

SENATE HOUSING COMMITTEE

Senator Scott Wiener, Chair



2019 LEGISLATIVE BILL SUMMARY



CALIFORNIA LEGISLATURE

Senate Housing Committee
Senator Scott Wiener, Chair

2019 Legislative Bill Summary

INTRODUCTION

This publication is a comprehensive collection of summaries for bills that the Senate Housing Committee considered during the 2019 legislative year. This report also contains summaries for legislation that the consultants for the Senate Housing Committee deem worthy of the committee's attention, yet were never assigned to the committee. This includes bills that never made it out of the Assembly as well as bills that were assigned to other Senate policy committees.

Each summary includes the final status of the bill. Bills that the Legislature passed and the Governor signed into law are listed with their chapter numbers. In general, chaptered legislation will go into effect on January 1, 2020. Bills that contain an urgency clause took effect immediately upon the Governor's signature.

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| | |
|---|----|
| Accessory Dwelling Units..... | 4 |
| Building Standards..... | 5 |
| Common Interest Developments..... | 6 |
| Constitutional Amendments..... | 8 |
| Homelessness..... | 8 |
| Housing Elements..... | 12 |
| Land Use and Zoning..... | 15 |
| Landlord - Tenant and Fair Housing..... | 19 |
| Local Housing and Infrastructure Finance..... | 21 |
| Manufactured Housing and Mobilehomes..... | 22 |
| Miscellaneous..... | 23 |
| State Housing Programs and Finance..... | 25 |
| Surplus Properties..... | 28 |

Accessory Dwelling Units

[SB-13 \(Wieckowski\) - Accessory dwelling units.](#)

Makes a number of changes to law governing accessory dwelling units (ADUs), including, among other things: limiting impact fees for ADUs, as specified; providing a five-year amnesty period for owners to correct building code violations on existing ADUs; reducing the approval period for ADUs from 120 days to 60 days; requiring local governments to allow ADUs of at least 850 square feet (1,000 square feet if more than one bedroom); and prohibiting owner occupancy requirements on either the ADU or the primary dwelling.

Status: Chapter 653, Statutes of 2019

[SB-592 \(Wiener\) - Housing development: Housing Accountability Act: permit streamlining.](#)

Extends protections of the Housing Accountability Act (HAA) to accessory dwelling units (ADUs) and certain ministerial decisions, and adds new provisions related to enforcement of the HAA. The HAA limits the ability of local agencies to reject or make infeasible housing developments without a thorough analysis of the economic, social, and environmental effects of the action.

Status: Assembly – Rules Committee

[AB-68 \(Ting\) - Land use: accessory dwelling units.](#)

Makes a number of changes to existing law governing accessory dwelling units (ADUs), including, among other things: requiring ministerial approval of multiple ADUs or junior accessory dwelling units (JADUs) on a lot, or both, as specified; requiring a 30-day minimum on ADU rentals; revising allowable setback requirements; and reducing the approval period for ADUs from 120 days to 60 days.

Status: Chapter 655, Statutes of 2019

[AB-69 \(Ting\) - Land use: accessory dwelling units.](#)

Requires the state Department of Housing and Community Development (HCD) to submit proposed small building home standards to the California Building Standards Commission (CBSC), on or before January 1, 2021, for accessory dwelling units (ADUs) and homes of less than 800 square feet.

Status: Senate – Inactive File

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

Allows for an accessory dwelling unit (ADU) to be sold or conveyed separately from the primary residence to a qualified buyer under specified circumstances.

Status: Chapter 657, Statutes of 2019

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

Prohibits common interest developments (CIDs) from banning construction of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) but allows homeowners associations (HOA) to impose reasonable restrictions on construction of ADUs or JADUs, as specified.

Status: Chapter 178, Statutes of 2019

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

Requires local governments' housing elements to include plans to encourage affordable accessory dwelling unit (ADU) rentals and requires the state Department of Housing and Community Development (HCD) to develop a list of state grants and financial incentives for affordable ADUs, as specified.

Status: Chapter 658, Statutes of 2019

AB-881 (Bloom) - Accessory dwelling units.

Makes a number of changes to existing law governing accessory dwelling units (ADUs), including, among other things: prohibiting local governments from imposing parking standards within ½ mile walking distance of a transit stop, as specified, and prohibiting owner occupancy requirements on the ADU or the primary dwelling.

Status: Chapter 659, Statutes of 2019

Building Standards

SB-142 (Wiener) - Employees: lactation accommodation.

Expands worker protections for lactation accommodation requests, including several requirements for what employers must provide in lactation rooms. (The original version of this bill included a requirement for the California Building Standards Commission to propose building standards for lactation spaces, but these provisions were amended out prior to final passage.)

Status: Chapter 720, Statutes of 2019

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

Requires the state Department of Housing and Community Development (HCD) to investigate possible changes to building standards that promote aging in place, as specified and authorizes HCD to propose standards for consideration by the California Building Standards Commission (CBSC) if the changes will not significantly increase the cost of construction.

Status: Chapter 640, Statutes of 2019

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

Requires the state Department of Housing and Community Development (HCD) to submit proposed small building home standards to the California Building Standards Commission (CBSC), on or before January 1, 2021, for accessory dwelling units (ADUs) and homes of less than 800 square feet.

Status: Senate – Inactive File

AB-349 (Choi) - Building standards: garages.

Requires the state Department of Housing and Community Development (HCD), with the assistance of the State Fire Marshal, to investigate and propose, if it deems necessary, changes to residential building standards relating to a second method of egress from a residential garage, as specified.

