

2019 California Housing Bill Matrix

Last Updated: April 10, 2019

Topic	Bill	Summary	Napa County Staff Comments
PROTECTION			
Rent Cap	AB 36 (Bloom)	Loosens, but does not repeal, Costa Hawkins to allow rent control to be imposed on single family homes and multifamily buildings 10 years or older, with the exception of buildings owned by landlords who own just one or two units.	None. Acknowledges housing crisis and allows but does not require rent control to be imposed on more sites. CSAC-No Position RCRC-Watch
	AB 1482 (Chiu)	Caps annual rent increases by an unspecified amount above the percent change in the cost of living. Exempts housing subject to a local ordinance that is more restrictive than the bill. Prohibits termination of tenancy to avoid the bill's provisions.	None. CSAC-Watch RCRC-No Position
Just Cause Eviction	AB 1481 (Bonta)	Prohibits eviction of a tenant without just cause stated in writing. Requires tenant be provided a notice of violation of lease and opportunity to cure violation prior to issuance of notice of termination.	None. CSAC-Watch RCRC-No Position
	AB 1697 (Grayson)	For a lease in which the tenant has occupied the property for 12 months or more, prohibits eviction of a tenant without just cause stated in writing.	None. CSAC-Watch RCRC-No Position
Tenant Organizing Rights/ Tenant Rights	SB 529 (Durazo)	Declares that tenants have the right to form, join, and participate in the activities of a tenant association, subject to any restrictions as may be imposed by law, or to refuse to join or participate in the activities of a tenant association.	None. CSAC-No Position RCRC-No Position
	AB 53 (Jones-Sawyer)	"Ban the Box." Would prohibit an owner of a rental housing accommodation, to disclose a criminal record during the initial application assessment phase.	None. CSAC-No Position RCRC-No Position

Napa County Legislative Subcommittee

Topic	Bill	Summary	Napa County Staff Comments
Tenant Organizing Rights/ Tenant Rights	AB 1110 (Friedman)	Requires 90 days notice if a landlord of a residential dwelling unit with a month-to-month tenancy increases the rent by more than 10% but no more than 15%. Requires 120 days notice if the increase is more than 15%.	None. CSAC-No Position RCRC-Watch
	AB 1399 (Bloom)	Existing law, commonly known as the Ellis Act, generally prohibits public entities from adopting any statute, ordinance, or regulation, or taking any administrative action, as specified, to compel the owner of residential real property to offer or to continue to offer accommodations, as defined, in the property for rent or lease. Existing law authorizes a public entity acting pursuant to the Ellis Act to require an owner who offers accommodations against for rent or lease within a period not exceeding 10 years from the date on which they were withdrawn, as specified, to first offer the unit to the tenant or lessee displaced from that unit by the withdrawal, subject to certain requirements. If the owner fails to comply with this requirement, the owner is liable to a displaced tenant or lessee for punitive damages not to exceed 6 months' rent. This bill would prohibit a payment of the above-described punitive damages from being construed to extinguish the owner's obligation to offer the accommodations to a prior tenant or lessee, as described above. This bill contains other related provisions and other existing laws.	None. CSAC-No Position RCRC-No Position
Rent Assistance & Access to Legal Counsel	SB 18 (Skinner)	Authorizes grant program to be administered by Department of Housing and Community Development (HCD) to provide emergency rental assistance and grants for local governments to provide access to legal counsel for tenants facing eviction. Requires HCD to post all state laws applicable to the tenant-landlord relationship on its web site.	None. CSAC-No Position RCRC-Watch
	SB 329 (Mitchell)	Changes definition of "source of income" to mean lawful, verifiable income paid directly to a tenant or paid to the housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies.	Could allow greater use of Section 8 Vouchers in Community. CSAC-Watch RCRC-No Position

