

Housing

Bill ID/Topic	Location	Summary	Position
<p>AB 15 Chiu D</p> <p>COVID-19 relief: tenancy: Tenant Stabilization Act of 2021.</p>	<p>ASSEMBLY H. & C.D. 1/11/2021 - Referred to Com. on H. & C.D.</p>	<p>(1)Existing law, the COVID-19 Tenant Relief Act of 2020, establishes certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act, among other things, prohibits a tenant that delivers a declaration, under penalty of perjury, of COVID-19-related financial distress from being deemed in default with regard to the COVID-19 rental debt, as specified. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and January 31, 2021. Existing law repeals the act on February 1, 2025.This bill would extend the definition of “COVID-19 rental debt” as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and December 31, 2021. The bill would also extend the repeal date of the act to January 1, 2026. The bill would make other conforming changes to align with these extended dates. By extending the repeal date of the act, the bill would expand the crime of perjury and create a state-mandated local program.This bill contains other related provisions and other existing laws.</p>	
<p>AB 16 Chiu D</p> <p>Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021.</p>	<p>ASSEMBLY H. & C.D. 1/13/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law, the COVID-19 Tenant Relief Act of 2020, establishes certain procedural requirements and limitations on evictions for nonpayment of rent due to COVID-19 rental debt, as defined. The act prohibits a tenant that delivers a declaration of COVID-19-related financial distress from being deemed in default with regard to the COVID-19 rental debt, as specified. Existing law defines COVID-19 rental debt as unpaid rent or any other unpaid financial obligation of a tenant that came due between March 1, 2020, and January 31, 2021. Existing law repeals the act on February 1, 2025.This bill would establish the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Program. The bill would authorize the Director of Housing and Community Development to direct an existing office or program within the Department of Housing and Community Development to implement the program. The bill would establish in the State Treasury the COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Fund, and, upon appropriation by the Legislature, distribute all moneys in the fund to the department to carry out the purposes of the program. The bill would require the program be implemented only to the extent that funding is made available through the Budget Act. The bill would specify that it is the intent of the Legislature to prioritize the use of available federal funds before using General Fund moneys for the program. Last Amended on 1/12/2021</p>	
<p>AB 49 Petrie-Norris D</p> <p>California Debt Limit Allocation Committee: elimination and allocation of duties.</p>	<p>ASSEMBLY A. & A.R. 3/22/2021 - Re-referred to Com. on A. & A.R.</p>	<p>Existing federal law prescribes a volume ceiling on the aggregate amount of private activity bonds that may be issued in a state. Existing law creates the California Debt Limit Allocation Committee for the purpose of administering the volume limit for the state on private activity bonds through an allocation system. Existing law defines “private activity bonds” as a part or all of any bond, or other instrument, required to obtain a portion of the state’s volume cap, as specified under federal law, in order to be exempt from taxation, which includes qualified mortgage bonds and qualified student loan bonds. Existing law requires the California Debt Limit Allocation Committee to annually determine and announce the state ceiling for the calendar year, and allocates to the committee that amount for further allocation to state and local agencies subject to their applications. Existing law prescribes the duties and powers of the committee, including in connection with the Marks-Roos Local Bond Pooling Act of 1985, mortgage credit certificate programs, the Extra Credit Teacher Home Purchase Program, and the California Homebuyer’s Downpayment Assistance Program. Existing law establishes the California Tax Credit Allocation Committee for the purpose of allocating low-income housing tax credits allowed under federal law.This bill would abolish the California Debt Limit Allocation Committee and transfer its powers, duties, and functions to the California Tax Credit Allocation Committee. The bill would provide for the transfer of civil service employees, funds, property, and liabilities of the California Debt Limit Allocation Committee to the California Tax Credit Allocation Committee. The bill would require that regulations of the California Debt Limit Allocation Committee remain in effect until the California Tax Credit Allocation Committee amends or repeals those regulations, or adopts successor regulations. The bill would make conforming changes to properly identify the California Tax Credit Allocation Committee and to repeal obsolete references. Last Amended on 3/18/2021</p>	

