutes of 2019*

### **SB-333 (Wilk) - Homeless Coordinating and Financing Council.**

This bill would assign additional duties to the Homeless Coordinating and Financing Council to develop and implement a statewide strategic plan to address homelessness and more effectively implement requirements by the US Department of Housing and Urban Development.

*Status: Held under submission in Assembly Committee on Appropriations*

### **SB-573 (Chang) - Homeless Emergency Aid program: funding.**

This bill would make changes to the Housing and Emergency Aid Program.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **SB-687 (Rubio) - Homeless Coordinating and Financing Council.**

This bill adds an additional member to the Homeless Coordinating and Financing Council from either the California Community Colleges University of California or California State University.

*Status: Chapter 345, Statutes of 2019*

## Housing Discrimination

### **AB-53 (Jones-Sawyer) - Rental housing unlawful housing practices: applications: criminal records.**

This bill would make specified changes to when a landlord may inquire about a prospective tenant's criminal record.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-446 (Choi) - Discrimination: housing: victims of domestic violence.**

This bill would add "victim of abuse" as a protected housing status in the Fair Housing and Employment Act.

*Status: Pending in Senate Judiciary Committee*

### **AB-1497 (Holden) - Hosting platforms.**

This bill adds housing offered on a hosting platform to the definition of housing accommodation in the Fair Employment and Housing Act.

*Status: Chapter 599, Statutes of 2019*

### **SB-329 (Mitchell) - Discrimination: housing: source of income.**

This bill prohibits landlords from discriminating against tenants who rely upon housing assistance paid directly to landlords, such as a Section 8 voucher.

*Status: Chapter 600, Statutes of 2019*

## Housing Elements

### **AB-139 (Quirk-Silva) - Emergency and Transitional Housing Act of 2019.**

This bill requires a local government to base the needs for emergency shelter in its housing element on the most recent homeless point-in-time count, the need for emergency shelter based on number of beds available on a year-round and seasonal basis, the number of shelter beds that go unused on an average monthly basis within a one-year period, and the percentage of those in emergency shelters that move to permanent housing solutions.

*Status: Chapter 335, Statutes of 2019*

### **AB-298 (Mathis) - Housing: home purchase assistance program: first responders: Legislative Analyst: study and report.**

This bill would require the Legislative Analyst to conduct a study, and present the findings to the Legislature, to inform the creation of a low-interest loan program for first



responders on or before January 1, 2024.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-671 (Friedman) - Accessory dwelling units: incentives.**

This bill requires a local government to include a plan in their housing element to incentivize and promote the creation of accessory dwelling units that can be offered at an affordable rent for very-low, low-, and moderate-income households.

*Status: Chapter 658, Statutes of 2019*

### **AB-725 (Wicks) - General plans: housing element: above moderate-income housing: suburban and metropolitan jurisdictions.**

This bill would prohibit more than 20% of a suburban or metropolitan jurisdiction's share of the regional housing need for above moderate-income housing from being allocated to sites with zoning restricted to single-family development.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1239 (Cunningham) - Planning and zoning: housing element.**

This bill would authorize the Department of Housing and Community Development to allow a city or county to substitute the provision of units for up to 25% of the community's obligation to identify adequate sites for any income category under the above-described schedule of actions if the governing body of the city or county has adopted both (1) an ordinance that implements requirements under state law, as well as any applicable requirements of the city or county, relating to accessory dwelling units and meets certain requirements and (2) an ordinance establishing a permitting process and appropriate standards to regulate short-term rentals of single-family dwellings in order to accomplish specified objectives.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1561 (Cristina Garcia) - Residential development: discrimination.**

As heard in the committee, this bill would have required a local government to examine impacts on persons belonging to a protected class, as identified in the Unruh Civil Rights Act, when performing the legally required analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels as a part of the local government update to the Housing Element of the General Plan.

*Status: Amended on September 6, 2019 out of the committee's jurisdiction*

**AB-1568 (McCarty) - Housing law compliance: prohibition on applying for state grants.**

This bill would prohibit cities and counties from applying for state grants, except for specified transportation funding, if the city or county has been found to violate state housing law.

*Status: Pending in Assembly Committee on Appropriations suspense file*

**AB-1730 (Gonzalez) - Regional transportation plans: San Diego Association of Governments: housing.**

This bill amends the timing and process for delivery of the San Diego Association of Government's next regional transportation plan and sustainable communities strategy.

*Status: Chapter 634, Statutes of 2019*

**SB-235 (Dodd) - Planning and zoning: housing production report: regional housing need allocation.**

This bill allows the City of Napa and County of Napa to reach an agreement regarding their regional housing needs assessment requirements regarding the Napa Pipe Project.

*Status: Chapter 844, Statutes of 2019*

**SB-672 (Hill) - Planning and zoning: regional housing need allocation: City of Brisbane.**

This bill would prohibit the Association of Bay Area Governments from allocating the City of Brisbane a regional housing needs allocation share that exceeds the City's allocation for the prior planning period, if specified conditions are met.