Napa County Legislative Subcommittee

Topic	Bill	Summary	Napa County Staff Comments
Rent Assistance & Access to Legal Counsel	AB 437 (Wood)	Would establish a Move-In Loan Program for the purpose of providing grants to eligible non-profit organizations to be used to provide no-interest loans to eligible applicants to afford the security deposit and first-month's rent for a dwelling unit.	Could provide greater assistance to renters in County. CSAC-Watch RCRC-No Position
	SB 644 (Glazer)	Lowers the amount that a landlord can charge active duty military service members, for a security deposit on residential rental housing.	Could provide greater assistance to renters in County. CSAC-No Position RCRC-No Position
	SB 725 (Rubio)	Requires the Department of Veteran's Affairs to establish a rental housing assistance program to provide financial assistance to veterans seeking rental housing.	None CSAC-Watch RCRC-No Position
Home Ownership	SB 298 (Mathis)	Would require the Legislative Analyst to conduct a study, and present findings to the Legislature, to inform the creation of a low interest loan program for first responders. The report would include recommendations on the best agency to administer the program and must be complete by January 1, 2024.	Related to Worker Proximity Down Payment Assistance Program. CSAC-Watch RCRC-No Position
	AB 726 (Wicks)	This bill would express the intent of the Legislature to enact legislation that would create a pilot program to provide down payment assistance to persons who are purchasing their rental residence pursuant to a rent-to-own contract.	Related to Worker Proximity Down Payment Assistance Program. Language not fully developed. CSAC-Watch RCRC-No Position

Napa County Legislative Subcommittee

Topic	Bill	Summary	Napa County Staff Comments
Home Ownership	AB 1590 (Rubio, Blanca)	States the intent of the Legislature to enact legislation to establish a tax-advantaged homeownership savings account plan to encourage people to save for active homeownership.	Related to Worker Proximity Down Payment Assistance Program. CSAC-Watch RCRC-No Position
State Organization	AB 1010 (Garcia, Eduardo)	Expands definition of “local agency” and “local public entity” to include a duly constituted governing body of an Indian reservation or Rancheria.	None CSAC-Watch RCRC-Watch
	AB 1020 (Irwin)	Reorganizes State agencies and creates a Secretary of Housing and establishes a Housing Agency under the Secretary of Housing	Too early to tell impact. CSAC-Watch RCRC-No Position

Topic	Bill	Summary	Napa County Staff Comments
PRODUCTION & PRESERVATION			
Accessory Dwelling Units (ADUs)	AB 68 (Ting)	Prohibits local ADU standards from including certain requirements related to minimum lot size, floor area ratio or lot coverage, and parking spaces. Requires an ADU (attached or detached) of at least 800 square feet and 16 feet in height to be allowed. Reduces the allowable time to issue a permit from 120 days to 60 days.	Concerns. Most of these ADU/JADU updated fixes existing poor language or doesn't impact Napa County because we have a policy that allows more. There are concerns with the continued degree pf removing local control, like reducing/eliminating setback requirements, and expanding zones where ADU is allowed. CSAC-Concerns RCRC-Pending
	AB 69 (Ting)	Requires HCD to propose small home building standards to the California Building Standards Commission governing accessory dwelling units and homes smaller than 800 square feet. Authorizes HCD to notify the Attorney General if they find that an ADU ordinance violates state law.	Possible local control issue. CSAC has determined that it is a positive outcome to have defined standards. CSAC-Support RCRC-Pending

Topic	Bill	Summary	Napa County Staff Comments
<p>Accessory Dwelling Units (ADUs)</p>	<p>AB 587 (Friedman)</p>	<p>Authorizes an ADU that was ministerially approved to be sold separately from the primary residence to a qualified buyer if the property was built or developed by a qualified nonprofit corporation and a deed restriction exists that ensures the property will be preserved for affordable housing.</p>	<p>Concerns. Allows subdivision of ADU from main dwelling provided the entity that built the unit is a non-profit that received a welfare exemption and home is sold to a low-income family. Appears County is obligated to allow the subdivision where we have allowed ADU's which is highly problematic for agriculturally designated land. Despite a recorded contract, once the subdivision allowed by this regulation occurs, the new parcel created ostensibly exists forever setting up a situation where the qualified non-profit entity and ADU use could be extinguished leaving a new developable lot that would otherwise not be possible under voter mandate (Measures J and P).</p> <p>CSAC-Watch RCRC-Pending</p>
	<p>AB 671 (Friedman)</p>	<p>Requires local agencies to include a plan that incentivizes and promotes the creation of ADUs that can be offered for rent for very low-, low- and moderate-income households in their housing elements.</p>	<p>County already has program for JADUs/some ADUs</p> <p>CSAC-Pending RCRC-Pending</p>

