**2018 State Housing Legislation (as of May 17, 2018)**

| **Bill Number** | **Sponsor(s)** | **Title/Topic** | **Summary and Comments** | **Recommendation/Status** |
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| **AB 1506** | Chiu | **Costa-Hawkins Repeal** | Would fully repeal the Costa-Hawkins act that limits local authority to enact rent control. Would permit rent control on single family homes, vacant units, and new construction. | **EBHO Supports**  High Priority  ***Failed in Committee*** |
| **AB 1771** | Bloom | **RHNA** | WCLP sponsored. Requires that actions taken for RHNA further (as opposed to “are consistent with”) the objectives of Housing Element Law. Requires more public hearings. COGs would have to provide explanation of how the adopted methodology would further RHNA goals. RHNA methodology must include new factors: rate of overcrowding and overpayment, existing and projected demand at various levels, jobs/housing fit, fair housing, etc. HCD must review methodology to ensure that RHNA plan is actually consistent with objectives. Establishes a process to appeal the RHNA. | **Support**  Passed out of H&CD. Passed out of Local Government.  Referred to Approps. |
| **AB 2035** | Mullin | **Tax increment** | Technical amendments to 2017’s AB 1598 which authorized tax increment for affordable housing through Affordable Housing Authorities. | **Watch**  Passed Local Gov’t. Amended in H&CD pending new reading. |
| **AB 2065 \*** | Ting | **Surplus Land Act** | Closes a number of loopholes and provides better definitions of “surplus”, “dispose”, “priority”. | **EBHO Supports**  High Priority Passed out of Local Gov’t. Next to Approps. On Approps Suspense. ***Amendments pending*** |
| **AB 2162** | Chiu/Daly | **Permanent Supportive Housing By Right** | **Sponsored by CSH and Housing CA**. Provides for by-right development of supportive housing if 100% of units are affordable and at least 35% or 15 units (whichever is greater) are supportive housing units. Requires sponsors to demonstrate that services will be provided.  Has substantial support. Opposition from two cities concerned with loss of local control. | **Support**  Passed by Local Gov’t, Housing & CD, and Approps. |
| **AB 2343** | Chiu | **Tenant Rights – eviction notices** | Extends time for tenants to respond to notice to quit or correct from 3 days to 10 days (if breach is curable) and requires that specific reasons be stated in the notice. Also extends time to respond to Unlawful Detainer from 5 days to 10 days.  Note that EAH is in opposition – they believe it will make evictions harder for them. | **Support**  Passed out of Jud Comm Passed out of Approps.  In Suspense File |
| **AB 2562** | Mullin | **HCD Loan Programs** | Gives HCD authority to set/adjust interest rates on loans to make projects more feasible for tax credit financing. | **Watch**  Referred to Approps. On suspense file. |
| **AB 2923 \*** | Chiu/Grayson | **BART TOD Zoning** | Requires BART to adopt TOD Zoning Standards. Gives cities 2 years to modify zoning to be consistent with TOD Zoning standards. If that doesn’t happen, BART land is automatically rezoned. Zoning Standards must include a minimum of 20% affordable to very low, low and moderate income  *NOTE: BART’s current guidelines require 20% affordable at each station and 35% systemwide. In practice, the 20% is for very low and low, but does not include moderate income. This bill would permit moderate instead of low. Also, bill calls on BART to plan to address LI housing needs and housing for essential workers near BART station. Not within BART’s power?* | **None yet**  Passed Local Gov and Nat Res.  **Should We Support if Amended?**  Need to ensure that current requirement of 20% lower income housing is not undermined by including moderate income in the 20%.  Will have strong pushback from cities on local control issue. Would we harm our relationships with them?  NPH is supporting. |
| **AB 2925** | Bonta (Bloom, Chiu, Skinner) | **Just Cause for Eviction** | Amends State landlord-tenant law to prohibit eviction except for good cause. Language does not yet specify what “just cause” means.  Now encourages cities to adopt ordinances, but prohibits eviction due to ownership change or expiration of lease. | **Support** Passed Judiciary Comm. |