<p><u>AB 68</u> <u>Salas D</u></p> <p>Department of Housing and Community Development: California Statewide Housing Plan: annual reports.</p>	<p>ASSEMBLY APPR. 4/15/2021 - VOTE: Do pass as amended and be re-referred to the Committee on [Appropriations] (PASS)</p>	<p>(1)Existing law establishes the California Statewide Housing Plan, which serves as a state housing plan for all relevant purposes, that incorporates a statement of housing goals, policies, and objectives, as well as specified segments. Existing law requires the Department of Housing and Community Development to update and provide a revision of the plan to the Legislature every 4 years, as provided.This bill would revise and recast those provisions related to the California Statewide Housing Plan. The bill would, starting with any update or revision to the plan on or after January 1, 2022, require the plan to include specified information, including, among other things, an inventory number of affordable units needed to meet the state’s affordable housing needs and an identification of strategies to help individuals experiencing homelessness. The bill would require the department to publish and make the plan available to the public on the department’s internet website.(2)Existing law establishes various programs intended to promote the development of affordable housing, including 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.This bill would require the department to develop and publish on its internet website an annual report by December 31 of each year that includes specified information regarding grant programs that are administered by the department, including the median time between the issuance of award letters and the issuance of funding, a comparison of how the median time between award letter and funding varies across department administered programs, and changes to the median time between the issuance of award letters and the issuance of funding for each program since the previous annual report.(3)Existing 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 requires the Department of Housing and Community Development to determine whether the housing element is in substantial compliance with specified provisions of that law. That law also requires the department to notify a city, county, or city and county that the city, county, or city and county is in violation of state law if the department finds that the housing element or an amendment to the housing element does not substantially comply with specified provisions of the law.This bill would require the department to develop and publish on its internet website an annual report by December 31 of each year that includes specified information regarding housing element enforcement actions, including the number of housing element enforcement actions taken against cities and counties, outcomes of those enforcement actions, and the median time between the initiation of each enforcement action and its resolution. Last Amended on 4//2021</p>	
<p><u>AB 80</u> <u>Burke D</u></p> <p>Taxation: Coronavirus Aid, Relief, and Economic Security Act: Federal Consolidated Appropriations Act, 2021.</p>	<p>SENATE BUDGET & F.R. 4/15/2021 - From committee chair, with author’s amendments: Amend, and re-refer to committee. Read second time, amended, and re-referred to Com. on B. & F.R.</p>	<p>The Personal Income Tax Law and the Corporation Tax Law, in conformity with federal income tax law, generally define “gross income” as income from whatever source derived, except as specifically excluded, and provide various exclusions from gross income. Existing law, in conformity with the federal Coronavirus Aid, Relief, and Economic Security Act (CARES Act), and its subsequent amendments in the Paycheck Protection Program and Health Care Enhancement Act and the Paycheck Protection Program Flexibility Act of 2020, among other things, excludes any amounts of covered loans forgiven under the CARES Act from gross income for purposes of the Personal Income Tax Law and the Corporation Tax Law. Existing law reduces the amount of any credit or deduction otherwise allowed under the Personal Income Tax and the Corporation Tax Law for any amount paid or incurred by the taxpayer upon which this exclusion is based by the amount of the exclusion allowed. Existing law requires any bill authorizing a new tax expenditure to contain, among other things, specific goals, purposes, and objectives the tax expenditure will achieve, detailed performance indicators, and data collection requirements.This bill would exclude, for taxable years beginning on or after January 1, 2019, from gross income any advance grant amount, as defined, issued pursuant to specified provisions of the CARES Act or the Consolidated Appropriations Act, 2021, and covered loan amounts forgiven pursuant to the Consolidated Appropriations Act, 2021.This bill contains other related provisions and other existing laws. Last Amended on 4/15/2021</p>	
<p><u>AB 115</u> <u>Bloom D</u></p> <p>Planning and zoning: commercial</p>	<p>ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass as amended and be re-referred to the Committee</p>	<p>Existing law, the Planning and Zoning Law, requires that the legislative body of each county and each city adopt a comprehensive, long-term general plan for the physical development of the county and city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law authorizes the legislative body of any county or city, pursuant to specified procedures, to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes.This bill, notwithstanding any inconsistent provision of a city’s or county’s general plan, specific plan, zoning ordinance, or</p>	<p>DM: Oppose/Pending CSAC: Pending RCRC: Pending</p>