*Status: Held under submission in the Assembly Committee on Appropriations*

**SB-695 (Portantino) - Special education: individualized education programs: translation services.**

This bill would have authorized a city, for purposes of meeting its share of the regional housing need, to deem a unit of housing as a very low income household if occupants of the unit are participating in a home-sharing arrangement and at least one occupant of the unit is an elderly or disabled person of low or moderate income, as specified.

*Status: Amended on June 10, 2019 out of the committee's jurisdiction*

## Housing Finance

### **AB-10 (Chiu) - Income taxes: credits low-income housing: farmworker housing.**

This bill would increase the state Low-Income Housing Tax Credit (LIHTC) by \$500 million, increase the set aside for the farmworker housing tax credit from \$500,000 to \$25 million, and modify the LIHTC, as specified.

*Status: Held under submission in Senate Committee on Appropriations*

### **AB-411 (Mark Stone) - Redevelopment: City of Santa Cruz: bond proceeds: affordable housing.**

This bill would have authorized the City of Santa Cruz to use bond proceeds that are required to be used to defease bonds issued by the former redevelopment agency, to increase, improve, and preserve affordable housing and facilities for homeless persons.

*Status: Vetoed on October 13, 2019*

#### Governor's Veto Message:

To the Members of the California State Assembly:

I am returning the following bills without my signature:

AB 411  
SB 532

These bills authorize certain cities' redevelopment successor agencies to spend stranded bond assets on affordable housing rather than repaying and cancelling the bonds as required under current law.

The bills will result in a General Fund cost of millions of dollars.

While I appreciate the intent of the Legislature to increase the production of affordable housing, I do not support the proposed exemptions to redevelopment agency dissolution requirements, which will which will reduce funding available for education.

Sincerely,

Gavin Newsom

### **AB-434 (Daly) - Housing financing programs: universal application.**

This bill would require the Department of Housing and Community Development to create a single, universal application for the Multifamily Housing Program, the Infill Incentive Grant Program, and the Transit-Oriented Development Implementation Program.

*Status: Pending in Senate Housing Committee*

### **AB-437 (Wood) - Move-In Loan Program.**

This bill would create a loan program to pay for the move-in costs for renters at or below the area median income.

*Status: Held under submission in Senate Committee on Appropriations*

### **AB-599 (Maienschein) - Housing programs: definitions: workforce housing.**

This bill would define the terms “affordable workforce housing” and “affordable owner-occupied workforce housing” as housing that is affordable to persons and families of low or moderate income.

*Status: Pending in the Assembly Committee on Housing and Community Development*

### **AB-694 (Irwin) - Veterans Housing and Homeless Prevention Bond Act of 2019.**

This bill would authorize \$600 million of general obligations bonds for the Veterans Housing and Homeless Prevention Bond Act of 2019.

*Status: Held under submission in Senate Committee on Appropriations*

### **AB-832 (Gipson) - Income taxes: credits: qualified developer: affordable housing.**

This bill would provide a credit, under the Personal Income Tax Law and the Corporation Tax Law, equal to 50% of funds contributed by a taxpayer to a "qualified developer" for the development of a "qualified project," not to exceed \$250,000.

*Status: Held under submission in Assembly Committee on Appropriations*

### **AB-847 (Grayson) - Housing: transportation-related impact fees grant program.**

This bill would require the Department of Housing and Community Development to establish a grant program to off-set transportation-related impact fees.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1010 (Eduardo Garcia) - Housing programs: eligible entities.**

This bill would make the governing body of Indian reservations and Rancherias eligible to receive funding from various state affordable housing programs.

*Status: Chapter 660, Statutes of 2019*

### **AB-1290 (Gloria) - The California Housing Finance Agency.**

As heard in this committee, this bill would have required the California Housing Finance Agency to collaborate with the Strategic Growth Council, the Department of Housing

and Community Development, and the California's Treasurer's Office to determine a consolidated process for various housing projects to apply for bond money, tax credits, and Affordable Housing and Sustainable Communities Program grants and loans.

*Status: Amended on September 6, 2019 out of the committee's jurisdiction*

**AB-1317 (Brough) - Personal income taxes: gross income exclusion: homeownership savings accounts.**

This bill would establish a homeowner savings account (HSA) for qualified low-income taxpayers and excludes from gross income any income earned during the taxable year from the HSA.

*Status: Held under submission in the Assembly Committee on Appropriations*

**AB-1453 (Chiu) - Property tax: welfare exemptions: rental housing and related facilities.**

This bill would expand the low-income rental housing property tax exemption for property owned by limited partnerships financed with both low-income housing tax credits and historic tax credits, as specified, and authorizes the refund and cancellation of taxes on such "low income historical housing" located in the City and County of San Francisco.

*Status: Pending in Assembly Committee on Revenue & Taxation*

**AB-1487 (Chiu) - San Francisco Bay area: housing development: financing.**

This bill establishes the San Francisco Bay Regional Housing Finance Act and enables the Bay Area voters to raise money for affordable housing.

*Status: Chapter 598, Statutes of 2019*

**AB-1648 (Levine) - Housing: school employees: affordable rental housing.**

This bill would amend the definition of affordable rental housing within the Teacher Housing Act of 2016.