Topic	Bill	Summary	Napa County Staff Comments
Accessory Dwelling Units (ADUs)	AB 881 (Bloom)	Eliminates ability of local jurisdiction to mandate that an applicant for an ADU permit be an owner-occupant. Limits criteria for local agencies to determine where ADUs may be permitted due to water and sewer.	Concerns. Local control issue. Limits criteria for local agency to determine where ADUs may be permitted due to water and sewer and the impact on ADUs on traffic and public safety. Requires ministerial approval for ADUs on lots with multi-family residences and within existing garages. CSAC-Pending RCRC-Pending
	AB 1074 (Diep)	Authorizes issuance of bonds in the amount of \$500 million to finance accessory dwelling unit construction. Authorizes HCD to enter in to contracts and to provide financing and require that moneys received from homeowner repayments would be used to pay debt service.	Financing ADUs is still rather costly and we have heard from many property owners that cost is a barrier. Has potential to combine with current JADU/ADU incentive program. CSAC-Watch RCRC-Watch
	SB 13 (Wieckowski)	Maintains local jurisdictions’ ability to define height, setback, lot coverage, parking and size of an ADU related to a specified amount of total floor area. Prohibits local agency from requiring the replacement of parking if a space is demolished to construct an accessory dwelling unit. Allows a local agency to count an ADU for purposes of identifying adequate sites for housing.	Concerns. Local control issue. Bill reduces the ability of “unreasonable” restrictions by local government agencies to limit ADUs. Eliminates developer fees, limits lot size standards and owner occupancy requirements. Concerns about impact on Measure J and P. CSAC-Pending RCRC-Pending

Topic	Bill	Summary	Napa County Staff Comments
<p>Zoning/ Housing Approvals</p>	<p>AB 1561 (Garcia, Cristina)</p>	<p>Would prohibit a city, county, and city and county from subjecting any residential housing development, or part thereof, to a new or modified regulation, rule, policy, action, ordinance, or other requirement beyond those adopted on January 1, 2019, that increases the cost to develop or construct new housing.</p>	<p>Concerns. Bill language would likely prohibit any new regulation and it seems like it could be easily argued that any new regulation increases developer costs. Possible issues with ordinances adopted in 2019. Bill is not currently moving.</p> <p>CSAC-Pending RCRC-Pending</p>
	<p>SB 4 (McGuire)</p>	<p>Allows an eligible transit-oriented development (TOD) project that is located within ½ mile of an existing or planned transit station and meets various height, parking, zoning and affordability requirements a height increase up to 15 feet above the existing highest allowable height for mixed use or residential use.</p> <p>Exempts a TOD project within ¼ mile of a planned or existing station from minimum parking requirements in jurisdictions > 100,000 in population.</p> <p>Establishes a new category of residential project – a “neighborhood multifamily project” as a project that on vacant land that is allowed to be a duplex in a nonurban community or a four-plex in an urban community and grants such projects ministerial approval.</p>	<p>Concerns. Local control issues and allows multi-family housing by right for any agency that has not met RHNA and has land meeting broad definitions of infill and/or transit oriented development. Conflicts with SB 50. Definitions are broad but may be less broad than SB 50. There are exemptions—may be opportunity to look at Ag Preserve exemption. It is unclear how SB 50 and SB 4 will be reconciled.</p> <p>CSAC-Pending/Watch RCRC-Watch</p>