Status: Senate – Appropriations Committee – Held on suspense

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

Requires the California Building Standards Commission (CBSC) to assemble a working group to help determine criteria for voluntary or mandatory “functional recovery standards” for buildings following a seismic event.

Status: Senate – Appropriations Committee – Held on suspense

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

Requires the state Department of Housing and Community Development (HCD) and the California Building Standards Commission (CBSC) to propose building standards for the installation of electric vehicle charging infrastructure for parking spaces for existing multifamily and non-residential developments.

Status: Vetoed

Common Interest Developments

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

Enacts a series of reforms to the laws governing board of director elections in common interest developments (CIDs), also referred to as homeowners associations (HOA), with the intent to increase the regularity, fairness, formality, and transparency associated with such elections.

Status: Chapter 848, Statutes of 2019

SB-326 (Hill) - Common interest developments.

Establishes a mandatory inspection regime for exterior elevated elements such as balconies, decks, walkways, stairways, and railings, within HOAs. Also nullifies any

provision in an HOA's governing documents that purports to condition or limit the ability of the HOA to bring construction defect litigation against the developer or builder of the HOA.

Status: Chapter 207, Statutes of 2019

[SB-434 \(Archuleta\) - Common interest developments: managing agent: production of client property and client records upon termination of management agreement.](#)

Requires a managing agent of a common interest development (CID), whose agreement has been terminated, to produce client property and records no more than 30 days from either the effective date of the termination of the management agreement or the date the agent receives the request, whichever is greater.

Status: Senate – Inactive File

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

Requires landlords and homeowners associations (HOA) to allow their tenants and members to affix small religious items to the door or doorframe of the tenants' and members' homes.

Status: Chapter 154, Statutes of 2019

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

Provides that nominees to a homeowners association (HOA) board in a common interest development (CID) shall be considered elected by acclamation if the number of nominees does not exceed the number of vacancies on the board.

Status: Chapter 858, Statutes of 2019

[AB-670 \(Friedman\) - Common interest developments: accessory dwelling units.](#)

Prohibits common interest developments (CIDs) from banning construction of an accessory dwelling unit (ADU) or junior accessory dwelling unit (JADU) but allows homeowners associations (HOA) to impose reasonable restrictions on construction of ADUs or JADUs, as specified.

Status: Chapter 178, Statutes of 2019

Constitutional Amendments

[SCA-1 \(Allen\) - Public housing projects.](#)

Repeals Article 34 of the California Constitution, which requires majority approval by the voters of a city or county for the development, construction, or acquisition of a local publicly funded affordable housing project.

Status: Assembly Desk

[ACA-1 \(Aguir-Curry\) - Local government financing: affordable housing and public infrastructure: voter approval.](#)

Lowers the voter approval requirement to 55% for local funding for affordable housing, permanent supportive housing, or public infrastructure.

Status: Assembly Floor – Failed

Homelessness

[SB-48 \(Wiener\) - Interim housing intervention developments.](#)

Establishes a streamlined approval process for a “low-barrier navigation center” that connects people experiencing homelessness to services and permanent housing solutions until January 1, 2027, if it meets specified requirements. Makes changes to housing element law with regards to zoning for emergency shelters, as specified. Provisions related to a streamlined approval process for a “low-barrier navigation center” were included in AB 101 (Committee on Budget, Chapter 159, Statutes of 2019).

Status: Senate – Appropriations Committee – Held on suspense

[SB-211 \(Beall\) - State highways: leases.](#)

Authorizes the State Department of Transportation (Caltrans) to enter into a lease agreement of as little as \$1 per month with a local entity for purposes of establishing an emergency shelter or feeding program. (Caltrans currently has authority in a handful of jurisdictions throughout the state to lease property for homeless shelter programs at below market rate; this bill expands the authority to the rest of the state.)

Status: Chapter 343, Statutes of 2019

[SB-282 \(Beall\) - Supportive housing for parolees.](#)

Requires the California Department of Corrections and Rehabilitation to transfer all funds from the Integrated Services for Mentally Ill Parolees program to the California Department of Housing and Community Development (HCD) for the newly created Supportive Housing Program for Persons on Parole, to provide permanent supportive housing and wraparound services to mentally ill parolees who are homeless or at risk of homelessness.

Status: Assembly – Appropriations Committee

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

Requires the Homeless Coordinating and Financing Council (HCFC) 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 (HUD).

Status: Assembly – Appropriations Committee – Held on suspense

SB-369 (Hertzberg) - Vehicle repair assistance program: safe parking program participants.

Authorizes a city, county, city and county, joint powers authority, nonprofit organization, or continuum of care to establish a safe parking program, as specified. Allows an individual enrolled in a safe parking program for at least 30 days to remain eligible for the repair assistance program (related to smog check) if vehicle registration requirements are not met.

Status: Assembly – Transportation Committee

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

Makes an annual appropriation of \$250 million from the General Fund to the Homeless Emergency Aid Program (HEAP) administered by the Homeless Coordinating and Financing Council (HCFC).

Status: Assembly – Housing and Community Development Committee

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

Requires the Governor to appoint one representative from either the California Community Colleges, University of California, or California State University to the Homeless Coordinating and Financing Council (HCFC).

Status: Chapter 345, Statutes of 2019

SB-744 (Caballero) - Planning and zoning: California Environmental Quality Act: permanent supportive housing: No Place Like Home Program.

