



2019 Statewide Legislation EBHO-Endorsed Bills



Constitutional Amendment

Land Use

Tenant Protections

Funding & Redevelopment

* EBHO Co-Sponsored Bill *

* AB 1486 Publicly Owned Surplus Lands (Ting) *

Would require public agencies to do a complete inventory of publicly owned land and require the State to maintain a database of those lands. Would prioritize the State's housing **funding for projects on public land** and also prioritize transportation funding to cities with an active public land strategy.

AB 1279 Housing Development in 'High Resource Areas' (Bloom)

Housing developments would bypass exclusive zoning laws in **High Resource Areas**, as defined by certain conditions (such as job centers or high-performing schools). Housing wouldn't be developed on sites that require the demolition of rental housing that currently has tenants or has had tenants in the past 10 years

AB 11 Community Redevelopment Law (Chiu)

This bill would create a new redevelopment program. Affected taxing entities would have to 'opt in' before their share of the assessed taxes can be claimed. Prior to dissolution in 2012, redevelopment agencies contributed ~1 billion annually to the creation low-income housing.

AB 10 Tax Credits for Low Income Housing (Chiu)

Increases the State low income tax credit by \$500 million annually and allocates \$25 million annually to the creation of farm worker housing projects.

SB 9 Low-Income Housing Credits: Sale of Credits (Beall)

Removes the time limit on a provision allowing investors to sell tax credits to third parties.

SB 18 Keep Californians Housed Act (Skinner)

An anti-displacement bill that would provide unspecified funding for the "Emergency Solutions and Housing Program," and create a new Homeless Prevention and Legal Assistance Fund for tenants.

SB 196 Property Tax Relief for Community Land Trusts (Beall)

Extends an existing exemption on property taxes for Community Land Trusts to include a period of up to 5 years when the property has not yet been developed.

SB 361 Medi-Cal: Health Home Program (Mitchell)

This clean-up legislation would strengthen the 'Health Home Program' by removing language that restricts state funding and requiring health plans to implement benefits in more meaningful ways.

Paid for by East Bay Housing Organizations, a Non Profit 501c3 Organization
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The San Francisco Foundation

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SCA 1 Public Housing Projects (Allen)

Article 34 of the California Constitution prohibits the development of low-rent housing projects until a majority of the electeds in a city, town, or county approve the project by voting in favor at an election. This measure would repeal these provisions making it easier to create low-income rental properties.

ACA 1 Voter Approval for Affordable Housing (Aguiar-Curry)

This bill would reduce the 66% 'super majority' requirement needed to pass bonds for affordable housing or public infrastructure projects to a 'simple majority' of 55%.

AB 1399 Residential Property: Rent Control (Bloom)

Extends the noticing period for rent increases. Strengthens penalties for re-renting after an 'Ellis Act' eviction, and requires first right of move-in to be given to the former tenant. If the eviction occurs in a rent controlled jurisdiction, this bill provides controls for 5 years with vacancy control.

AB 1110 Rent Increases: Noticing (Friedman)

Extends the time period for notices of rent increase to 90 days if the rent increase is lower than 15% and to 120 days if the increase is greater than 15%

AB 53 Anti-Discrimination: Criminal Records (Jones-Sawyer, Bonta)

Prohibits landlords from asking about an applicant's criminal record during the initial application assessment phase unless otherwise required by state or federal law.

AB 1482 Anti-Rent Gauging (Chiu)

Establishes a Statewide cap on rent increases to CPI (Consumer Price Index) plus an as-yet unspecified percentage.

SB 329 Anti-Discrimination: Source of Income (Durazo)

This bill would prohibit discrimination against Section 8 voucher holders by adding rental assistance to the list of sources of income that cannot be denied by landlords.

SB 529 Tenant Right to Organize (Mitchell)

Provides the right to form tenant associations and protects tenants against retaliation for forming or participating in a tenant association.

For more info, contact Jeff Levin, Policy Director, at jeff@ebho.org
For instructions on how to submit comments in support of these bills
please visit <https://calegislation.lc.ca.gov/Advocates/>