*Status: Pending in Assembly Committee on Housing and Community Development*

**AB-1659 (Bloom) - Local home financing agencies: cities.**

This bill would revise the law governing local housing finance agencies and redefines "city" as it applies to home mortgage financing and multifamily rental housing bonds, to include any nonprofit public benefit corporation or instrumentality created by the City of Los Angeles for the purpose of issuing housing bonds in the City, as specified.

*Status: Pending on Senate Floor Inactive file*

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

This bill would create the Transit-Oriented Affordable Housing Funding Program Act to use tax increment to fund multifamily housing near transit.

*Status: Held under submission in the Assembly Committee on Appropriations*

## **SB-5 (Beall) - Affordable Housing and Community Development Investment Program.**

This bill would have established the Affordable Housing and Community Development Investment Program.

*Status: Vetoed on October 13, 2019*

### Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 5 without my signature.

This bill would establish the Affordable Housing and Community Development Investment Program through which local agencies may redirect property tax revenue for schools to fund affordable housing and related infrastructure.

California is in a housing crisis, and I have consistently maintained we need to use all the tools in our toolbox to address it. However, this bill would increase costs by \$2 billion annually once fully implemented. Legislation with such a significant fiscal impact needs to be part of budget deliberations so that it can be considered in light of other priorities.

I will continue to work collaboratively with the Legislature next year to continue to support increased housing production at all income levels across our state.

Sincerely,

Gavin Newsom

## **SB-9 (Beall) - Income taxes: low-income housing credits: allocation: sale of credits.**

This bill would remove the sunset dates on two forms of special treatment applicable to the Low-Income Housing Tax Credit.

*Status: Pending in Assembly Committee on Housing and Community Development*

## **SB-258 (Hertzberg) - California Emergency Solutions and Housing Program: grants: homeless shelters: pets and veterinary services.**

This bill would require the Department of Housing and Community Development to develop and administer a program to award grants to qualified homeless shelters to

provide shelter, food, and basic veterinary services for pets owned by people experiencing homelessness.

*Status: Held under submission in Assembly Committee on Appropriation*

### **SB-282 (Beall) - Supportive housing for parolees.**

This bill would eliminate the Integrated Services for Mentally Ill Parolees and replaces it with the Supportive Housing Program for Persons on Parole to be administered by the Department of Housing and Community Development.

*Status: Pending in Assembly Committee on Appropriations suspense file*

### **SB-623 (Jackson) - Multifamily Housing Program: total assistance calculation.**

This bill requires the Department of Housing and Community Development, in determining the proportion of the funds available for senior citizens in the Multifamily Housing Program, to use the American Community Survey, instead of the decennial census, from the US Census Bureau.

*Status: Chapter 507, Statutes of 2019*

## **Land Use Planning**

### **AB-168 (Aguiar-Curry) - Housing: streamlined approvals.**

This bill would exclude housing developments on lands with a tribal, cultural resource from eligibility for a streamlined, ministerial approval process under SB 35 (Wiener), Chapter 366, Statutes of 2017.

*Status: Senate Floor, Inactive File*

### **AB-738 (Mullin) - Regional housing need allocation: County of San Mateo.**

This bill would allow jurisdictions within the County of San Mateo to be credited for funding affordable housing construction in another jurisdiction within the county.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1177 (Frazier) - Planning and zoning: housing development: streamlined approval.**

This bill would delete the requirement that a skilled and trained workforce be employed on any project subject to these provisions.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1255 (Robert Rivas) - Surplus public land: database.**

This bill requires each city and county to report to the state Department of Housing and Community Development (HCD) an inventory of its surplus lands located in urbanized areas or urban clusters, as specified. Requires HCD to provide this information to the state Department of General Services for inclusion in a digitized inventory of state surplus land sites.

*Status: Chapter 661, Statutes of 2019*

### **AB-1279 (Bloom) - Planning and zoning: housing development: high-resource areas.**

This bill would require certain development sites in high resource areas to allow for more density and height and makes these sites subject to “use by-right” approval.

*Status: Pending In Senate Committee on Housing*

### **AB-1315 (Boerner Horvath) - Housing: small lot subdivisions.**

This bill would enable subdivision of larger lots in certain circumstances.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1485 (Wicks) - Housing development: incentives.**

This bill makes various changes to SB 35 (Wiener) Chapter 366, Statutes of 2017 (SB 35) to allow for streamlining of housing developments that include a percentage of low income and/or moderate income housing.

*Status: Chapter 663, Statutes of 2019*

### **AB-1536 (Gray) - Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts: standards.**

This bill would require the Office of Planning and Research to develop standards for the formation of Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts. The bill would require that these standards encourage equitable development in location-efficient areas adjacent to public transit investments in passenger rail in order to refocus growth toward city centers while reducing greenhouse gas emissions and reinforcing community resilience.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1706 (Quirk) - Housing development: incentives.**

This bill would, until January 1, 2035, provide specified financial incentives that ensure financial feasibility to a development proponent of a residential housing development in the 9-county San Francisco Bay area region that dedicates at least 20% of the development’s housing units to households making no more than 150% of the area



median income. The incentives provided to those developments include an exemption from the California Environmental Quality Act, a density bonus of 35%, a waiver of local parking requirements, and a waiver of physical building requirements imposed on development by the local agency, such as green building standards.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **AB-1763 (Chiu) - Planning and zoning: density bonuses: affordable housing.**

This bill revises Density Bonus Law to require a city or county to award a developer additional density, concessions and incentives, and height increases if 100% of the units in a development are restricted to lower income households.