Topic	Bill	Summary	Napa County Staff Comments
<p>Zoning/ Housing Approvals</p>	<p>SB 50 (Wiener)</p>	<p>Allows upzoning within ½-mile of transit and in high- opportunity areas. Provides for a five-year deferral of bill’s provisions in “sensitive communities” that would be defined by HCD in conjunction with community groups.</p> <p>Defers applicability of bill in “sensitive communities” –to be defined by HCD in conjunction with local community-based organizations—until January 1, 2025.</p> <p>Excludes sites that contain housing occupied by tenants or that was previously occupied by tenants within the preceding seven years or the owner has withdrawn the property from rent or lease within 15 years prior to the date of application.</p>	<p>Concerns.</p> <p>Local control issues. Lack of solid definitions of “transit rich area” and “job rich centers” and leaves control to HCD to interpret. Not clear how wine train and airport land use plan would fit in to SB 50 definitions.</p> <p>Significant local agency opposition and considerably more support and opposition than SB 4.</p> <p>CSAC-Pending/Watch RCRC-Pending</p>
	<p>SB 330 (Skinner)</p>	<p>Restricts a local jurisdiction or ballot measure from downzoning or imposing building moratoria on land where housing is an allowable use within an affected county or city identified by HCD as having fair market rate percent higher than statewide average fair market rent for the year and a vacancy rate below percent.</p> <p>Prohibits a city or county from conducting more than three de novo hearings on an application for a housing development project.</p> <p>Ten year emergency statute.</p>	<p>Concerns.</p> <p>Local control issues. Prohibits any local action, including voter initiative from rezoning land zoned for housing to lower density or other use. Enacts a housing crisis until January 1, 2030.</p> <p>League of California Cities has opposed.</p> <p>CSAC-Pending RCRC-Pending</p>

Topic	Bill	Summary	Napa County Staff Comments
Fees/ Transparency	AB 831 (Grayson)	Requires HCD by June 30, 2019, to complete a study to evaluate the reasonableness of local fees charged to new developments. Requires the study to include findings related and recommendations to amend the Mitigation Fee Act. Requires study to be posted on the internet.	None. CSAC-Pending RCRC-Watch
	AB 724 (Wicks)	Requires HCD to create a rental registry online portal, which would be designed to receive specified information from landlords regarding their residential tenancies and to disseminate this information to the general public. Requires HCD complete the rental registry online portal by January 1, 2021, and would require landlords to register within 90 days and annually thereafter.	None. CSAC-Watch RCRC-No Position
	AB 847 (Grayson)	Requires HCD to establish a competitive grant program, subject to appropriation by the Legislature, to offset the cost of housing- related transportation impact fees. Qualifying recipients would be cities and counties, which may apply jointly with a developer. Projects must be at least 20 percent affordable (specific area median income (AMI) level unspecified) and be consistent with sustainable communities’ strategy (SCS). Includes a preference for transit-oriented development.	None. CSAC-Watch RCRC-Pending
	AB 1483 (Grayson)	Requires a city or county to compile of zoning and planning standards, fees, special taxes, and assessments in the jurisdiction. Requires each local agency to post the list on its website and provide the list to the HCD and any applicable metropolitan planning organization (MPO). Requires each city and county to annually submit specified information concerning pending housing development projects with completed applications within the city or county to HCD and any applicable MPO.	None. CSAC-Pending RCRC-Pending

