

## Housing-To Be Reviewed by Napa County Legislative Subcommittee

Bill ID/Topic	Location	Summary	Position
<p><a href="#"><u>AB 59</u></a> <a href="#"><u>Thurmond D</u></a></p> <p>Local Housing Trust Fund Matching Grant Program.</p>	<p>ASSEMBLY H. &amp; C.D. 1/19/2017 - Referred to Com. on H. &amp; C.D.</p>	<p>(1)Existing law establishes the Local Housing Trust Fund Matching Grant Program for the purpose of supporting local housing trust funds dedicated to the creation or preservation of affordable housing. Under the grant program, the department is authorized to make matching grants available to cities, counties, cities and counties, and existing charitable nonprofit organizations that have created, funded, and operated housing trust funds. The minimum allocation to a program applicant is \$1,000,000 for existing trust funds, or \$500,000 for newly established housing trust funds. The maximum allocation for any applicant is \$2,000,000, unless the applicant has previously received a grant through the program, in which case the maximum allocation is \$1,000,000. Under existing law, all funds provided under the grant program are to be matched on a dollar-for-dollar basis with moneys that are not required by any state or federal law to be spent on housing. This bill would recast these provisions to instead authorize the department to make grants to eligible recipients, defined as cities that meet specified criteria and charitable nonprofit organizations organized under certain provisions of the Internal Revenue Code that apply jointly with a qualifying city, that have created or are operating or will operate housing trust funds. The bill would increase the maximum allocation for an eligible recipient to \$5,000,000 or, if the eligible recipient has previously received a grant through the program, \$2,500,000. The bill would also provide that an eligible recipient would not be required to provide matching funds if the eligible recipient is suffering a hardship, as determined by the Department of Finance, and is unable to generate matching funds, and that the maximum allocation to an eligible recipient suffering hardship would be \$10,000,000 or, if the eligible recipient has previously received a grant through the program, \$5,000,000. This bill contains other related provisions and other existing laws.</p>	
<p><a href="#"><u>AB 71</u></a> <a href="#"><u>Chiu D</u></a></p> <p>Income taxes: credits: low-income housing: farmworker housing.</p>	<p>ASSEMBLY REV. &amp; TAX 3/8/2017 - From committee: Do pass and re-refer to Com. on REV. &amp; TAX. (Ayes 5. Noes 2.) (March 8). Re-referred to Com. on REV. &amp; TAX.</p>	<p>(1)Existing law establishes a low-income housing tax credit program pursuant to which the California Tax Credit Allocation Committee provides procedures and requirements for the allocation, in modified conformity with federal law, of state insurance, personal income, and corporation tax credit amounts to qualified low-income housing projects that have been allocated, or qualify for, a federal low-income housing tax credit, and farmworker housing. Existing law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required to the sum of \$70,000,000, as increased by any percentage increase in the Consumer Price Index for the preceding calendar year, any unused credit for the preceding calendar years, and the amount of housing credit ceiling returned in the calendar year. Existing law additionally allows a state credit, which is not dependent on receiving a federal low-income housing credit, of \$500,000 per calendar year for projects to provide farmworker housing. For purposes of determining the credit amount, existing law defines the term “applicable percentage” depending on, among other things, whether the qualified low-income building is a new building that is not federally subsidized, a new building that is federally subsidized, or is an existing building that is “at risk of conversion.” Except for specified special needs applications for projects within a difficult development area (DDA) or qualified census tract (QCT), existing law authorizes all credit ceiling applications to request state credits provided that the applicant is not requesting a 130% basis adjustment for purposes of calculating the federal credit award amount. This bill, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, for calendar years beginning in 2018, would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects to \$300,000,000, as</p>	

		specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount. The bill would delete that special needs exception and authorization to request state credits provided the applicant is not requesting a 130% basis adjustment for purposes of the federal credit 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 not located in a DDA or QCT and federally subsidized, a new or existing building located in a DDA or QCT 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. This bill contains other related provisions and other existing laws. <b>Last Amended on 3/2/2017</b>	
<a href="#"><u>AB 74</u></a> <a href="#"><u>Chiu D</u></a>  Housing.	ASSEMBLY APPR. 3/21/2017 - VOTE: Do pass and be re-referred to the Committee on [Appropriation)  4/4/2017-Referred to Suspend	Existing law establishes various housing programs directed by the Department of Housing and Community Development (HCD), including special housing programs to provide housing assistance for persons with developmental and physical disabilities and persons with mental health disorders. Existing law provides for the Medi-Cal program, which is administered by the State Department of Health Care Services (DHCS), under which qualified low-income individuals receive health care services. The Medi-Cal program is, in part, governed and funded by federal Medicaid program provisions. This bill would require HCD to, on or before October 1, 2018, establish the Housing for a Healthy California Program and on or before April 1, 2019, and every year thereafter, subject to on appropriation by the Legislature, award grants on a competitive basis to eligible grant applicants based on guidelines that HCD would draft, as prescribed, and other requirements. The bill would provide that an applicant is eligible for a grant under the program if the applicant meets specified requirements, including that the applicant identify a source of funding, as specified, agree to contribute funding for interim and long-term rental assistance, and agree to collect and report data, as specified. This bill contains other related provisions.	