*Status: Chapter 666, Statutes of 2019*

### **AB-1783 (Robert Rivas) - H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development.**

This bill revises the entitlement process and eligibility for state programs that provide funding for farmworker housing.

*Status: Chapter 866, Statutes of 2019*

### **SB-182 (Jackson) - Local government: planning and zoning: wildfires.**

This bill would impose certain fire hazard planning responsibilities on local governments and requires cities and counties to make specified findings on fire standards prior to permitting development in very high risk fire areas.

*Status: In Assembly. Held at Desk*

### **SB-330 (Skinner) - Housing Crisis Act of 2019.**

This bill restricts, for a period of five years, actions by cities and counties that would reduce the production of housing.

*Status: Chapter 654, Statutes of 2019*

### **SB-592 (Wiener) - Housing Accountability Act.**

This bill would extend protections of the Housing Accountability Act (HAA) to accessory dwelling units and certain ministerial decisions, and adds new provisions related to enforcement of the HAA.

*Status: Pending in Assembly Committee on Rules*

**SB-744 (Caballero) - Planning and zoning: California Environmental Quality Act: permanent supportive housing.**

This bill makes changes to the existing streamlined process for supportive housing developments created by AB 2162 (Chiu), Chapter 753, Statutes of 2018 (AB 2162) and creates a California Environmental Quality Act exemption for developments that qualify for No Place Like Home funding.

*Status: Chapter 346, Statutes of 2019*

**Miscellaneous**

**AB-22 (Burke) - Housing: safe and clean shelter for children.**

This bill would declare that it is the policy of the state that every child has the right to safe and clean shelter and that no child should be without safe and clean shelter by 2025.

*Status: Pending in Assembly Committee on Housing and Community Development*

**AB-195 (Patterson) - Department of Housing and Community Development: grant-based programs: reporting.**

This bill would add reporting requirements for grant programs administered by the Department of Housing and Community Development.

*Status: Pending in Senate Committee on Housing*

**AB-723 (Wicks) - Low-income housing incentives: leased rental housing: Counties of Alameda and Contra Costa.**

This bill authorizes the counties of Alameda and Contra Costa to pay a low-income rental housing incentive to a lessor who leases residential property to specified entities to operate as low-income rental housing.

*Status: Chapter 747, Statutes of 2019*

**AB-831 (Grayson) - Department of Housing and Community Development: study: local fees: new developments.**

This bill would add reporting requirements to the fee study the Department of Housing and Community Development is required to complete by June 30, 2019.

*Status: Pending in Senate Committee on Rules*

### **AB-957 (Committee on Housing and Community Development) - Housing Omnibus.**

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

*Status: Chapter 620, Statutes of 2019*

### **AB-1244 (Fong) - Environmental quality: judicial review: housing projects.**

This bill would, in an action or proceeding seeking judicial review under the act, prohibit a court from staying or enjoining a housing project for which an environmental impact report has been certified, unless the court makes specified findings.

*Status: Pending in the Assembly Committee on Natural Resources*

### **AB-1272 (Kiley) - California Environmental Quality Act: projects for the development of new housing units.**

This bill would, for an action or proceeding challenging a public agency's action for a project for the development of new housing units brought pursuant to CEQA, specify that prejudicial abuse of discretion occurred if the court finds that the grounds of noncompliance with CEQA likely affected the decision of the public agency to approve the project and significantly affected the general public's ability to evaluate the project's overall impacts, and would prohibit such action or proceeding unless the alleged grounds for noncompliance with CEQA were presented to the public agency by any person during the public comment period provided pursuant to CEQA in connection with the version of the EIR in which the alleged grounds first appeared.

*Status: Pending in the Assembly Committee on Natural Resources*

### **AB-1386 (Chen) - Residential fees and charges.**

This bill would prohibit a local agency from requiring payment of fees or charges prior to the date of final inspection or issuance of the certificate of occupancy, whichever occurs first.

*Status: Pending in Assembly Committee on Local Government*

### **AB-1405 (Gloria) - Permanent supportive housing for parolees.**

This bill would require the Department of Corrections and Rehabilitation to contract for and fund permanent housing for parolees at risk of homelessness.

*Status: Held under submission in the Assembly Committee on Appropriations*

### **AB-1483 (Grayson) - Housing data: collection and reporting.**

This bill requires local jurisdiction to disseminate publicly information about its zoning ordinances, development standards, fees, exactions, and affordability requirements,

and requires the Department of Housing and Community Development to develop and update a 10-year housing data strategy.