Makes changes to the existing streamlined process for supportive housing developments and creates a California Environmental Quality Act exemption for developments that qualify for No Place Like Home funding.

Status: Chapter 346, Statutes of 2019

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

Increases the number of members of the Homeless Coordinating and Financing Council (HCFC) appointed by the Governor from 17 to 18, by requiring the Governor to appoint a representative from the California Department of Education to the HCFC.

Status: Chapter 334, Statutes of 2019

AB-67 (Luz Rivas) - Homeless integrated data warehouse.

Requires the state Department of Housing and Community Development (HCD), in coordination with the Homeless Coordinating and Financing Council (HCFC), to create a state homeless integrated data warehouse, as specified.

Status: Senate – Appropriations Committee – Held on suspense

AB-101 (Committee on Budget) - Housing development and financing.

Provides for statutory changes necessary to enact the housing and homelessness-related provisions of the Budget Act of 2019: (1) Provides for certain judicial remedies for violations of the Planning and Zoning Law. (2) Creates a "pro-housing policy" incentive scoring system for certain competitive state-funded housing grant programs, under which local jurisdictions designated by HCD as pro-housing would be awarded additional points in scoring their applications for awards from these programs. (3) Makes statutory changes to streamline approval of low-barrier navigation centers to assist homeless individuals. Includes several provisions to adjust the streamlined approval process established by SB 35 (Wiener, 2017). (4) Provides for the distribution of \$650 million in funds to assist local governments in addressing homelessness; \$500 million in grants to fund infrastructure improvements such as water, sewer, streets, roads, and sidewalks for eligible cities and counties in relation to housing development; \$500 million in new state low-income housing tax credits for affordable housing construction; and \$500 million for the California Housing Finance Agency's Mixed Income Program, which provides financing for mixed-income housing developments.

Status: Chapter 159, Statutes of 2019

AB-137 (Cooper) - Facilities of the State Plan of Flood Control.

Expands the prohibition on cutting or altering specific levees to a prohibition on concealing, defacing, destroying, modifying, using, occupying, cutting, altering, or physically or visually obstructing any levee forming part of any of the plans of flood control adopted by this part or by the Central Valley Protection Board, or any other facility of the State Plan of Flood Control without permission of the board. (This bill was introduced to address concerns about homeless encampments on levees.)

Status: Senate – Appropriations Committee – Held on suspense

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

Requires a local government to base the needs for emergency shelter in its housing element on the most recent homeless point-in-time count conducted before the start of the planning period, 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-143 (Quirk-Silva) - Shelter crisis: homeless shelters: Counties of Alameda and Orange: City of San Jose.

Authorizes Alameda County, any city within Alameda County, Orange County, any city within Orange County, and the City of San Jose, to include homeless shelters as emergency housing upon declaration of a shelter crisis, until January 1, 2023.

Status: Chapter 336, Statutes of 2019

AB-302 (Berman) - Parking: homeless students.

Requires a community college campus that has parking facilities on campus to grant overnight access to those facilities, on or before July 1, 2020, to any homeless student who is enrolled in coursework, has paid enrollment fees that have not been waived, and is in good standing with the community college, for the purpose of sleeping in the student's vehicle overnight.

Status: Senate – Inactive File

AB-307 (Reyes) - Homeless youth: grant program.

Requires the Homeless Coordinating and Financing Council (HCFC) to develop a grant program to support homeless youth and to prevent and end homelessness among California's youth, as specified.

Status: Senate – Appropriations Committee – Held on suspense

AB-891 (Burke) - Public property: safe parking program.

Requires each city and county with a population greater than 330,000 to establish a safe parking program by January 1, 2022 that provides safe parking locations and options for individuals and families living in their vehicles.

Status: Vetoed

AB-1197 (Santiago) - California Environmental Quality Act: exemption: City of Los Angeles: supportive housing and emergency shelters.

Exempts from the California Environmental Quality Act, until January 1, 2025, the following: (1) actions taken by eligible public agencies to lease, convey, or encumber land owned by that agency, or to facilitate that lease, conveyance, or encumbrance, and actions taken by an eligible public agency in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles, (2) activities approved or carried out by the City of Los Angeles in furtherance of either certain supportive housing projects or emergency shelters funded by certain sources during a declared shelter crisis, and (3) the adoption of specified City of Los Angeles ordinances relating to qualified supportive housing and qualified permanent supportive housing.

Status: Chapter 340, Statutes of 2019

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

Requires the Homeless Coordinating and Financing Council (HCFC) 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, as specified.

Status: Vetoed

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

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

Status: Chapter 342, Statutes of 2019

Housing Elements

SB-48 (Wiener) - Interim housing intervention developments.

Establishes a streamlined approval process for a “low-barrier navigation center” that connects people experiencing homelessness to services and permanent housing solutions until January 1, 2027, if it meets specified requirements. Makes changes to housing element law with regards to zoning for emergency shelters, as specified. Provisions related to a streamlined approval process for a "low-barrier navigation center" were included in AB 101 (Committee on Budget, Chapter 159, Statutes of 2019).

Status: Senate – Appropriations Committee – Held on suspense

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

Imposes certain fire hazard planning responsibilities on local governments; requires a city’s or county’s regional housing needs allocation (RHNA) plan to further the objective of reducing development pressure within very high fire risk areas; and requires councils of government to incorporate lower housing allocations to cities and counties in very high fire risk areas, into their RHNA methodology.