<a href="#"><u>AB 202</u></a> <a href="#"><u>Steinorth R</u></a>  Planning and zoning: permits.	ASSEMBLY L. GOV. 3/27/2017 - Re-referred to Com. on L. GOV.  4/6/2017 From committee chair, with author's amendments: Amend, and re-refer to Com. on L. GOV. Read second time and amended	The Planning and Zoning Law provides for the adoption and administration of zoning laws, ordinances, rules, and regulations by counties and cities, including a general plan of a county or city. Existing law authorizes the legislative body of a county or city to adopt ordinances that regulate the use of buildings, structures, and land for industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes, and regulate the location, height, bulk, number of stores, and size of buildings and structures, and the size and use of lots. The Permit Streamlining Act establishes procedures for the application for a development project. Existing law requires a public agency to notify applicants for development permits of specified information, including the time limits established for the review and approval of development permits. This bill would require all grading, foundation, building, and use permits required by a city or county for a development project that creates, or results in an increase of, 50,000 gross square feet or more of nonresidential floor area, or for a development project that creates, or results in an increase of, 50 or more residential dwelling units or guest rooms, or combination thereof, to be issued by a director of planning who is appointed by the legislative body. By increasing the duties of local officials, this bill would impose a state-mandated local program. This bill contains other existing laws. <b>Last Amended on 3/23/2017</b>	
<a href="#"><u>AB 299</u></a> <a href="#"><u>Calderon D</u></a>  Hiring of real property:	SENATE DESK 3/20/2017 - Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.	Existing law prohibits any city, county, or city and county from compelling a landlord or any agent of the landlord to take any action, as specified, based on the immigration or citizenship status of a tenant, prospective tenant, occupant, or prospective occupant of residential rental property. This bill would expand this prohibition to include a "public entity," which the bill would define to include the state, as defined, a city, county, city and county, district, public authority, public	

immigration or citizenship status.		agency, and any other political subdivision or public corporation in the state.	
<a href="#">AB 494 Bloom D</a> Land use: accessory dwelling units.	ASSEMBLY H. & C.D. 3/28/2017 - From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.  4/5/2017 From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 7. Noes 0.) (April 5). Re-referred to Com. on L. GOV.	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, as specified. That law requires the ordinance to require the accessory dwelling unit to comply with certain conditions, including, but not limited to, that the accessory dwelling unit is not intended for sale separate from the primary residence and may be rented. This bill would revise that condition to provide that the accessory dwelling unit may be rented separately from the primary residence. <b>Last Amended on 3/28/2017</b>	
<a href="#">AB 727 Nazarian D</a> Mental Health Services Act: housing assistance.	ASSEMBLY HEALTH 3/2/2017 - Referred to Com. on HEALTH.  4/4/2017- Committee on Health Do Pass (Ayes 14, Noes 0)  4/6/2017-Read second time. Ordered to third reading.	The Mental Health Services Act (MHSA), an initiative measure enacted by the voters as Proposition 63 at the November 2, 2004, statewide general election, imposes a 1% tax on that portion of a taxpayer's taxable income that exceeds \$1,000,000 and requires that the revenue from that tax be deposited in the Mental Health Services Fund. Existing law specifies the manner in which counties are to use the funds distributed from the Mental Health Services Fund, including using the majority of the funds for services provided by county mental health programs. Existing law specifies a target population for these programs, including seriously emotionally disturbed children or adolescents and adults or older adults who have a serious mental disorder. This bill would clarify that counties may spend MHSA moneys on housing assistance, as defined, for people in the target population.	