*Status: Chapter 662, Statutes of 2019*

#### **AB-1484 (Grayson) - Mitigation Fee Act: housing developments.**

This bill would require local agencies to publish fees for housing development projects on their internet website and freezes “impact and development fees that are applicable to housing developments” for two-years after a development application is deemed complete.

*Status: Pending in Senate Committee on Rules*

#### **AB-1486 (Ting) - Local agencies: surplus land.**

This bill expands surplus property requirements for both the state and local agencies.

*Status: Chapter 664, Statutes of 2019*

#### **AB-1562 (Burke) - Housing guidebook.**

This bill would require the Department of Housing and Community Development to prepare the guidebook for use following the 2020 Census of Population and Housing and would require the guidebook to be completed by December 31, 2023.

*Status: Pending in Assembly Committee on Housing and Community Development*

#### **AB-1579 (Gabriel) - College and university student housing: impact mitigation fees.**

This bill would have made a nonsubstantive change to the definition of “authorizing resolution.”

*Status: Amended on March 28, 2019 out of the committee’s jurisdiction*

#### **SB-6 (Beall) - Residential development: available land.**

This bill requires the Department of General Services to create a public, searchable database of sites in local government’s housing element inventory of land suitable for residential development and state surplus properties.

*Status: Chapter 667, Statutes of 2019*

#### **SB-611 (Caballero) - Housing: elderly and individuals with disabilities.**

This bill would have required the Governor to establish the Master Plan for Aging Housing Task Force to assess the housing issues affecting California’s aging population.

Status: Vetoed on October 12, 2019

Governor's Veto Message:

To the Members of the California State Senate:

I am returning the following bills without my signature:

AB 1382

SB 611

These bills create an aging housing task force and a master plan for aging that focuses on workforce priorities, and require the state to consider applying to join a voluntary network.

Earlier this year, I issued Executive Order N-14-19, which directs the Secretary of the Health and Human Services Agency to work with a broad array of stakeholders, including the Legislature, to develop a Master Plan for Aging to serve as a blueprint that can be used by state government, local communities, private organizations and philanthropy to build environments that promote healthy aging. Issues relating to workforce and affordable housing needs, as well as opportunities to engage with other jurisdictions, will be considered as part of this holistic approach to addressing the needs of older Californians.

When the Master Plan is completed, I look forward to working with the Legislature to evaluate and implement its recommendations.

Sincerely,

Gavin Newsom

## Mobilehomes/Manufactured Housing

### **AB-173 (Chau) - Mobilehomes: payments: nonpayment or late payments.**

This bill extends, by one year, a tax abatement program, the "Register Your Mobilehome," for mobilehome owners who cannot transfer title into their names due to delinquent taxes and fees that may have been incurred by prior owners.

Status: Chapter 488, Statutes of 2019

### **AB-338 (Chu) - Manufactured housing: smoke alarms: emergency preparedness.**

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

Status: Chapter 299, Statutes of 2019

### **AB-519 (Voepel) - Mobilehome parks: sale.**

This bill would give a resident organization of a mobilehome park the right of first refusal to purchase a mobilehome park if the mobilehome park owner decides to sell or receives a formal offer from a third party to purchase the park, subject to specified conditions.

*Status: Pending in the Assembly Committee on Housing and Community Development*

### **AB-705 (Mark Stone) - Mobilehome parks: change of use.**

This bill would mandate relocation and specify requirements for residents of mobilehome or floating home parks proposing to close.

*Status: Pending in the Assembly Committee on Housing and Community Development*

### **AB-1528 (Bigelow) - Mobilehomes.**

This bill would require a mobilehome owner to use a state mediation process before taking legal action against a mobilehome park owner for failure to maintain the physical improvements of the common area of a mobilehome park.

*Status: Pending in Assembly Committee on Housing and Community Development*

### **SB-274 (Dodd) - Mobilehome parks: tenancies.**

This bill makes changes to the law governing mobilehome tenancy and residency related to companions and establishes rules regarding rebuilding mobilehome home parks after a natural disaster.

*Status: Chapter 504, Statutes of 2019*

## **Redevelopment**

### **AB-11 (Chiu) - Community Redevelopment Law of 2019.**

This bill would authorize a city or county to create affordable housing and infrastructure agency subject to approval by the Strategic Growth Council.

*Status: Pending in Assembly Committee on Appropriations*

### **AB-1084 (Mayes) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.**

This bill would have allowed a housing successor that owns and operates a housing asset of a former redevelopment agency) to retain “excess surplus” accumulated over eight years rather than four years without triggering the requirement to encumber the funds or transfer the funds to the Department of Housing and Community Development within three years.

*Status: Vetoed on October 12, 2019*

**Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 1084 without my signature.

This bill extends the period of time that certain housing successor agencies of former redevelopment agencies can retain "excess surplus" funds from four years to eight years.

California is experiencing a housing crisis because of decades of underproduction. This is due, in part, to jurisdictions with former redevelopment agencies that did not use the funds to develop mixed-income housing as required. This bill sets a precedent to extend the retention of excess surplus funds for additional jurisdictions, including those that did not meet their affordable housing obligations. It also increases costs outside of the budget process. For these reasons, I cannot support this bill.