Status: Assembly Desk

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

Allows the City of Napa and County of Napa to reach an agreement under which the county would be allowed to count certain housing units built within the city toward the county’s regional housing needs assessment (RHNA) requirement.

Status: Chapter 844, Statutes of 2019

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

Establishes the Housing Crisis Act of 2019, which, until January 1, 2025: 1) prohibits specified cities and counties enacting specific development policies, standards, or conditions that limit housing, such as downzoning and housing moratoria, as specified; 2) amends the Housing Accountability Act (HAA) to, among other things, preclude a local agency from applying specified development policies, standards, or conditions that limit housing after a preliminary application is submitted; and 3) makes changes to local approval processes to provide transparency to and speed up the process of housing development approvals. The HAA limits the ability of local agencies to reject or make infeasible housing developments without a thorough analysis of the economic, social, and environmental effects of the action.

Status: Chapter 654, Statutes of 2019

SB-592 (Wiener) - Housing development: Housing Accountability Act: permit streamlining.

Extends protections of the Housing Accountability Act (HAA) to accessory dwelling units (ADUs) and certain ministerial decisions, and adds new provisions related to enforcement of the HAA. The HAA limits the ability of local agencies to reject or make infeasible housing developments without a thorough analysis of the economic, social, and environmental effects of the action.

Status: Assembly – Rules Committee

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

Prohibits the Association of Bay Area Governments from allocating to the City of Brisbane a regional housing needs allocation (RHNA) share that exceeds the City's allocation for the prior planning period, if specified conditions are met.

Status: Assembly – Appropriations Committee – Held on suspense

SB-695 (Portantino) - Land use planning: housing element: foster youth placement.

Allows a city to meet 5% of its regional housing needs allocation (RHNA) requirement by adopting a foster youth placement program, as specified and allows a city to count certain home-sharing arrangements towards its very low-income RHNA requirement.

Status: This bill was later amended to address a different subject.

AB-101 (Committee on Budget) - Housing development and financing.

Provides for statutory changes necessary to enact the housing and homelessness-related provisions of the Budget Act of 2019: (1) Provides for certain judicial remedies for violations of the Planning and Zoning Law. (2) Creates a "pro-housing policy" incentive scoring system for certain competitive state-funded housing grant programs,

under which local jurisdictions designated by HCD as pro-housing would be awarded additional points in scoring their applications for awards from these programs. (3) Makes statutory changes to streamline approval of low-barrier navigation centers to assist homeless individuals. Includes several provisions to adjust the streamlined approval process established by SB 35 (Wiener, 2017). (4) Provides for the distribution of \$650 million in funds to assist local governments in addressing homelessness; \$500 million in grants to fund infrastructure improvements such as water, sewer, streets, roads, and sidewalks for eligible cities and counties in relation to housing development; \$500 million in new state low-income housing tax credits for affordable housing construction; and \$500 million for the California Housing Finance Agency's Mixed Income Program, which provides financing for mixed-income housing developments.
Status: Chapter 159, Statutes of 2019

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

Requires a local government to base the needs for emergency shelter in its housing element on the most recent homeless point-in-time count conducted before the start of the planning period, 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-671 (Friedman) - Accessory dwelling units: incentives.

Requires local governments' housing elements to include plans to encourage affordable accessory dwelling unit (ADU) rentals and requires the state Department of Housing and Community Development (HCD) to develop a list of state grants and financial incentives for affordable ADUs, as specified.

Status: Chapter 658, Statutes of 2019

AB-1251 (Santiago) - Planning and zoning: housing development.

Provides that if a jurisdiction fails to rezone under housing element law within the three-year period and after the one-year extension, a development with at least 20% lower income units shall be a use by right in any zone where residential is an allowable use (including mixed use).

Status: Senate – Rules Committee

AB-1561 (Cristina Garcia) - Planning and zoning: housing element.

Requires a local government's housing element to include an analysis of governmental constraints upon housing for individuals identified under the Unruh Civil Rights Act to be members of a protected class.

Status: This bill was later amended to address a different subject.

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

Amends the timing and process for the San Diego Association of Governments' (SANDAG) next regional transportation plan and sustainable communities strategy (SCS). (The SCS is informed by the regional housing needs allocation and local housing elements.)

Status: Chapter 634, Statutes of 2019

Land Use and Zoning

SB-4 (McGuire) - Housing.

Creates a streamlined, ministerial approval process for an eligible neighborhood multifamily project or eligible transit-oriented development project located on an eligible parcel. Prohibits an eligible project from being subject to a conditional use permit if it is consistent with objective zoning standards and objective design review standards, as defined. (This bill was merged with SB 50.)

Status: Senate – Governance and Finance Committee

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

Allows local agencies to reduce contributions of local property tax revenue to schools and instead, direct those funds build affordable housing and related infrastructure.

Status: Vetoed

SB-25 (Caballero) - California Environmental Quality Act: projects funded by qualified opportunity zone funds or other public funds.

Establishes expedited judicial review procedures under the California Environmental Quality Act (CEQA) for housing development projects financed in whole or in part by a “qualified opportunity fund” or other specified means and meeting other specified conditions, requiring the courts to resolve lawsuits within 270 days, to the extent feasible.

Status: Assembly – Natural Resources Committee

SB-48 (Wiener) - Interim housing intervention developments.

Establishes a streamlined approval process for a “low-barrier navigation center” that connects people experiencing homelessness to services and permanent housing solutions until January 1, 2027, if it meets specified requirements. Makes changes to housing element law with regards to zoning for emergency shelters, as specified. Provisions related to a streamlined approval process for a “low-barrier navigation center” were included in AB 101 (Committee on Budget, Chapter 159, Statutes of 2019).