<a href="#">AB 824 Lackey R</a> Transitional Housing for Homeless Youth Grant Program.	ASSEMBLY HUM. S. 3/16/2017 - Re-referred to Com. on HUM. S.  3/21/2017 Hearing postponed.	Existing law establishes the Homeless Youth and Exploitation Program, under which homeless youth emergency service projects are established in the Counties of Los Angeles, Santa Clara, San Diego, and the City and County of San Francisco through a grant program to eligible private, nonprofit agencies with a demonstrated record of success in the delivery of services to homeless youth. Under existing law, this program is administered by the Office of Emergency Services. Existing law requires each project to provide specified services, including food and access to overnight shelter, counseling to address immediate emotional crises and problems, and long-term stabilization planning. This bill would establish the Transitional Housing for Homeless Youth Grant Program to be administered by the Office of Emergency Services to award grants to qualified nonprofit entities to provide transitional living services, such as long-term residential services, access to resources, and counseling services, to homeless youth ages 18 to 24 years of age, inclusive, for a period of up to 36 months. The bill would require the office, in consultation with specified stakeholders, to establish minimum standards and procedures for awarding the grant moneys. The bill would appropriate \$15,000,000 from the General Fund to the Office of Emergency Services for the purpose of awarding grants under the program. <b>Last Amended on 3/15/2017</b>	
<a href="#">AB 852 Grayson D</a> Planning and zoning: general plan: report.	ASSEMBLY L. GOV. 3/2/2017 - Referred to Com. on L. GOV.  4/5/2017 Do Pass (Ayes 8, Noes 0), Re-referred to committee on Appropriations.	The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law, after adoption of the general plan, requires the planning agency to provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that contains specified information pertaining to the implementation of the general plan. This bill would require that this report also include the number of housing development applications received in the prior year, units included in all development	

		applications in the prior year, and units approved and disapproved in the prior year. By increasing the duties of local planning agencies with respect to the preparation of the report on a city's or county's general plan, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.	
<a href="#"><u>AB 1086</u></a> <a href="#"><u>Daly D</u></a>  Housing: regional housing needs.	ASSEMBLY H. & C.D. 3/28/2017 - From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.  3/29/2017-Re referred to Com on H. C & D	The Planning and Zoning Law requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including, but not limited to, a housing element that analyzes existing and projected housing needs. Existing law includes various legislative findings and declarations related to the statewide importance of housing availability and the responsibility of local government to address regional housing needs. This bill would require the Department of Housing and Community Development, on or before May 1, 2018, to report to the Legislature on whether the guidance and procedures for determining the methodology for regional housing needs contained in this article are sufficient to capture total housing needs, particularly in coastal regions. <b>Last Amended on 3/28/2017</b>	
<a href="#"><u>AB 1156</u></a> <a href="#"><u>Ting D</u></a>  Planning and zoning: general plan: report.	ASSEMBLY L. GOV. 3/9/2017 - Referred to Com. on L. GOV.	The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law, after adoption of the general plan, requires the planning agency to provide by April 1 of each year an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development that contains specified information pertaining to the implementation of the general plan. This bill would require this report to also include the number of housing units at each income level remaining to be accommodated within the planning period, and an update to the inventory of land suitable for residential development, as specified. This bill contains other related provisions and other existing laws.	