Sincerely,

Gavin Newsom

**AB-1437 (Chen) - Local government: redevelopment: revenues from property tax override rates.**

This bill would have allowed a portion of property taxes to be paid out of the Redevelopment Property Tax Trust Fund to pay voter approved taxes for a mobile intensive care program called "Paramedics."

*Status: Vetoed on October 13, 2019*

**Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 1437 without my signature.

This bill allows a portion of property taxes in the City of Brea to be paid out of the Redevelopment Property Tax Trust Fund to pay for a voter-approved paramedic program.

The dissolution of redevelopment agencies (RDAs) in 2011 has returned substantial property tax revenues to cities, counties and special districts to support core services. This bill would increase General Fund costs outside of the budget process. Further, it is important to note that when existing obligations are paid off, all of the paramedic tax will revert to the City.

For these reasons, I cannot sign this bill.

Sincerely,

Gavin Newsom

## **AB-1732 (Flora) - Redevelopment: successor agencies: asset disposal: City of Manteca.**

This bill would have authorized the successor agency to Manteca's former redevelopment agency to sell property at less than market value to a nonprofit organization.

*Status: Vetoed on October 12, 2019*

### **Governor's Veto Message:**

To the Members of the California State Assembly:

I am returning Assembly Bill 1732 without my signature.

This bill allows the successor agency to the former redevelopment agency in the City of Manteca to sell a specified property for less than fair market value if the property is sold to a nonprofit that will provide resources to individuals experiencing homelessness.

Combating the homeless crisis requires coordination at all levels of government as well as with nonprofits and the private sector. The state has stepped up with a historic \$1 billion investment in the budget and a suite of tools to make it easier for local governments to build emergency shelters and supportive housing. While I am supportive of additional local tools to address homelessness, this bill

provides for an increase in state costs and reduction in local revenues outside the budget process.

Sincerely,

Gavin Newsom

## **SB-532 (Portantino) - Redevelopment: City of Glendale: bond proceeds: affordable housing.**

This bill would have authorized the City of Glendale to use remaining redevelopment agency (RDA) bond proceeds for predevelopment, development, acquisition, rehabilitation, and preservation of affordable housing.

*Status: Vetoed on October 13, 2019*

### **Governor's Veto Message:**

Governor's veto message: To the Members of the California State Senate:

I am returning the following bills without my signature:

AB 411  
SB 532

These bills authorize certain cities' redevelopment successor agencies to spend stranded bond assets on affordable housing rather than repaying and cancelling the bonds as required under current law.



The bills will result in a General Fund cost of millions of dollars.

While I appreciate the intent of the Legislature to increase the production of affordable housing, I do not support the proposed exemptions to redevelopment agency dissolution requirements, which will which will reduce funding available for education.

Sincerely,

Gavin Newsom

## Tenants - Rent Control

### **AB-36 (Bloom) - Residential tenancies: rent control.**

This bill would make changes to the Costa Hawkins Act (the Act) to authorize an owner of residential real property to establish the initial and all subsequent rental rates for a dwelling or unit that has been issued its first certificate of occupancy within 20 years of the date upon which the owner seeks to establish the initial or subsequent rental rate, or for a dwelling or unit that is alienable separate from the title to any other dwelling unit or is a subdivided interest in a subdivision and the owner is a natural person who owns 10 or fewer residential units within the same jurisdiction as the dwelling or unit for which the owner seeks to establish the initial or subsequent rental rate, subject to certain exceptions.

*Status: Pending in Assembly Committee on Rules pursuant to Assembly Rule 96(a)*

### **AB-724 (Wicks) - Rental property data registry.**

This bill would require the Department of Housing and Community Development to create an online rental registry of all residential rental properties in the state.

*Status: Held under submission in Assembly Committee on Appropriations*

### **AB-1399 (Bloom) - Residential real property: rent control: withdrawal of accommodations.**

This bill makes changes to the Ellis Act to: 1) clarify that owners may not pay prior tenants liquidated damages in lieu of offering them the opportunity to re-rent their former unit; and 2) clarify that the date on which the accommodations are deemed to have been withdrawn from the rental market is the date on which the final tenancy among all tenants is terminated.

*Status: Chapter 596, Statutes of 2019*

### **AB-1482 (Chiu) - Tenancy: rent caps.**

This bill limits rent-gouging in California by placing an upper limit on annual rent increases: 5 percent plus inflation. To prevent landlords from engaging in rent-gouging

by evicting tenants, this bill also requires that a landlord have and state a just cause, as specified, in order to evict tenants who have occupied the premises for a year. Both the rent cap and the just cause provisions are subject to exemptions including, among others: housing built in the past 15 years, single family residences unless owned by a real estate trust or a corporation. This bill sunsets after ten years and does not preempt any local rent control or just cause ordinances.

*Status: Chapter 597, Statutes of 2019*

### **SB-18 (Skinner) - Keep Californians Housed Act.**

This bill deletes the sunset date on the requirement to provide a tenant 90 days' written notice in the case of a foreclosure.