Status: Senate – Appropriations Committee – Held on suspense

SB-50 (Wiener) - Planning and zoning: housing development: incentives.

Requires local governments to provide a specified “equitable communities incentive” to developers that construct residential developments in “jobs-rich” and “transit-rich” areas, which may include certain exceptions to specified requirements for zoning, density, parking, height restrictions, and floor area ratios.

Status: Senate – Appropriations Committee

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

Establishes the Housing Crisis Act of 2019, which, until January 1, 2025: 1) prohibits specified cities and counties enacting specific development policies, standards, or conditions that limit housing, such as downzoning and housing moratoria, as specified; 2) amends the Housing Accountability Act (HAA) to, among other things, preclude a local agency from applying specified development policies, standards, or conditions that limit housing after a preliminary application is submitted; and 3) makes changes to local approval processes to provide transparency to and speed up the process of housing development approvals. The HAA limits the ability of local agencies to reject or make infeasible housing developments without a thorough analysis of the economic, social, and environmental effects of the action.

Status: Chapter 654, Statutes of 2019

SB-384 (Morrell) - Housing.

Establishes expedited administrative and judicial review of environmental review and approvals granted for housing development projects with 50 or more residential units. Prohibits courts from staying or enjoining challenged projects with two narrow exceptions.

Status: Senate – Environmental Quality Committee – Failed, reconsideration granted

SB-592 (Wiener) - Housing development: Housing Accountability Act: permit streamlining.

Extends protections of the Housing Accountability Act (HAA) to accessory dwelling units (ADUs) and certain ministerial decisions, and adds new provisions related to enforcement of the HAA. The HAA limits the ability of local agencies to reject or make

infeasible housing developments without a thorough analysis of the economic, social, and environmental effects of the action.

Status: Assembly – Rules Committee

[SB-621 \(Glazer\) - California Environmental Quality Act: expedited judicial review: affordable housing projects: reports.](#)

Establishes that housing development projects providing 30% of units affordable to lower-income households be afforded an expedited 270-day judicial review of CEQA claims.

Status: Assembly – Natural Resources Committee

[SB-744 \(Caballero\) - Planning and zoning: California Environmental Quality Act: permanent supportive housing: No Place Like Home Program.](#)

Makes changes to the existing streamlined process for supportive housing developments and creates a California Environmental Quality Act exemption for developments that qualify for No Place Like Home funding.

Status: Chapter 346, Statutes of 2019

[AB-101 \(Committee on Budget\) - Housing development and financing.](#)

Provides for statutory changes necessary to enact the housing and homelessness-related provisions of the Budget Act of 2019: (1) Provides for certain judicial remedies for violations of the Planning and Zoning Law. (2) Creates a "pro-housing policy" incentive scoring system for certain competitive state-funded housing grant programs, under which local jurisdictions designated by HCD as pro-housing would be awarded additional points in scoring their applications for awards from these programs. (3) Makes statutory changes to streamline approval of low-barrier navigation centers to assist homeless individuals. Includes several provisions to adjust the streamlined approval process established by SB 35 (Wiener, 2017). (4) Provides for the distribution of \$650 million in funds to assist local governments in addressing homelessness; \$500 million in grants to fund infrastructure improvements such as water, sewer, streets, roads, and sidewalks for eligible cities and counties in relation to housing development; \$500 million in new state low-income housing tax credits for affordable housing construction; and \$500 million for the California Housing Finance Agency's Mixed Income Program, which provides financing for mixed-income housing developments.

Status: Chapter 159, Statutes of 2019

[AB-168 \(Aguilar-Curry\) - Housing: streamlined approvals.](#)

Establishes a scoping consultation process before the submission of a SB 35 (Wiener, Chapter 366, Statutes of 2017) application to determine if there are potential tribal cultural resources on a proposed project site. If there are tribal cultural resources, the

applicant must go through a process, as specified, to identify tribal cultural resources and mitigate any impact to those sites.

Status: Senate – Inactive File

[AB-430 \(Gallagher\) - Housing development: Camp Fire Housing Assistance Act of 2019.](#)

Creates a streamlined, ministerial approval process for specified housing developments in the Cities of Biggs, Corning, Gridley, Live Oak, Orland, Oroville, Willows, and Yuba City.

Status: Chapter 745, Statutes of 2019

[AB-1197 \(Santiago\) - California Environmental Quality Act: exemption: City of Los Angeles: supportive housing and emergency shelters.](#)

Exempts from the California Environmental Quality Act, until January 1, 2025, the following: (1) actions taken by eligible public agencies to lease, convey, or encumber land owned by that agency, or to facilitate that lease, conveyance, or encumbrance, and actions taken by an eligible public agency in furtherance of providing emergency shelters or supportive housing in the City of Los Angeles, (2) activities approved or carried out by the City of Los Angeles in furtherance of either certain supportive housing projects or emergency shelters funded by certain sources during a declared shelter crisis, and (3) the adoption of specified City of Los Angeles ordinances relating to qualified supportive housing and qualified permanent supportive housing.

Status: Chapter 340, Statutes of 2019

[AB-1251 \(Santiago\) - Planning and zoning: housing development.](#)

Provides that if a jurisdiction fails to rezone under housing element law within the three-year period and after the one-year extension, a development with at least 20% lower income units shall be a use by right in any zone where residential is an allowable use (including mixed use).