<a href="#"><u>AB 1350</u></a> <a href="#"><u>Friedman D</u></a>  Land use: housing element: regional housing need: noncompliant cities and counties: penalty.	ASSEMBLY L. GOV. 3/28/2017 - Re-referred to Com. on L. GOV.	The Planning and Zoning Law requires a city or county to prepare and adopt a general plan, containing various elements, including a housing element, and requires the housing element to contain an assessment of the city's or county's housing needs and an inventory of resources and constraints relevant to the meeting of those needs. That law requires that assessment to include the city's or county's share of the regional housing need, as determined by the Department of Housing and Community Development in consultation with each council of governments, and requires a council of governments to develop a proposed methodology for distributing the existing and projected regional housing need, as specified. This bill would require a noncompliant city or county, as defined, to pay a penalty, as provided, to the Department of Housing and Community Development. The bill would define a "noncompliant city or county" to mean a city or county that has not met at least 1/3 of its share of the regional housing need for low-income and very low income housing during its current housing element planning period on or before January 1, 2021. The bill would require the penalty to be deposited in the Regional Housing Needs Assessment Compliance Fund, which the bill would create, and would continuously appropriate money in the fund to the department for the distribution of grants, as specified, to compliant cities and counties, as defined. The bill would require compliant cities and counties to use the grant for specified purposes. The bill, on or after January 1, 2021, would prohibit a noncompliant city or county from collecting established fees, or imposing new fees, as a condition of approval of a development project, as specified, and from requiring the payment of building permit fees. <b>Last Amended on 3/27/2017</b>	
<a href="#"><u>AB 1397</u></a> <a href="#"><u>Low D</u></a>	ASSEMBLY H. & C.D. 3/13/2017 - Referred to Coms. on H. & C.D.	Existing law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing	

<p>Local planning: housing element: inventory of land for residential development.</p>	<p>and L. GOV. 4/19/2017 9 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair</p>	<p>element. Existing law requires the housing element to contain, among other things, an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. This bill would revise the inventory of land suitable for residential development to include vacant sites and sites that have realistic and demonstrated potential for redevelopment to meet a portion of the locality's housing need for a designated income level. By imposing new duties upon local agencies with respect to the housing element of the general plan, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.</p>	
<p><a href="#"><u>AB 1404</u></a> <a href="#"><u>Berman D</u></a>  California Environmental Quality Act: categorical exemption: infill development.</p>	<p>ASSEMBLY NAT. RES. 3/13/2017 - Referred to Com. on NAT. RES.  4/3/2017 Amend and do pass as amended and re-refer to Appropriations (Ayes 7, Noes 1)</p>	<p>The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA requires the Office of Planning and Research to prepare and develop, and the Secretary of the Natural Resources Agency to certify and adopt, guidelines for the implementation of CEQA. CEQA requires the guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and that shall be exempt from CEQA (categorical exemption). Existing guidelines for the implementation of CEQA exempts from the requirements of CEQA infill development meeting certain requirements, including the requirement that the proposed development occurs within city limits. This bill would expand the above-categorical exemption to include proposed developments occurring within the unincorporated areas of a county. Because a lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.</p>	<p>CSAC: Support  RCRC: Support</p>
<p><a href="#"><u>AB 1406</u></a> <a href="#"><u>Gloria D</u></a>  Homeless Youth Advocacy and Housing Program.</p>	<p>ASSEMBLY H. &amp; C.D. 3/16/2017 - Referred to Com. on H. &amp; C.D.</p>	<p>Existing law establishes various housing assistance programs directed by the Department of Housing and Community Development. This bill would establish the Homeless Youth Advocacy and Housing Program to be administered by the department to award grants to up to 10 local continuums of care, as defined, that demonstrate the ability to contract with service provider capable of providing housing assistance and supportive services to homeless youth with the goal of transitioning youth towards self-sufficiency, and would require grantees to use funds to establish or expand programs that provide specified housing assistance and supportive services to homeless youth, as defined, under 25 years of age. The bill would require the department, in consultation with specified stakeholders, to establish minimum standards and procedures for awarding grants under the program. The bill would require the department to award grants under the program to local continuums of care that meet specified requirements, including that the grantee match all grant funds on a dollar-by-dollar basis and that the grantee develop and submit a local plan to reduce homelessness among youth, 16 to 24, inclusive, years of age which shall include specified information, including a comprehensive outreach strategy to identify and assist homeless youth. The bill would require each grantee to annually report to the department regarding the use of grant moneys, as specified. The bill would require the department to periodically inform the Legislature of the progress in implementing of the program and make related data available on its Internet Web site. The bill would require the department, by October 1, 2019, to report to the Legislature regarding the implementation of the program, as specified. The bill would continuously appropriate</p>	

		\$15,000,000 annually from the General Fund to the Department of Housing and Community Development for the purpose of awarding grants under the program.	