*Status: Chapter 134, Statutes of 2019*

AB-10 (Chiu) - Income taxes: credits low-income housing: farmworker housing. ....11	AB-434 (Daly) - Housing financing programs: universal application. .... 11
AB-11 (Chiu) - Community Redevelopment Law of 2019.....22	AB-437 (Wood) - Move-In Loan Program. 12
AB-14 (Luz Rivas) - Multifamily Housing Program: homeless youths: homeless families .....5	AB-446 (Choi) - Discrimination: housing: victims of domestic violence..... 8
AB-22 (Burke) - Housing: safe and clean shelter for children.....18	AB-519 (Voepel) - Mobilehome parks: sale. .... 22
AB-36 (Bloom) - Residential tenancies: rent control. ....25	AB-587 (Friedman) - Accessory dwelling units: sale or separate conveyance. .... 1
AB-53 (Jones-Sawyer) - Rental housing unlawful housing practices: applications: criminal records. ....8	AB-599 (Maienschein) - Housing programs: definitions: workforce housing. .... 12
AB-58 (Luz Rivas) - Homeless Coordinating and Financing Council.....5	AB-670 (Friedman) - Common interest developments: accessory dwelling units. 4
AB-67 (Luz Rivas) - Housing: homeless integrated data warehouse. ....5	AB-671 (Friedman) - Accessory dwelling units: incentives..... 9
AB-68 (Ting) - Land use: accessory dwelling units .....1	AB-684 (Levine) - Building standards: electric vehicle charging infrastructure .... 2
AB-69 (Ting) - Land use: accessory dwelling units .....1	AB-694 (Irwin) - Veterans Housing and Homeless Prevention Bond Act of 2019. .... 12
AB-139 (Quirk-Silva) - Emergency and Transitional Housing Act of 2019.....8	AB-705 (Mark Stone) - Mobilehome parks: change of use. .... 22
AB-143 (Quirk-Silva) - Shelter crisis: homeless shelters: County of Orange.....5	AB-723 (Wicks) - Low-income housing incentives: leased rental housing: Counties of Alameda and Contra Costa. .... 18
AB-168 (Aguiar-Curry) - Housing: streamlined approvals. ....15	AB-724 (Wicks) - Rental property data registry. .... 25
AB-173 (Chau) - Mobilehomes: payments: nonpayment or late payments.....21	AB-725 (Wicks) - General plans: housing element: above moderate-income housing: suburban and metropolitan jurisdictions. .... 9
AB-191 (Patterson) - Building standards: exemptions: rebuilding after disasters ....2	AB-738 (Mullin) - Regional housing need allocation: County of San Mateo..... 15
AB-195 (Patterson) - Department of Housing and Community Development: grant-based programs: reporting. ....18	AB-816 (Quirk-Silva) - California Flexible Housing Subsidy Pool Program..... 6
AB-298 (Mathis) - Housing: home purchase assistance program: first responders: Legislative Analyst: study and report. ....8	AB-831 (Grayson) - Department of Housing and Community Development: study: local fees: new developments..... 18
AB-338 (Chu) - Manufactured housing: smoke alarms: emergency preparedness. ....21	AB-832 (Gipson) - Income taxes: credits: qualified developer: affordable housing. 12
AB-344 (Calderon) - New Beginnings California Program. ....5	AB-847 (Grayson) - Housing: transportation-related impact fees grant program. .... 12
AB-349 (Choi) - Building standards: garage doors. ....2	AB-881 (Bloom) - Accessory dwelling units. .... 1
AB-393 (Nazarian) - Building codes: earthquake safety: functional recovery standard.....2	AB-957 (Committee on Housing and Community Development) - Housing Omnibus. .... 19
AB-411 (Mark Stone) - Redevelopment: City of Santa Cruz: bond proceeds: affordable housing. ....11	AB-1006 (Grayson) - Manufactured or prefabricated housing units: statewide standards..... 3