Status: Senate – Rules Committee

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

Requires 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: Senate – Housing Committee

[AB-1485 \(Wicks\) - Housing development: streamlining.](#)

Allows a project to be subject to streamlined ministerial review, as specified, if the project contains 10 or more units and it dedicates 20% of the total number of units to housing affordable to households making below 120% of the area median income with

the average income of the units at or below 100% of the area median income and makes several changes to SB 35 (Wiener, Chapter 366, Statutes of 2017).

Status: Chapter 663, Statutes of 2019

[AB-1560 \(Friedman\) - California Environmental Quality Act: transportation: major transit stop.](#)

Revises the definition of “major transit stop” to include “bus rapid transit,” as defined, which expands the application of specified housing programs.

Status: Chapter 631, Statutes of 2019

[AB-1703 \(Bloom\) - Redevelopment plans: City of Los Angeles.](#)

Allows the City of Los Angeles' Measure JJJ Transit Oriented Communities zoning requirements to overrule prior redevelopment plans in existing redevelopment areas in the city.

Status: Senate – Rules Committee

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

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 the proposed 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.](#)

Creates a streamlined, ministerial approval process for agricultural employee housing, as specified. Also prohibits specified state housing funds from being utilized for constructing housing for H-2A workers (nonimmigrant agricultural workers).

Status: Chapter 866, Statutes of 2019

Landlord - Tenant and Fair Housing

[SB-18 \(Skinner\) - Keep Californians Housed Act.](#)

Deletes the (December 31, 2019) sunset on the requirement of 90 days' written notice to a renter in the case of a foreclosure, making the law permanent.

Status: Chapter 134, Statutes of 2019

[SB-222 \(Hill\) - Discrimination: veteran or military status.](#)

Underscores that housing discrimination on account of military or veteran status is unlawful in California by explicitly stating so within the Fair Employment and Housing Act (FEHA). In addition, by defining a Veterans Affairs Supportive Housing (VASH)

voucher as a source of income for purposes of FEHA, the bill prohibits landlords from discriminating against a tenant on the basis that the tenant pays part or all of the rent using a VASH voucher.

Status: Chapter 601, Statutes of 2019

[SB-329 \(Mitchell\) - Discrimination: housing: source of income.](#)

Prohibits landlords from discriminating against tenants who rely upon housing assistance paid directly to landlords, such as a Section 8 voucher, to help them pay the rent. Specifically, expands the definition of "source of income," a category that California's Fair Employment and Housing Act (FEHA) protects against discrimination.

Status: Chapter 600, Statutes of 2019

[SB-529 \(Durazo\) - Tenant associations: eviction for cause.](#)

Provides for the formation of tenant associations – groups of tenants from three or more units belonging to the same landlord – and attaches certain protections to belonging to such an association, including a requirement that a landlord state the reason for any termination of tenancy.

Status: Senate Floor – Failed

[SB-644 \(Glazer\) - Tenancy: security deposit: service members.](#)

Lowers the amount that a landlord can charge service members for a security deposit on residential rental housing.

Status: Chapter 602, Statutes of 2019

[AB-1110 \(Friedman\) - Rent increases: noticing.](#)

Requires landlords to give 90 days' notice to a tenant before imposing rent increases of more than 10%.

Status: Chapter 595, Statutes of 2019

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

Amends 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. The Ellis Act prohibits a public entity from compelling an owner of any residential property to continue to offer the rental units for rental housing and allows a public entity to regulate the subsequent use of the property and mitigate any adverse impacts on people who are displaced from the withdrawal of a property.

Status: Chapter 596, Statutes of 2019

AB-1482 (Chiu) - Tenant Protection Act of 2019: tenancy: rent caps.

Places an upper annual limit of 5% plus inflation on annual rent increases. Requires that a landlord have and state a just cause, as specified, in order to evict tenants who have occupied the premises for at least one year. Both the rent cap and the just cause provisions are subject to exemptions including, among others: housing built in the past 15 years and single family residences unless owned by a real estate trust or a corporation. Sunsets January 1, 2030 and does not preempt any local rent control or just cause ordinances.

Status: Chapter 597, Statutes of 2019

Local Housing and Infrastructure Finance

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

Allows local agencies to reduce contributions of local property tax revenue to schools and instead, direct those funds build affordable housing and related infrastructure.

Status: Vetoed

SB-15 (Portantino) - Property tax revenue allocations: Local-State Sustainable Investment Program.

Establishes the Local-State Sustainable Investment Program to fund local affordable housing, housing infrastructure, neighborhood restoration, and specified public safety facilities.

Status: Senate – Appropriations Committee – Held on suspense

SB-532 (Portantino) - Redevelopment: bond proceeds: affordable housing.

Authorizes the City of Glendale's redevelopment successor agency to use specified bond proceeds for specified affordable housing purposes, rather than using those proceeds to defease the bonds.

Status: Vetoed

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

Authorizes the City of Santa Cruz's redevelopment successor agency to use specified bond proceeds for affordable housing purposes, rather than defeasing or cancelling the bonds.

Status: Vetoed

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

Allows a housing successor that owns and operates a housing asset of a former redevelopment agency to retain “excess surplus” over eight years rather than four years.

Status: Vetoed

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

Establishes the Bay Area Housing Finance Authority (BAHFA) throughout the San Francisco Bay Area and sets forth the governing structure and powers of the BAHFA Board, allowable financing activities, and allowable expenditures of the revenues generated.