<p><a href="#"><u>AB 1505</u></a> <a href="#"><u>Bloom D</u></a></p> <p>Land use: zoning regulations.</p>	<p>ASSEMBLY L. GOV. 3/16/2017 - Referred to Coms. on L. GOV. and H. &amp; C.D.</p> <p>4/5/2017 1:30 p.m. - State Capitol, Room 447 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, Chair</p>	<p>The Planning and Zoning Law authorizes the legislative body of any city, county, or city and county to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would additionally authorize the legislative body of any city, county, or city and county to adopt ordinances to require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, moderate-income, lower income, very low income, or extremely low income households, as specified, and would declare the intent of the Legislature in adding this provision. The bill would also make nonsubstantive changes.</p>	CSAC: Support
<p><a href="#"><u>AB 1515</u></a> <a href="#"><u>Daly D</u></a></p> <p>Planning and zoning: housing.</p>	<p>ASSEMBLY H. &amp; C.D. 3/16/2017 - Referred to Coms. on H. &amp; C.D. and L. GOV.</p>	<p>The Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified findings. Under the act, the local agency may disapprove or condition approval of a housing development project or emergency shelter if, among other reasons, the housing development project or emergency shelter is inconsistent with both the jurisdiction's zoning ordinance and general plan land use designation, as provided. The act makes various findings and declarations relating to its provisions. This bill would specify that a housing development project or emergency shelter is deemed consistent with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is sufficient evidence that would lead a reasonable person to conclude that the housing development project or emergency shelter is consistent. The bill would make additional findings related to the Housing Accountability Act in this regard.</p>	
<p><a href="#"><u>AB 1585</u></a> <a href="#"><u>Bloom D</u></a></p> <p>Planning and zoning: affordable housing: single application.</p>	<p>ASSEMBLY H. &amp; C.D. 3/16/2017 - Referred to Coms. on H. &amp; C.D. and L. GOV.</p> <p>4/19/2017 9 a.m. - State Capitol, Room 126 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair</p>	<p>The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law provides for various reforms and incentives intended to facilitate and expedite the construction of affordable housing. Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine existing and projected needs for housing for each region and requires each council of governments or, for cities and counties without a council of governments, the department to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county and is consistent with specified objectives. This bill would establish in each city, county, and city and county in the state an affordable housing zoning board and procedures by which a public agency or nonprofit organization proposing to build affordable housing units, as defined, or a developer proposing to build a housing project that meets specified affordability criteria, could submit to that board a single application for a comprehensive conditional use or other discretionary permit. The bill would require the board to conduct a public hearing, as provided, and issue a decision approving, approving with conditions, or denying the application and to issue a comprehensive permit if the application is approved or approved with conditions. The bill would require the board to consider the general plan and zoning ordinances of the affected local agency, the share of the regional housing needs of the affected local agency, whether the applicant has made specified certifications relating to the payment of prevailing wages and employment of a skilled and trained workforce, as provided, on the affordable housing units or housing project development, documents or other evidence presented at the hearing, and the recommendations of experts or consultants, if any, retained by the board. The bill would provide that the comprehensive</p>	

		<p>permit would have the same force and effect as a conditional use or other discretionary permit issued by an affected local agency, but would prohibit the board from abrogating a provision of the general plan or zoning ordinances of the affected local agency except to grant a density bonus, as provided. The bill would require the Department of Housing and Community Development to establish a housing appeals committee. The bill would establish procedures by which an applicant for a comprehensive permit could appeal the decision of an affordable housing zoning board to either deny the application or approve the application with conditions in a manner rendering it infeasible for the development of the affordable housing units or housing project. The bill would provide that the committee would not have jurisdiction if the affected local agency has permitted construction of unspecified percentages of its allocation of units for very low, low-, and moderate-income households in the previous regional housing needs allocation plan cycle. The bill would authorize the committee, following a public hearing conducted according to specified procedures, to affirm, modify, or reverse the decision of the board. The bill would limit the review of the committee to whether, in the case of a denial, the decision was unreasonable and not consistent with local needs or, in the case of approval with conditions, whether the conditions imposed render it infeasible for the development of the affordable housing units or housing project and are not consistent with local needs. The bill would require the committee to affirm the decision of the board if it finds that the denial or conditions are consistent with local needs. The bill would provide that a decision of the committee to modify or reverse a decision of the board may be reviewed in the superior court for the county in which the affordable housing units or housing project are proposed to be built. The bill would make findings that encouraging and streamlining the development of affordable housing throughout the state is a matter of vital statewide concern and declare that its provisions would apply to all cities and counties, including charter cities. By imposing new duties on local agencies with respect to the issuance of comprehensive permits for affordable housing developments, this bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.</p>	
<p><b><a href="#">AB 1714</a></b>  <b>Committee on Housing and Community Development</b></p> <p>Income taxes:  credits: low-income housing:  farmworker housing.</p>	<p>ASSEMBLY H. &amp; C.D.  3/16/2017 - Referred to Coms. on H. &amp; C.D. and REV. &amp; TAX.</p>	<p>Existing law establishes a low-income housing tax credit program pursuant to which the California Tax Credit Allocation Committee provides procedures and requirements for the allocation, in modified conformity with federal law, of state insurance, personal income, and corporation tax credit amounts to qualified low-income housing projects that have been allocated, or qualify for, a federal low-income housing tax credit, and farmworker housing projects. Existing law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required to the sum of \$70,000,000, as increased by any percentage increase in the Consumer Price Index for the preceding calendar year, any unused credit for the preceding calendar years, and the amount of housing credit ceiling returned in the calendar year. Existing law additionally allows a state credit, which is not dependent on receiving a federal low-income housing credit, of \$500,000 per calendar year for projects to provide farmworker housing. This bill, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, would modify that criteria necessary for an existing property to qualify as being “at risk of conversion” by expanding the eligible government assistance programs to include an additional federal program and also receiving state loans or grants through programs administered by the Department of Housing and Community Development. The bill would instead</p>	

		require that the restrictions on rent and income levels will terminate or the federally insured mortgage or rent subsidy contract on the property is eligible for prepayment or termination any time within those 5 years before or after the date of application to the California Tax Credit Allocation Committee. This bill contains other related provisions and other existing laws.	