| **AB 3037** | Chiu | **Redevelopment 2.0** | Establishes authority for Redevelopment Housing & Infrastructure Agencies. Re-establishes ability to collect tax increment. Has replacement housing requirements and a 30% low/mod set-aside requirement. Voter approval (55%) needed for any RHIA bonds.  Provides for pass-through to affected taxing entitities. Requires SGC to find that new redev areas support GHG reductions. | **Watch**  Passed H&CD and Local Gov |
| **AB 3072** | Chiu | **State housing tax credit** | Expands State tax credit by $300 million and makes changes to increase value of credit. Eliminates passive loss limits for individual taxpayers to expand pool of potential buyers.  **CHC & NPH Support** | **Support**  Passed H&CD, referred to Rev&Tax |
| **AB 3152 \*** | Chiu | **Welfare Tax Exemption** | Expand Welfare Tax Exemption to moderate income. Targeted to high cost areas. | **None Yet**  Passed by Rev & Tax, pending H & CD. |
| **SB 1010** | Beall | **Parolees – Supportive Housing Pilot Program** | Establishes pilot program for supportive housing for parolees with mental illness.  Supported by: ACLU of California; Anti-Recidivism Coalition; California Catholic Conference; California Correctional Peace Officers Association; Disability Rights California; Non-Profit Housing Association of Northern California; Steinberg Institute  No known opposition | **Support**  Passed by Public Safety. Referred to APprops. On suspense. |
| **SB 1206** | De Léon, Moorlach | **No Place Like Home Bond** | In 2016, Governor Brown established the No Place Like Home Program to be funded with bonds backed by MHSA revenue. There is a legal challenge that says this needs voter approval and can’t be done by fiat. This measure would submit NPLH for voter approval.  **There are some concerns about whether this measure would be in competition with the November housing bond, and whether it increases risk of legal challenge to legitimacy of previous funding** | **Watch**  Passed by Health. Referred to Approps. |
| **SB 1333** | Wieckowski | **Planning & Zoning – Charter Cities** | Ensures that State Planning & Zoning laws apply to charter cities. Specifically ensures that charter cities cannot adopt/amend specific plans in ways that are in conflict with Housing Element. | **Watch** |
| **SB 1340** | Glazer | **CEQA** | Requires that CEQA suits re: housing projects be adjudicated within 270 days and limits ability of judges to halt construction activity pending adjudication except under very narrow circumstances.  **Supported by for-profit builders and some AH groups including NPH. Opposed by Sierra Club and CLCV. The extent to which CEQA is an actual barrier to housing is disputed.** | **None Yet**  Failed in Judiciary Committee but can be reconsidered. Pending for Environ. Quality committee too. |
| **SB 1341** | Glazer | **CEQA** | Prohibits anonymous CEQA lawsuits. Must disclose anyone contributing $1,000 or more, and any affected pecuniary interests they may have. | **Watch**  Initial hearing was canceled. |
| **SB 827 \*** | Wiener, Skinner | **Transit-Rich Housing Bonus** | Overrides local zoning by eliminating maximum density, requiring minimum height limits and FARs. | **EBHO Oppose Unless Amended.**  ***Failed in Local Gov’t Committee.*** |
| **SB 828** | Wiener | **RHNA Requirements** | Requires identification of sites for 125% of RHNA if inventory of suitable sites doesn’t accommodate 100% of RHNA. Requires that 100% of sites be zoned for multifamily. Requires RHNA to add for each City the unmet need from prior period. Appears to eliminate Mullin densities, which set minimum density for sites to be considered suitable for affordable housing. | **Watch**  Passed T&H Committee.  Referred to Approps, placed on suspense. |
| **SB 912** | Beall/Skinner | **Budget set-aside for homelessness** | Sets aside $2 Billion from current budget surplus to provide $1 billion for permanent housing (MHP program) and $1 Billion for homeless services.  Governor has proposed a much smaller amount.  **Unclear if this is superseded by announcement on 5/17 that Skinner, Beall and Atkins are proposing $5 Billion over 4 years for housing and homelessness.** | **Support**  Passed Transp & Hsg. Referred to Approps. On suspense. |