Topic	Bill	Summary	Napa County Staff Comments
Fees/ Transparency	AB 1484 (Grayson)	Prohibits a local agency from imposing a fee on a housing development project unless the type and amount of the exaction is specifically identified on the local agency’s internet website at the time the development project application is submitted. Prohibits a local agency from imposing, increasing, or extending any fee on a housing development project at an amount that is in excess of information made available on its web site. Applicable to all cities statewide, including charter cities.	Concerns. There may be times when a “good faith” estimate has a warranted exception. CSAC consulting with counties. CSAC-Concerns RCRC-Pending
Streamlining	AB 1244 (Fong)	In an action or proceeding seeking judicial review under CEQA, prohibits a court from staying or enjoining a housing project for which an environmental impact report has been certified, unless the court makes specified findings regarding public health threat, historical and others.	None. CSAC-Watch RCRC-Pending
	AB 1485 (Wicks)	For a 15-year period, provides specified financial incentives to a residential development project in the San Francisco Bay Area that dedicates at least 20 percent of housing units to households making no more than 150 percent AMI. Incentives include exemption from CEQA, a cap on fees, a density bonus of 35 percent, parking reductions and a waiver of other local requirements.	Concerns. Local control issue that forces streamlining. County’s ag preserve protection language is included. This bill will likely be amended to be statewide vehicle for streamlining. CSAC-Pending RCRC-Watch

Topic	Bill	Summary	Napa County Staff Comments
Streamlining	AB 1706 (Quirk)	Provides specified financial incentives to a residential development project in the San Francisco Bay Area that dedicates at least 20 percent of the housing units to households making no more than 150 percent AMI. Incentives include exemption from CEQA, a cap on fees, a density bonus of 35 percent, parking reductions and a waiver of physical building requirements imposed on development, such as green building standards.	None. Appears bill may still be evolving. CSAC-No Position RCRC-Watch
	SB 621 (Glazer)	Requires the Judicial Council to adopt a rule of court applicable to an action to challenge an environmental impact report for an affordable housing project, to be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceeding with the court. Prohibits a court from staying or enjoining the construction or operation of an affordable housing project unless it makes certain findings.	None. CSAC-Watch RCRC-Support
Public Lands	SB 6 (Beall)	Requires HCD to provide the Department of General Services (DGS) with a list of local lands suitable and available for residential development as identified by a local government as part of the housing element of its general plan. Requires DGS to create a database of that information and information regarding state lands determined or declared excess and to make this database available and searchable by the public by means of a link on its internet website.	Consistent with County Legislative Platform. County has identified State lands that would be ideal for housing. CSAC-Watch RCRC-Watch
	AB 1255 (Rivas)	Requires the housing element to contain an inventory of land owned by the city or county that is in excess of its foreseeable needs and requires the city or county to identify those sites that qualify as infill or high density.	Consistent with County Legislative Platform. CSAC-Pending RCRC-Pending

Topic	Bill	Summary	Napa County Staff Comments
Public Lands	AB 1486 (Ting)	Revises the definitions of “local agency” and “surplus land” applicable to the current law requirement that local agencies provide notice that the land is available for housing development. Permits residential uses on all non-exempt surplus land, if 100 percent of the residential units are sold or rented at an affordable housing cost. Requires that HCD create and maintain a downloadable inventory of public lands in the state. The inventory would be developed from information submitted by local agencies. Expands HCD’s enforcement mandate to include the Surplus Lands Act.	Concerns. Places onerous new requirements on public agencies disposing of surplus land. Redefines and broadens definition of “dispose of” and restricts easements and buffer properties. CSAC-Oppose Unless Amended RCRC-Oppose Unless Amended
Funding	AB 10 (Chiu)	Expands the state’s Low Income Housing Tax Credit program by \$500 million per year, up from \$94 million, leveraging an estimated \$1 billion in additional federal funds annually.	Increases Low Income Housing Tax Credit program. Many housing developments in Napa County has relied on this funding to develop affordable units. CSAC-Support RCRC-Watch

