

2019 State Housing Legislation (as of March 7, 2019)

(Bills newly added since 2/21/19 are **highlighted**). Bills with official EBHO position are in **blue**

Bill Number and Status	Sponsor(s)	Title/Topic	Summary	EBHO Recommendation and Action; Comments
AB 10 Intro 12/3/18	Chiu	Income Taxes: credits low income housing; farmworker housing	Would, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, for calendar years beginning in 2020, increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by an additional \$500,000,000, as specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount. The bill, under those laws, would modify the definition of applicable percentage relating to qualified low-income buildings to depend on whether the building is a new or existing building and federally subsidized, or a building that is, among other things, at least 15 years old, serving households of very low income or extremely low income, and will complete substantial rehabilitation, as specified	EBHO Supports Housing CA sponsored Need to send letter
AB 11 Intro 12/3/18	Chiu	Community Redevelopment Law of 2019	Current law dissolved redevelopment agencies as of February 1, 2012, and designates successor agencies to act as successor entities to the dissolved redevelopment agencies. This bill, the Community Redevelopment Law of 2019, would authorize a city or county, or two or more cities acting jointly, to propose the formation of an affordable housing and infrastructure agency by adoption of a resolution of intention that meets specified requirements, including that the resolution of intention include a pass-through provision and an override pass-through provision, as defined.	EBHO Supports Need to send letter See CHPC summary and comparison

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AB 36 Intro 12/3/18	Bloom	Affordable housing: rental prices	<p>Would state the findings and declarations of the Legislature that, among other things, affordable housing has reached a crisis stage that threatens the quality of life of millions of Californians as well as the state economic outlook. This bill also would express the Legislature's intent to enact legislation in order to stabilize rental prices and increase the availability of affordable rental housing.</p>	
AB 53 Intro 12/3/18	Jones-Sawyer	Rental housing discrimination: applications; criminal records	<p>Would make it unlawful for the owner of any rental housing accommodation to deny the rental or lease of a housing accommodation without first satisfying specified requirements relating to the application process. The bill would prohibit the owner of a rental housing accommodation from inquiring about, or requiring an applicant for rental housing accommodation to disclose, a criminal record during the initial application assessment phase, as defined, unless otherwise required by state or federal law.</p>	
AB 68 Intro 12/3/18	Ting	Land Use: accessory dwelling units	<p>The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth required ordinance standards, including, among others, maximum unit size, parking, and height standards. This bill would prohibit an ordinance from imposing requirements on minimum lot size, lot coverage, or floor area ratio, and would prohibit an ordinance from establishing size requirements for accessory dwelling units that do not permit at least an 800 square feet unit of at least 16 feet in height to be constructed.</p>	

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AB 69 Intro 12/3/18	Ting	Land Use: accessory dwelling units	Would authorize the Department of Housing and Community Development to submit written findings to a local agency as to whether the local ordinance complies with state law, and to notify the Attorney General if the ordinance violates state law. The bill would require a local agency to consider the department's findings and would authorize the local agency to amend its ordinance to comply with state law or adopt a resolution with findings explaining why the ordinance complies with state law, and addressing the department's findings.	
AB 307	Reyes	Homeless Youth Grant Program	The 2018 sponsors of SB 918 - The Homeless Youth Act (Housing CA, California Coalition for Youth, John Burton Advocates for Youth, CSH, Tipping Point, and Equality California) are pursuing a grant program for youth experiencing homelessness. In our budget request, we are including \$100 million in ongoing funding for this program. The grant program would be administered by the Homeless Coordinating and Financing Council.	
AB 725	Wicks	Housing Elements – above moderate income sites	Limits housing element sites for above-moderate income – no more than 20% of above moderate need could be accommodated on sites zoned for single family.	
AB 791	Gabriel	California Opportunity Zones: Investment	Creates a 50% credit against both federal and State capital gains tax for sale of property to affordable housing developers in Opportunity Zones. Intended to incentive those transfers.	
AB 816	Quirk – Silva	Flexible Housing Program	Practitioners around the state who work to end and prevent homelessness expressed the need for an ongoing flexible source of funding with a streamlined and centralized application process. To satisfy this need, we are proposing a systems change in which the state combine existing and new programs to create a Flexible Housing Program administered by HCD. This program would provide rental assistance, operating subsidies, services, systems funding, and interim housing (capped at 20%) to cities, counties, and CoCs.	Housing CA sponsored

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AB 1110				
AB 1279				
AB 1399				
AB 1481	Bonta	Just Cause		Bill has not yet been amended to reflect this purpose.
AB 1482	Chiu	Anti-Gouging Cap on Rent Increases		Bill has not yet been amended to reflect this purpose. Currently has language that limits tenant rights.
AB 1486	Ting	Surplus Land Act	Closes loopholes and clarifies provisions of the Surplus Land Act. Adds requirements for public agencies to do a complete inventory of publicly owned land, and for State HCD to maintain a database. Adds requirements to Housing Element. Encourages priority in State housing funding for projects on public land, and priority in transportation funding to cities with active public land strategy.	RECOMMEND SUPPORT Similar but broader than last year's AB 2065. EBHO has been deeply involved in drafting language for this bill.
AB 1568	McCarty	Housing Element Production Reports	Links transportation funding to actual production	Problematic as it holds cities responsible for actual construction activity – doesn't account for market conditions that localities don't control.
AB 1743	Bloom	Welfare Exemption for Rental Housing	Expands property tax exemption to deed-restricted housing for moderate income households	