<a href="#"><u>ACA 4</u></a> <a href="#"><u>Aguiar-Curry D</u></a>  Local government financing: affordable housing and public infrastructure: voter approval.	ASSEMBLY PRINT 2/19/2017 - From printer. May be heard in committee March 21.	Local government financing: affordable housing and public infrastructure: voter approval.	Scheduled for BOS 4/18/2017
<a href="#"><u>ACA 11</u></a> <a href="#"><u>Caballero D</u></a>  California Middle Class Affordable Housing and Homeless Shelter: funding.	ASSEMBLY PRINT 3/21/2017 - From printer. May be heard in committee April 20.	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 create the California Middle Class Affordable Housing and Homeless Shelter Account in the General Fund for the support of local and state programs that assist in the development or acquisition of housing, as specified. The measure would impose a tax upon all retailers at the rate of 0.25% of the gross receipts of any retailer from the sale of all tangible personal property sold at retail in this state on and after January 1, 2019. The measure would impose an excise tax on the storage, use, or other consumption in this state of tangible personal property purchased from any retailer on and after January 1, 2019, for the storage, use, or other consumption in this state at a rate of 0.25% of the sales price of the property. The measure would require the revenues, less refunds, from these taxes to be deposited in the California Middle Class Affordable Housing and Homeless Shelter Account. The measure would require the funding to be distributed throughout the state in an equitable fashion for housing acquisition and development projects in local jurisdictions in proportion to the local jurisdiction's share of the regional housing need incorporated into the housing element of the local jurisdiction's general plan. The measure would authorize the distribution of these revenues in the form of loans, grants, tax credits, revenue bonds, and other financing options to acquire or construct additional affordable housing stock, as specified. The measure would prohibit these revenues from being used for any other purposes except as specified.	
<a href="#"><u>SB 2</u></a> <a href="#"><u>Atkins D</u></a>  Building Homes and Jobs Act.	SENATE APPR. 3/24/2017 - Set for hearing April 3.  4/3/2017 –Placed in suspense file.	Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law. Existing law requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Building Homes and Jobs Act. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real	CSAC: Support



		estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225. By imposing new duties on counties with respect to the imposition of the recording fee, the bill would create a state-mandated local program. The bill would require that a county recorder quarterly send revenues from this fee, after deduction of any actual and necessary administrative costs incurred by the county recorder, to the Controller for deposit in the Building Homes and Jobs Fund, which the bill would create within the State Treasury. The bill would, upon appropriation by the Legislature, require that 20% of the moneys in the fund be expended for affordable owner-occupied workforce housing and 10% of the moneys for housing purposes related to agricultural workers and their families, and would authorize the remainder of the moneys in the fund to be expended to support affordable housing, home ownership opportunities, and other housing-related programs, as specified. The bill would impose certain auditing and reporting requirements and would establish the Building Homes and Jobs Trust Fund Governing Board that would, among other things, review and approve recommendations made by the Department of Housing and Community Development for the distribution of moneys from the fund. This bill contains other related provisions and other existing laws. <b>Last Amended on 3/23/2017</b>	
<a href="#"><u>SB 3</u></a> <a href="#"><u>Beall D</u></a>  Affordable Housing Bond Act of 2018.	SENATE APPR. 3/28/2017 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on APPR.  4/3/2017 –Placed in suspense file.	Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. This bill would enact the Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$3,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as provided. This bill contains other related provisions. <b>Last Amended on 3/28/2017</b>	CSAC: Support
<a href="#"><u>SB 35</u></a> <a href="#"><u>Wiener D</u></a>  Planning and zoning: affordable housing: streamlined approval process.	SENATE GOV. & F. 4/4/2017 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on GOV. & F.	(1)The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. The Planning and Zoning Law requires a planning agency, after a legislative body has adopted all or part of a general plan, to provide an annual report to the legislative body, the Office of Planning and Research, and the Department of Housing and Community Development on the status of the general plan and progress in meeting the community's share of regional housing needs. This bill would require the planning agency to include in its annual report specified information regarding units of housing, including rental housing and housing designated for homeownership, that have completed construction. The bill would also require the Department of Housing and Community Development to post an annual report submitted pursuant to the requirement described above on its Internet Web site, as provided. This bill contains other related provisions and other existing laws. <b>Last Amended on 3/21/2017</b>	Napa County: Support