	<p>AB 11 (Chiu)</p>	<p>Authorizes a city or county or two or more cities acting jointly to form an affordable housing and infrastructure agency that could use tax increment financing to fund affordable housing and infrastructure projects. Requires establishment of new agencies be approved by the Strategic Growth Council and that expenditure plans for such agencies be aligned with the state’s greenhouse gas reduction goals. A minimum of 30 percent of funds would be required to be invested in affordable housing.</p>	<p>Concerns. Does not ensure that local agencies that are not voluntarily contributing property tax increment to an Affordable Housing and Infrastructure Agency are made whole completely and timely. Auditor’s Association reviewing. CSAC-Concerns Unless Amended RCRC-Pending</p>
<p>Funding</p>	<p>AB 599 (Maienschein)</p>	<p>Existing law provides that 20% of the moneys in the Building Homes and Jobs Trust Fund be appropriated for workforce housing. This bill, for these purposes, would define the terms “affordable workforce housing” and “affordable owner occupied workforce housing” as housing that is affordable to persons and families of low and moderate income.</p>	<p>None. CSAC-Watch RCRC-Watch</p>

Topic	Bill	Summary	Napa County Staff Comments
Funding	<p>AB 816 (Quirk-Silva)</p>	<p>Creates the California Flexible Housing Subsidy Pool program for the purposes of making grants available to applicants, including counties, for rental assistance, operating subsidies in existing and new affordable housing or supportive housing units, and specified outreach. Includes language for a \$450 million General Fund contribution each fiscal year and requires an annual evaluation report beginning January 1, 2023.</p>	<p>Flexible Housing Subsidy Pools for rental assistance has been explored locally and have been successful in other jurisdictions.</p> <p>CSAC-Watch RCRC-No Position</p>
	<p>AB 832 (Gipson)</p>	<p>Would allow a credit against those taxes for each taxable year beginning on or after January 1, 2020 and before January 1, 2025, to a taxpayer in an amount equal to 50% of the amount contributed to a qualified developer for the development of a qualified project.</p>	<p>None.</p> <p>CSAC-Watch RCRC-No Position</p>

Topic	Bill	Summary	Napa County Staff Comments
Funding	AB 1326 (Gloria)	The California Constitution authorizes the Legislature to exempt from taxation, in whole or in part, property that is used exclusively for religious, hospital, or charitable purposes, and is owned or held in trust by a nonprofit entity. Pursuant to this constitutional authority, existing law partially exempts from property taxation property used exclusively for rental housing and related facilities, if specified criteria are met, including that the owner is eligible for and receives low-income housing tax credits pursuant to specified provisions of the Internal Revenue Code. This bill would extend indefinitely the treatment of a unit of property whose owner is eligible for specified federal low-income housing tax credits as occupied by a lower income household, as provided. By extending the duties of local tax officials, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.	None CSAC-Watch RCRC-No Position
	AB 1453 (Chiu)	This bill would authorize the partial welfare exemption to apply to property that is owned and operated by a limited partnership in which the managing general partner is an S corporation that qualifies as a nonprofit corporation, and the property is eligible for, and receives, federal low-income housing credits and federal historic tax credits. The bill would require that, with respect to property located within the jurisdictional boundaries of the City and County of San Francisco, any outstanding tax, interest, or penalty that was levied or imposed between the period of January 1, 2010, and January 1, 2020 upon property that satisfies the criteria described above for a partial welfare exemption be canceled, and any amount previously paid be refunded, provided that the owner of that property certifies that the property satisfied those criteria at the time the tax was levied. By imposing new duties upon local officials with respect to property taxation, and by expanding the crime of perjury by requiring the property owner to make a certification under oath, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.	None CSAC-Watch RCRC-Watch