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ACA 1 Intro 12/3/18	Aguiar-Curry	Local government financing: affordable housing and public infrastructure: voter approval.	The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, or city and county to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure or affordable housing, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.	EBHO Supports Need to send letter
SB 4 Intro 12/3/18	McGuire	Housing	Under current law, various agencies administer programs to preserve and expand safe and affordable housing opportunities and promote sound community growth. This bill would state the intent of the Legislature to enact legislation that would limit restrictive local land use policies and legislation that would encourage increased housing development near transit and job centers, in a manner that ensures that every jurisdiction contributes its fair share to a housing solution, while acknowledging relevant differences among communities.	
SB 5 Intro 12/3/18	Beall	Local-State Sustainable Investment Incentive Plan	Would establish in state government the Local-State Sustainable Investment Incentive Program, which would be administered by the Sustainable Investment Incentive Committee. The bill would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority or transit village development district to apply to the Sustainable Investment Incentive Committee to participate in the program and would authorize the committee to approve or deny applications for projects meeting specific criteria.	

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SB 6 Intro 12/3/18	Beall	Housing Production	Under current law, various agencies administer programs to preserve and expand safe and affordable housing opportunities and promote sound community growth throughout the state. This bill would state the intent of the Legislature to enact legislation that would help encourage housing production throughout the state, including streamlining approval processes, identifying sufficient and adequate sites for housing construction, and penalizing local planning that restricts housing production.	
SB 9 Intro 12/3/18	Beall	Income taxes: low-income housing credits: allocation: sale	Current law, beginning on or after January 1, 2009, and before January 1, 2020, requires, in the case of a project that receive a preliminary reservation of a state low-income housing tax credit, that the credit be allocated to the partners of a partnership owning the project in accordance with the partnership agreement, as provided. Existing law, beginning on or after January 1, 2016, and before January 1, 2020, authorizes a taxpayer that is allowed a low-income housing tax credit to elect to sell all or a portion of that credit to one or more unrelated parties for each taxable year in which the credit is allowed, as described. This bill would delete the January 1, 2020, date with respect to both of these provisions, thereby requiring the allocation of credits among partners in accordance with the partnership agreement and authorizing the sale of a credit, as described above, indefinitely.	Support? (recommended by NPH)
SB 13	Wiecowski	ADUs		

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SB 15 Intro 12/3/18	Portantino	Redevelopment	The Community Redevelopment Law authorized the establishment of redevelopment agencies in communities to address the effects of blight, as defined. Current law dissolved redevelopment agencies as of February 1, 2012, and provides for the designation of successor agencies, as defined, to wind down the affairs of the dissolved redevelopment agencies. This bill would state the intent of the Legislature to enact legislation relating to redevelopment.	
SB 18	Skinner	Rental Assistance?		
SB 50	Wiener	Planning and zoning: housing development: equitable communities incentive	Would require a city, county, or city and county to grant upon request an equitable communities incentive when a development proponent seeks and agrees to construct a residential development, as defined, that satisfies specified criteria, including, among other things, that the residential development is either a job-rich housing project or a transit-rich housing project, as those terms are defined; the site does not contain, or has not contained, housing occupied by tenants or accommodations withdrawn from rent or lease in accordance with specified law within specified time periods; and the residential development complies with specified additional requirements under existing law.	Watch NPH is co-sponsor. Need to resolve issues about inclusionary requirements, sensitive communities, etc. Recommending that we support Statewide network proposals on inclusionary requirements.
SB 196	Beall	Welfare Exemption	Extends existing welfare exemption from property taxes to Community Land Trusts	
SB 282	Beall	Supportive Housing for People on Parole Experiencing Homelessness	Housing California and CSH are seeking to create a grant program for counties to provide supportive housing for people on parole. The county would commit to providing Medi-Cal mental health treatment. This way, counties would apply and commit to providing housing and services to this population long term, while drawing in federal resources.	Housing CA sponsored

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SB 329	Mitchell	Source of Income Discrimination (Section 8)	It often takes several years for an applicant to obtain a Housing Choice Voucher (Section 8). After waiting all of those years, voucher holders often find that it is impossible to use the voucher because many landlords openly refuse to allow the voucher as a form of rent payment. This bill would prohibit discrimination against voucher holders by adding them to the list of sources of income that cannot be denied.	EBHO Supports Housing CA sponsored Need to send letter
SB 330	Skinner	Housing Crisis Act of 2019	Would allow local jurisdictions to prohibit commercial use on land zoned for residential use	
SB 361	Mitchell	Health Home Program Clean-Up	In 2013, Governor Brown signed AB 361 (Mitchell), which authorized the state to take advantage of an Affordable Care Act optional Medi-Cal benefit, now referred to as the Health Home Program (HHP). This clean-up legislation would remove language around restricting state funding and also require health plans to implement benefits in ways that would make the program more meaningful.	Housing CA sponsored
SCA 1 Intro 12/3/18	Allen	Public housing projects (Article 34 Repeal)	The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.	Lean towards support, but concern that if it fails it could draw attention to the existence of Article 34 as another NIMBY tool.
BILL #				

Other Notes

April 26 deadline for policy committee for fiscal bills

May 3 deadline for policy committee for non-fiscal bills

Recess from April 11-22

Likely to get a lot of 2-year bills