AB-1010 (Eduardo Garcia) - Housing programs: eligible entities. ....	12	AB-1484 (Grayson) - Mitigation Fee Act: housing developments. ....	20
AB-1074 (Diep) - Accessory Dwelling Unit Construction Bond Act of 2020. ....	1	AB-1485 (Wicks) - Housing development: incentives. ....	16
AB-1084 (Mayes) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund. ....	22	AB-1486 (Ting) - Local agencies: surplus land. ....	20
AB-1117 (Grayson) - Peace officers: peer support. ....	3	AB-1487 (Chiu) - San Francisco Bay area: housing development: financing. ....	13
AB-1177 (Frazier) - Planning and zoning: housing development: streamlined approval. ....	15	AB-1497 (Holden) - Hosting platforms. ....	8
AB-1197 (Santiago) - California Environmental Quality Act: exemption: local and regional housing projects and emergency shelters. ....	6	AB-1528 (Bigelow) - Mobilehomes. ....	22
AB-1239 (Cunningham) - Planning and zoning: housing element. ....	9	AB-1534 (Wicks) - Regional Homeless Management Planning Act. ....	6
AB-1244 (Fong) - Environmental quality: judicial review: housing projects. ....	19	AB-1536 (Gray) - Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts: standards. ....	16
AB-1255 (Robert Rivas) - Surplus public land: database. ....	16	AB-1561 (Cristina Garcia) - Residential development: discrimination. ....	9
AB-1272 (Kiley) - California Environmental Quality Act: projects for the development of new housing units. ....	19	AB-1562 (Burke) - Housing guidebook. ....	20
AB-1279 (Bloom) - Planning and zoning: housing development: high-resource areas. ....	16	AB-1568 (McCarty) - Housing law compliance: prohibition on applying for state grants. ....	10
AB-1290 (Gloria) - The California Housing Finance Agency. ....	12	AB-1579 (Gabriel) - College and university student housing: impact mitigation fees. ....	20
AB-1315 (Boerner Horvath) - Housing: small lot subdivisions. ....	16	AB-1648 (Levine) - Housing: school employees: affordable rental housing. ....	13
AB-1317 (Brough) - Personal income taxes: gross income exclusion: homeownership savings accounts. ....	13	AB-1659 (Bloom) - Local home financing agencies: cities. ....	13
AB-1386 (Chen) - Residential fees and charges. ....	19	AB-1702 (Luz Rivas) - Homeless Coordinating and Financing Council. ....	6
AB-1399 (Bloom) - Residential real property: rent control: withdrawal of accommodations. ....	25	AB-1706 (Quirk) - Housing development: incentives. ....	16
AB-1405 (Gloria) - Permanent supportive housing for parolees. ....	19	AB-1717 (Friedman) - Transit-Oriented Affordable Housing Funding Program Act. ....	14
AB-1437 (Chen) - Local government: redevelopment: revenues from property tax override rates. ....	23	AB-1730 (Gonzalez) - Regional transportation plans: San Diego Association of Governments: housing. ....	10
AB-1453 (Chiu) - Property tax: welfare exemptions: rental housing and related facilities. ....	13	AB-1732 (Flora) - Redevelopment: successor agencies: asset disposal: City of Manteca. ....	24
AB-1482 (Chiu) - Tenancy: rent caps. ....	25	AB-1745 (Kalra) - Shelter crisis: emergency bridge housing community: City of San Jose. ....	7
AB-1483 (Grayson) - Housing data: collection and reporting. ....	19	AB-1763 (Chiu) - Planning and zoning: density bonuses: affordable housing. ....	17
		AB-1783 (Robert Rivas) - H-2A worker housing: state funding: streamlined approval process for agricultural employee housing. ....	17
		Accessory Dwelling Units. ....	1
		Building Standards. ....	2

Common Interest Developments .....	4	SB-326 (Hill) - Common interest developments. ....	4
Homelessness .....	5	SB-329 (Mitchell) - Discrimination: housing: source of income.....	8
Housing Discrimination.....	8	SB-330 (Skinner) - Housing Crisis Act of 2019. ....	17
Housing Elements .....	8	SB-333 (Wilk) - Homeless Coordinating and Financing Council. ....	7
Housing Finance.....	11	SB-532 (Portantino) - Redevelopment: City of Glendale: bond proceeds: affordable housing. ....	24
Land Use Planning.....	15	SB-573 (Chang) - Homeless Emergency Aid program: funding.....	7
Miscellaneous .....	18	SB-592 (Wiener) - Housing Accountability Act. ....	17
Mobilehomes/Manufactured Housing.....	21	SB-611 (Caballero) - Housing: elderly and individuals with disabilities.....	20
Redevelopment.....	22	SB-623 (Jackson) - Multifamily Housing Program: total assistance calculation. ...	15
SB-5 (Beall) - Affordable Housing and Community Development Investment Program. ....	14	SB-652 (Allen) - Entry doors: display of religious items: prohibitions. ....	4
SB-6 (Beall) - Residential development: available land. ....	20	SB-672 (Hill) - Planning and zoning: regional housing need allocation: City of Brisbane. ....	10
SB-9 (Beall) - Income taxes: low-income housing credits: allocation: sale of credits. .....	14	SB-687 (Rubio) - Homeless Coordinating and Financing Council.....	7
SB-13 (Wieckowski) - Accessory dwelling units. ....	1	SB-695 (Portantino) - Special education: individualized education programs: translation services. ....	10
SB-18 (Skinner) - Keep Californians Housed Act.....	26	SB-744 (Caballero) - Planning and zoning: California Environmental Quality Act: permanent supportive housing. ....	18
SB-182 (Jackson) - Local government: planning and zoning: wildfires. ....	17	SB-754 (Moorlach) - Common interest developments: board members: election by acclamation.....	4
SB-235 (Dodd) - Planning and zoning: housing production report: regional housing need allocation. ....	10	Tenants - Rent Control.....	25
SB-258 (Hertzberg) - California Emergency Solutions and Housing Program: grants: homeless shelters: pets and veterinary services.....	14		
SB-274 (Dodd) - Mobilehome parks: tenancies. ....	22		
SB-280 (Jackson) - Older adults and persons with disabilities: fall prevention...3	3		
SB-282 (Beall) - Supportive housing for parolees. ....	15		
SB-323 (Wieckowski) - Common interest developments: elections.....	4		