Topic	Bill	Summary	Napa County Staff Comments
Funding	AB 1487 (Chiu)	<p>Establishes the Housing Alliance for the Bay Area (HABA), a new regional entity serving the nine Bay Area counties to fund affordable housing production, preservation and tenant protection programs. Authorizes HABA to place unspecified revenue measures on the ballot, issue bonds, allocate funds to the various cities, counties, and other public agencies and affordable housing projects within its jurisdiction to finance affordable housing development, preserve and enhance existing affordable housing, and fund tenant protection programs,</p> <p>Provides that HABA will governed by a board composed of an unspecified number of voting members from MTC, ABAG and gubernatorial appointees and be staffed by the Metropolitan Transportation Commission (MTC).</p>	<p>None.</p> <p>CSAC-Watch RCRC-Watch</p>
	AB 1568 (McCarty)	<p>Conditions eligibility for SB 1 local street and road fund on an HCD determination that a jurisdiction’s housing element is in compliance with state law.</p> <p>Amended on April 8 to remove transportation funds but place prohibition on applying for state grants.</p>	<p>Concerns. Initially sought to withhold and divert transportation funding from cities and counties under SB 1 if housing production within a jurisdiction does not meet RHNA allocation obligations. Now amended to prohibit from applying for state grants.</p> <p>CSAC-Oppose RCRC-Oppose</p>

Topic	Bill	Summary	Napa County Staff Comments
Funding	AB 1717	The Bergeson-Peach Infrastructure and Economic Development Bank Act authorizes the California Infrastructure and Economic Development Bank to, among other things, issue bonds, to provide financing for specified economic development projects. This bill would specify that economic development projects include, but are not limited to, high-density residential development near transit.	None. CSAC-Watch RCRC-Watch
	AB 1734 (Chiu)	Existing property tax law, in accordance with the California Constitution, provides for a “welfare exemption” for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. Under existing property tax law, property that meets these requirements that is used exclusively for rental housing and related facilities is entitled to a partial exemption, equal to that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units, in any year that any of certain criteria apply. This bill, on and after January 1, 2020, would provide a similar exemption for qualified property, as defined, that meets the requirements of the welfare exemption and that is used exclusively for rental housing and related facilities, equal to that percentage of the value of the property that is equal to the percentage that the number of units serving moderate-income households, as defined, represents of the total number of residential units. The bill would require the owner of the property to certify specified information under penalty of perjury. This bill contains other related provisions and other existing laws.	None. CSAC-Watch RCRC-Oppose

Topic	Bill	Summary	Napa County Staff Comments
Funding	AB 1783 (Rivas, Robert)	Existing federal law governing immigration authorizes the importation of an alien as a nonimmigrant agricultural worker, known as an H-2A worker, if specified requirements are met, including that the employer furnish housing, as provided. This bill would prohibit the provision of state funding, as defined, for the purposes of planning, developing, or operating any housing used to comply with the federal law requirement to furnish housing to H-2A workers and would require an employer, as defined, or other recipient of state funding who utilizes state funding for these purposes to reimburse the state or state agency that provided the funding in an amount equal to the amount of that state funding expended for those purposes. The bill would exempt from these provisions any contract or other enforceable agreement pursuant to which the state or a state agency provides funding that was entered into prior to January 1, 2020. The bill would also make various conforming changes to other laws.	Seeking industry/advocate comments. CSAC-Pending RCRC-No Position
	SB 5 (Beall)	Authorizes local agencies to apply to the state to reinvest their share of ERAF (Educational Revenue Augmentation Fund) funds in affordable housing or other community improvement purposes. Sets an initial limit of \$200 million per year for the first five years, growing to \$250 million in 2029. Establishes the Local-State Sustainable Investment Incentive Program which would be administered by a new Sustainable Investment Incentive Committee comprised of state agency representatives and legislative and gubernatorial appointees. Requires at least 50 percent of funds to be allocated for affordable housing and workforce housing and for 50 percent of the units to be affordable.	Concerns with “waterfall” of ERAF funding. County Legislative Subcommittee has placed on “Watch” list. CSAC-Watch RCRC-Pending