<a href="#"><u>SB 147</u></a> <a href="#"><u>Dodd D</u></a>  Mobilehome parks: residency.	SENATE JUD. 1/26/2017 - Referred to Com. on JUD.	The Mobilehome Residency Law governs residency in mobilehome parks and includes provisions that are applicable to those who have an ownership interest in a subdivision, cooperative, or condominium for mobilehomes, or a resident-owned mobilehome park, as specified. Among other things, these provisions set forth the rights of residents and homeowners regarding the use of the property. Existing law authorizes a homeowner who lives alone to share his or her mobilehome	

		with one guest, as described, without the imposition of a fee by management for that person. This bill would authorize any homeowner to share his or her mobilehome with not more than two guest without the imposition of a fee by management. This bill contains other related provisions and other existing laws.	
<a href="#"><u>SB 166</u></a> <a href="#"><u>Skinner D</u></a>  Residential density and affordability.	SENATE GOV. & F. 3/8/2017 - From committee: Do pass and re-refer to Com. on GOV. & F. (Ayes 9. Noes 1.) (March 7). Re-referred to Com. on GOV. & F.  <b>Set for hearing 4/26/2017- Senate Governance and Finance</b>	The Planning and Zoning Law requires a city, county, or city and county to ensure that its housing element inventory, as described, can accommodate its share of the regional housing need throughout the planning period. The law also prohibits a city, county, or city and county from reducing, requiring, or permitting the reduction of the residential density to a lower residential density that is below the density that was utilized by the Department of Housing and Community Development in determining compliance with housing element law, unless the city, county, or city and county makes written findings supported by substantial evidence that the reduction is consistent with the adopted general plan, including the housing element, and that the remaining sites identified in the housing element are adequate to accommodate the jurisdiction's share of the regional housing need. The city, county, or city and county may reduce the residential density for a parcel if it identifies sufficient sites, as prescribed, so that there is no net loss of residential unit capacity. This bill, among other things, would prohibit a city, county, or city and county from permitting or causing its inventory of sites identified in the housing element to be insufficient to meet its remaining unmet share of the regional housing need for lower and moderate-income households. The bill also would expand the definition of "lower residential density" if the local jurisdiction has not adopted a housing element for the current planning period or the adopted housing element is not in substantial compliance, as specified. This bill would also condition the approval or development containing fewer housing units at each income level than its identified capacity upon identifying sufficient sites or rezones, as prescribed, to ensure no net loss of residential unit capacity. By increasing the duties of local agencies, this bill would create a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that no reimbursement is required by this act for a specified reason. <b>Last Amended on 3/1/2017</b>	
<a href="#"><u>SB 167</u></a> <a href="#"><u>Skinner D</u></a>  Housing Accountability Act		The Housing Accountability Act, among other things, prohibits a local agency from disapproving, or conditioning approval in a manner than renders infeasible, a housing development project for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based upon substantial evidence in the record. This bill would require the findings of the local agency to instead be based on clear and convincing evidence in the record.	CSAC: Oppose  RCRC Oppose
<a href="#"><u>SB 229</u></a> <a href="#"><u>Wieckowski D</u></a>  Accessory dwelling units.	SENATE GOV. & F. 3/28/2017 - From committee: Do pass and re-refer to Com. on GOV. & F. with recommendation: To consent calendar. (Ayes 12. Noes 0.) (March 28). Re-referred to Com. on GOV. & F.  4/5/2016 Do Pass Senate Governance and Finance (Ayes 6, Noes 1); re-referred to	(1)The Planning and Zoning Law authorizes the legislative body of a city or county to regulate, among other things, the intensity of land use, and also authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones, as specified. Existing law requires the ordinance to designate areas within the jurisdiction of the local agency where these units may be permitted, impose specified standards on these units, provide that accessory dwelling units do not exceed allowable density and are a residential use, as specified, and require these units to comply with specified conditions, including a maximum of increased floor area for an attached accessory dwelling unit and a maximum total of floor space for a detached accessory dwelling unit. This bill would authorize the ordinance to include more permissive maximums of increased floor area and total floor space. This bill contains other related provisions and other existing laws. <b>Last Amended on 3/13/2017</b>	

	Appropriations.		