Status: Chapter 598, Statutes of 2019

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

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: Senate – Inactive File

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

Authorizes the successor agency to Manteca’s former redevelopment agency to sell a property at less than fair market value to a nonprofit organization.

Status: Vetoed

Manufactured Housing and Mobilehomes

SB-252 (Leyva) - Income taxation: exclusion: mobilehome park sales.

Excludes the gain from the sale of a qualified mobilehome park to a qualified purchaser that agrees to maintain affordable rents for 30 years.

Status: Senate – Appropriations Committee – Held on suspense

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

Extends the Register Your Mobilehome Program, a tax abatement program for mobilehome owners, by one year.

Status: Chapter 488, Statutes of 2019

[AB-338 \(Chu\) - Manufactured housing: smoke alarms: emergency preparedness.](#)

Requires all used mobilehomes that are sold or rented to have a smoke detector and requires mobilehome park owners to provide emergency procedures, in multiple languages, as specified.

Status: Chapter 299, Statutes of 2019

Miscellaneous

[SB-509 \(Portantino\) - Vehicles: California Housing Crisis Awareness specialized license plate.](#)

Requires the state Department of Housing and Community Development (HCD) to apply to the Department of Motor Vehicles (DMV) to sponsor a housing crisis awareness specialized license plate program, with the fees going to support programs in the Building Homes and Jobs Act (Atkins, Chapter 264, Statutes of 2017) for owner-occupied workforce housing.

Status: Senate – Appropriations Committee – Held on suspense

[SB-526 \(Allen\) - Regional transportation plans: greenhouse gas emissions: State Mobility Action Plan for Healthy Communities.](#)

Among other things, establishes an interagency working group to develop and implement a state plan to ensure that regional growth and development is designed and implemented in a manner to help achieve the state's environmental, equity, climate, health, and housing goals, as specified.

Status: Senate – Appropriations Committee – Held on suspense

[SB-611 \(Caballero\) - Housing: elderly and individuals with disabilities.](#)

Requires the Governor to establish the Master Plan for Aging Housing Task Force to assess the housing issues affecting California's aging population.

Status: Vetoed

[AB-185 \(Grayson\) - California Transportation Commission: transportation and transportation-related policies: joint meetings.](#)

Requires the state Department of Housing and Community Development (HCD) to participate in the two joint meetings the California Transportation Commission and the California State Air Resources Board are required to hold annually in order to coordinate implementation of policies that jointly affect transportation, housing, and air quality.

Status: Chapter 534, Statutes of 2019

[AB-195 \(Patterson\) - Department of Housing and Community Development: housing bond programs.](#)

Requires the state Department of Housing and Community Development (HCD) to include information on grant-based programs it administers in its annual reports as well as develop a long-term plan to ensure it does not exceed its budget.

Status: Senate – Housing Committee

[AB-723 \(Wicks\) – Low-income housing incentives: leased rental housing: Counties of Alameda and Contra Costa.](#)

Allows Alameda and Contra Costa Counties, or any city therein, 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 if the property is ineligible for the welfare property tax exemption and the property is located within the county's or city's jurisdictional boundary.

Status: This bill was later amended to address a different subject.

[AB-957 \(Committee on Housing and Community Development\) - Housing Omnibus.](#)

Makes several non-controversial and technical changes to sections of law relating to housing.

Status: Chapter 620, Statutes of 2019

[AB-1483 \(Grayson\) - Housing data: collection and reporting.](#)

Requires cities and counties to post specified housing-related information on their Web sites. Requires the state Department of Housing and Community Development (HCD) to establish a workgroup, as specified, to develop a strategy for state housing data.

Status: Chapter 662, Statutes of 2019

[AB-1484 \(Grayson\) - Mitigation Fee Act: housing developments.](#)

Requires a city or county to post on its Web site each fee imposed by the city or county, and any dependent special districts of the city or county, that is applicable to a housing project.

Status: Senate – Rules Committee

[AJR-15 \(Bloom\) - Section 202 Supportive Housing for the Elderly Program.](#)

States the Legislature's support for annual federal funding of the Section 202 Supportive Housing for the Elderly Program and calls on the President of the United States and the Secretary of Housing and Urban Development (HUD) to support significantly increased funding for the program.

Status: Chapter 147, Statutes of 2019

State Housing Programs and Finance

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

Requires the California Department of Corrections and Rehabilitation to transfer all funds from the Integrated Services for Mentally Ill Parolees program to the California Department of Housing and Community Development (HCD) for the newly created Supportive Housing Program for Persons on Parole, to provide permanent supportive housing and wraparound services to mentally ill parolees who are homeless or at risk of homelessness.

Status: Assembly – Appropriations Committee

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

Requires the Homeless Coordinating and Financing Council (HCFC) 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 (HUD).

Status: Assembly – Appropriations Committee – Held on suspense

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

Makes an annual appropriation of \$250 million from the General Fund to the Homeless Emergency Aid Program (HEAP) administered by the Homeless Coordinating and Financing Council (HCFC).

Status: Assembly – Housing and Community Development Committee

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

Provides that the state Department of Housing and Community Development (HCD), in determining the proportion of the funds available for senior citizens in the Multifamily Housing Program, use the American Community Survey, instead of the decennial census, from the US Census Bureau.

Status: Chapter 507, Statutes of 2019

SB-744 (Caballero) - Planning and zoning: California Environmental Quality Act: permanent supportive housing: No Place Like Home Program.