Topic	Bill	Summary	Napa County Staff Comments
Funding	ACA 1 (Aguiar-Curry)	<ul style="list-style-type: none"> Reduces vote threshold for local bonds or special taxes for affordable housing production, preservation or public infrastructure. 	<p>Napa County has supported.</p> <p>CSAC-Support RCRC-Pending</p>
	SB 9 (Beall)	<p>Existing law establishes a low-income housing tax credit program pursuant to which the California Tax Credit Allocation Committee (CTCAC) 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. This bill would delete the January 1, 2020, date with respect to both of these provisions, thereby requiring the allocation of credits among partners in accordance with the partnership agreement and authorizing the sale of a credit, as described above, indefinitely.</p>	<p>Affordable Housing projects in Napa have relied on tax credit allocations to fund construction.</p> <p>CSAC-Support RCRC-Pending</p>
	SB 128 (Beall)	<p>Eliminates the voter approval requirement for Enhanced Infrastructure Financing Districts (EIFDs), which can be used to finance affordable housing production and preservation, among other purposes.</p>	<p>Would remove local voter requirement for Enhanced Infrastructure Financing Districts and makes them easier to use.</p> <p>CSAC-Support RCRC-Watch</p>

Topic	Bill	Summary	Napa County Staff Comments
Planning	AB 725 (Wicks)	Prohibits more than 20% of a jurisdiction’s share of regional housing need for above moderate-income housing from being allocated to sites with zoning restricted to single-family development.	None. CSAC-No Position RCRC-Pending
	AB 1562 (Burke)	Existing law requires the Department of Housing and Community Development to prepare a guidebook for use by certain public and private entities in the planning and development of a housing supply to meet the need created by employment growth. Existing law requires the final guidebook to be completed, in time for use following the availability of the 1990 Census of Population and Housing, no later than December 31, 1993. This bill would, instead, require the department to prepare the guidebook for use following the 2020 Census of Population and Housing and would require the guidebook to be completed by December 31, 2023.	None. CSAC-Watch RCRC-Pending
	AB 168 (Aguiar-Curry)	Until January 1, 2026, authorizes a development proponent to submit an application for multi-family housing that is subject to streamlined, ministerial approval process, if the development meets certain standards. Coastal, wetland, farmland, high-severity fire zones and habitat protected land excluded.	Bill has not been scheduled for hearing. CSAC-Watch RCRC-No Position
	SB 235 (Dodd)	Allows the City and the 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.	Napa County Sponsored Bill CSAC-No Position RCRC-Support
	SB 744 (Caballero)	Requires a lead agency to prepare the record of proceeding for a No Place Like Home project with the environmental review of the project if it is not eligible for approval as a use by right.	Creates quicker mechanism to create supportive housing. CSAC-Watch RCRC-Support

Topic	Bill	Summary	Napa County Staff Comments
<p>Planning</p>	<p>SB 695 (Portantino)</p>	<p>Allows a city to meet 10% of its regional housing needs allocation requirement by adopting a foster youth placement program and allows a city to count certain home-sharing arrangements towards its very low income RHNA.</p>	<p>Napa City and County operate a home sharing program that assists with placement of low income renters in existing homes. Program might be eligible for RHNA credit under this bill.</p> <p>CSAC-Watch RCRC-Pending</p>
	<p>SCA 1 (Allen)</p>	<p>The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.</p>	<p>None. Repeals an unusual existing law.</p> <p>CSAC-Support RCRC-Pending</p>
<p>Farmworker Housing</p>	<p>AB 1567 (Aguiar-Curry)</p>	<p>Existing law requires the Department of Housing and Community Development, through its Office of Migrant Services, to assist in the development, construction, reconstruction, rehabilitation, or operation of migrant farm labor centers and authorizes the Director of Housing and Community Development to contract with school districts, housing authorities, health agencies, and other appropriate local public and private nonprofit agencies for the procurement or construction of housing or shelter and to obtain services for migratory agricultural workers. Existing law authorizes the department to enter into multiyear operating contracts and provide funding annually by amending those contracts, as provided. This bill would make non-substantive changes to the latter provision.</p>	<p>Bill language not fully developed. Hearing not yet scheduled.</p> <p>CSAC-Watch RCRC-Pending</p>

Key:

RCRC- Rural County Representatives of California CSAC-California State Association of Counties

Yellow Highlights- May impact Napa County Green Highlights- Napa County Leg Subcommittee has reviewed and provided direction