<a href="#"><u>SB 277</u></a> <a href="#"><u>Bradford D</u></a>  Land use: zoning regulations.	SENATE T. & H. 3/22/2017 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on T. & H.  <b>4/18/2017-Hearing in Sen. Transportation and Housing.</b>	The Planning and Zoning Law authorizes the legislative body of any city or county to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would additionally authorize the legislative body of any city or county to adopt ordinances to require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, moderate-income, lower income, very low income, or extremely low income households, as specified. The bill would also make a nonsubstantive change and legislative findings and declarations. <b>Last Amended on 3/22/2017</b>	
<a href="#"><u>SB 330</u></a> <a href="#"><u>Berryhill R</u></a>  Building permit fees: waiver.	SENATE V. A. 3/28/2017 - From committee: Do pass and re-refer to Com. on V.A. with recommendation: To consent calendar. (Ayes 12. Noes 0.) (March 28). Re-referred to Com. on V.A.	Existing law requires each city, county, or city and county to collect a fee from any applicant for a building permit, assessed at the rate of \$4 per \$100,000 in valuation, as determined by the local building official, as specified. This bill would authorize these entities to waive all building permit fees in the case of a veteran who has a service-connected disability and is making improvements to his or her home to accommodate that disability.	
<a href="#"><u>SB 431</u></a> <a href="#"><u>Bates R</u></a>  Planning and zoning: building codes: accessory dwelling units.	SENATE RLS. 3/20/2017 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.  <b>4/25/2017-Hearing in Com of Veteran's Affairs</b>	Provisions of the Planning and Zoning Law authorize the legislative body of a city or county to regulate the intensity of land use and also authorize a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones, as specified. This bill, if a local agency makes its provisions applicable by ordinance or resolution, would authorize a local building inspector for 5 years following adoption of the ordinance or resolution to waive some or all requirements, with specified exceptions for certain health and safety requirements, of an applicable building code with respect to an accessory dwelling unit constructed prior to January 1, 2008, for the purpose of issuing a building permit for that accessory dwelling unit. The bill would specify that an accessory dwelling unit issued a permit pursuant to these provisions would not count toward the local agency's allocation of the regional housing need. <b>Last Amended on 3/20/2017</b>	
<a href="#"><u>SB 530</u></a> <a href="#"><u>Vidak R</u></a>  Employee housing: agricultural employees.	SENATE T. & H. 3/2/2017 - Referred to Coms. on T. & H. and GOV. & F.	The Planning and Zoning Law requires that the housing element of a city's or county's general plan include, among other things, an analysis of any special needs housing, such as the needs of, among others, farmworkers. A provision of the Employee Housing Act provides that employee housing that meets specified requirements is deemed an agricultural land use and prohibits a local government from requiring a conditional use permit, zoning variance, or other zoning clearance for that employee housing. This bill would require that certain agricultural worker housing be deemed an agricultural land use for purposes of the general plan of a local agency and, except as provided, would prohibit the local agency from requiring a conditional use permit or other discretionary permit, zoning variance, or other zoning clearance for that housing that is not required for any other agricultural use within the same zone. The bill would define "local agency" for these purposes as a city, county, or city and county, including a charter city, charter county, or charter city and county. The bill would also provide that local sewage disposal requirements only apply to agricultural worker housing if that agricultural worker housing is connected to an existing sewage disposal system. The bill would require the Department of Housing and Community Development to propose building standards applicable to agricultural worker housing subject to these provisions that comply with specified requirements, as provided. The bill would declare that its provisions address a matter of statewide concern and would apply equally to any local agency, as defined. The	

		<p>bill would also make various technical and conforming changes to the Employee Housing Act. This bill contains other related provisions and other existing laws.</p>	
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