Makes changes to the existing streamlined process for supportive housing developments and creates a California Environmental Quality Act exemption for developments that qualify for No Place Like Home funding.

Status: Chapter 346, Statutes of 2019

SB-751 (Rubio) - Joint powers authorities: San Gabriel Valley Regional Housing Trust.

Creates the San Gabriel Valley Housing Trust, comprised of the County of Los Angeles and any cities within the jurisdiction of the San Gabriel Valley Council of Governments, to fund the planning and construction of housing.

Status: Chapter 670, Statutes of 2019

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

Increases the amount of state tax credits the California Tax Credit Allocation Committee (TCAC) can allocate for low-income housing and makes other changes to the state low-income housing tax credit program.

Status: Senate – Appropriations Committee – Held on suspense

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

Increases the number of members of the Homeless Coordinating and Financing Council (HCFC) appointed by the Governor from 17 to 18, by requiring the Governor to appoint a representative from the California Department of Education to the HCFC.

Status: Chapter 334, Statutes of 2019

AB-67 (Luz Rivas) - Homeless integrated data warehouse.

Requires the state Department of Housing and Community Development (HCD), in coordination with the Homeless Coordinating and Financing Council (HCFC), to create a state homeless integrated data warehouse, as specified.

Status: Senate – Appropriations Committee – Held on suspense

AB-101 (Committee on Budget) - Housing development and financing.

Provides for statutory changes necessary to enact the housing and homelessness-related provisions of the Budget Act of 2019: (1) Provides for certain judicial remedies for violations of the Planning and Zoning Law. (2) Creates a "pro-housing policy" incentive scoring system for certain competitive state-funded housing grant programs, under which local jurisdictions designated by HCD as pro-housing would be awarded additional points in scoring their applications for awards from these programs. (3) Makes statutory changes to streamline approval of low-barrier navigation centers to assist homeless individuals. Includes several provisions to adjust the streamlined approval process established by SB 35 (Wiener, 2017). (4) Provides for the distribution of \$650 million in funds to assist local governments in addressing homelessness; \$500 million in grants to fund infrastructure improvements such as water, sewer, streets, roads, and sidewalks for eligible cities and counties in relation to housing development; \$500 million in new state low-income housing tax credits for affordable housing

construction; and \$500 million for the California Housing Finance Agency's Mixed Income Program, which provides financing for mixed-income housing developments.

Status: Chapter 159, Statutes of 2019

[AB-307 \(Reyes\) - Homeless youth: grant program.](#)

Requires the Homeless Coordinating and Financing Council (HCFC) to develop a grant program to support homeless youth and to prevent and end homelessness among California's youth, as specified.

Status: Senate – Appropriations Committee – Held on suspense

[AB-386 \(Eduardo Garcia\) - Agricultural Working Poor Energy Efficient Housing Program.](#)

Establishes the Agricultural Working Poor Energy Efficient Housing Program and requires it to be administered by the Department of Community Services and Development.

Status: Vetoed

[AB-434 \(Daly\) - Housing financing programs: universal application.](#)

Requires the state Department of Housing and Community Development (HCD) to develop a single, universal application for the Multifamily Housing Program, the Infill Incentive Grant Program, and the Transit-Oriented Development Implementation Program.

Status: Senate – Housing Committee

[AB-437 \(Wood\) - Move-In Loan Program.](#)

Creates the Move-In Loan Program under the state Department of Housing and Community Development (HCD) to provide no-interest loans to help eligible renters with move-in costs.

Status: Senate – Appropriations Committee – Held on suspense

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

Authorizes, subject to voter approval, the issuance of \$600 million in general obligation bonds for the Veterans Housing and Homeless Prevention Program.

Status: Senate – Appropriations Committee – Held on suspense

[AB-1010 \(Eduardo Garcia\) - Housing programs: eligible entities.](#)

Makes 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) - California Housing Finance Agency: stakeholder group: housing.

Requires the California Housing Finance Agency (CalHFA), in collaboration with the State Treasurer's Office, to convene a stakeholder group that includes developers to identify actions that can be taken to streamline the application process for certain housing finance programs.

Status: This bill was later amended to address a different subject.

AB-1560 (Friedman) - California Environmental Quality Act: transportation: major transit stop.

Revises the definition of "major transit stop" to include "bus rapid transit," as defined, which expands the application of specified housing programs.

Status: Chapter 631, Statutes of 2019

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

Requires the Homeless Coordinating and Financing Council (HCFC) 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, as specified.

Status: Vetoed

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

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 the proposed 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.

Creates a streamlined, ministerial approval process for agricultural employee housing, as specified. Also prohibits specified state housing funds from being utilized for constructing housing for H-2A workers (nonimmigrant agricultural workers).

Status: Chapter 866, Statutes of 2019

Surplus Properties

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

Requires the Department of General Services (DGS), in coordination with the state Department of Housing and Community Development (HCD), to create a public

inventory of local sites suitable for residential development, along with state surplus lands.

Status: Chapter 667, Statutes of 2019

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

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 (DGS) for inclusion in a digitized inventory of state surplus land sites.

Status: Chapter 661, Statutes of 2019

AB-1486 (Ting) - Surplus land.

Imposes additional requirements on the process that public agencies must use when disposing of surplus property. (The Surplus Lands Act requires any local agency, when disposing of surplus land, to first offer it for sale or lease for the purpose of developing low- and moderate-income housing.)

Status: Chapter 664, Statutes of 2019

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