zoning: housing development.	on [Local Government] (PASS)	regulation, would require that a housing development be an authorized use on a site designated in any local agency’s zoning code or maps for commercial uses if certain conditions apply. Among these conditions, the bill would require that the housing development be subject to a recorded deed restriction requiring that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, as those terms are defined, and located on a site that satisfies specified criteria. This bill contains other related provisions and other existing laws.	
AB 215 Chiu D Housing element: regional housing need: relative progress determination.	ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Local Government] (PASS)	(1)Existing law, 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 requires the Department of Housing and Community Development to determine whether the housing element is in substantial compliance with specified provisions of that law. This bill, starting with the 6th housing element revision, would require the department to determine the relative progress toward meeting regional housing needs of each jurisdiction, council of governments, and subregion, as specified. The bill would require the department to make this determination based on the information contained in the annual reports submitted by each jurisdiction, as specified. The bill would require the department to make this determination for all housing and for lower income housing by dividing the applicable entity’s progress toward meeting its share of the regional housing need by its prorated share of the regional housing need, as specified. The bill would require the department to post the determinations of relative progress on its internet website by July 1 of the year in which relative progress is determined. This bill contains other related provisions and other existing laws. Last Amended on 4/5/2021	Opposed (4/19) – Letter Pending CSAC: TBD RCRC: TBD
AB 244 Rubio, Blanca D Affordable housing cost study: housing plan addendum.	ASSEMBLY H. & C.D. 1/28/2021 - Referred to Com. on H. & C.D.	Existing law establishes various programs and funding sources to enable the development of affordable housing, including the low-income housing credit, the Building Homes and Jobs Act, the Veterans and Affordable Housing Bond Act of 2018, the Affordable Housing and Sustainable Communities Program, and the Multifamily Housing Program. Existing law charges various agencies with the administration of these programs, including the California Tax Credit Allocation Committee, the Department of Housing and Community Development, and the California Housing Finance Agency. This bill would require the California Tax Credit Allocation Committee, the Department of Housing and Community Development, the California Housing Finance Agency, and the California Debt Limit Allocation Committee to conduct an affordable housing cost study that measures the factors that influence the cost of building affordable housing, breaks down total development costs for affordable housing, and enables the state to maximize resources allocated for affordable housing. The bill would require the study to consider data from projects that have received funding from the various programs and funding sources described above. The bill would require the development of the cost study only as existing resources permit without restructuring funding priorities, or as private resources are made available. The bill would require the California Tax Credit Allocation Committee to publish the study by January 1, 2028. This bill contains other related provisions and other existing laws.	
AB 255 Muratsuchi D COVID-19 Emergency Small Business Eviction and Rent Relief Act.	ASSEMBLY JUD. 3/26/2021 - Re-referred to Com. on JUD. 4/27/2021 9 a.m. - State Capitol, Room 4202 ASSEMBLY JUDICIARY, STONE, Chair	Existing law provides that a tenant is guilty of unlawful detainer if the tenant continues to possess the property without permission of the landlord in specified circumstances, including when the tenant has violated the lease or rental agreement by defaulting on rent, and requires the tenant be served a 3 days’ notice in writing to cure the default, as specified. Existing law provides that an unlawful detainer action is subject to the COVID-19 Tenant Relief Act of 2020, which provides tenants with specified temporary protections from eviction, if the default in the payment of rent is based upon COVID-19 rental debt, as defined. This bill would require a landlord, who receives a statement signed under penalty of perjury by a commercial tenant, as defined, and supported by documentary evidence that attests that the tenant requests emergency rent relief because the business of the commercial tenant has experienced a decrease in average monthly gross revenue of at least 50%, which is reasonably attributable to public health regulations adopted to address the COVID-19 pandemic, during the qualifying time period, as defined, as compared with the 12 months immediately preceding the qualifying time period, as defined, to conduct a good faith negotiation to form a plan to allow the commercial tenant a reasonable opportunity to repay COVID-19 lease debt while minimizing the hardship to the landlord. By expanding the scope of the crime of perjury, this bill would impose a state-mandated local program. The bill would prohibit, except as provided, a landlord from terminating a lease of a commercial tenant, before the date that is one year from the end of the qualifying time period, who paid 25% of	

		the amount due under the lease during the qualifying time period.This bill contains other existing laws. Last Amended on 3/25/2021	
AB 306 O'Donnell D School districts and community college districts: employee housing.	ASSEMBLY APPR. 4/6/2021 - Re-referred to Com. on APPR. 4/21/2021 9 a.m. - State Capitol, Assembly Chamber ASSEMBLY APPROPRIATIONS, GONZALEZ, LORENA, Chair	The Field Act requires the Department of General Services to supervise the design and construction of any school building, including both school district and community college district buildings, or, if the estimated cost exceeds \$100,000, the reconstruction or alteration of or addition to any school building, to ensure that plans and specifications comply with the rules and regulations adopted pursuant to the act and with relevant building standards, and to ensure that the work of construction has been performed in accordance with the approved plans and specifications. Existing law defines "school building" for these purposes, and excludes from that definition certain buildings. Existing law requires the Department of General Services to approve the plans, specifications, and methods of construction of certain factory-built school buildings. Existing law requires the Department of General Services, for purposes relating to access and use by persons with disabilities, to issue a written approval of the plans and specifications of certain buildings and facilities, as provided.This bill would exclude from these requirements any building or facility that serves or is intended to serve as residential housing for school district and community college district teachers and employees, and their families. Last Amended on 4/5/2021	
AB 328 Chiu D Reentry Housing and Workforce Development Program.	ASSEMBLY APPR. 3/18/2021 - Re-referred to Com. on APPR. 4/21/2021 9 a.m. - State Capitol, Assembly Chamber ASSEMBLY APPROPRIATIONS, GONZALEZ, LORENA, Chair	Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program, the Housing for a Healthy California Program, and the California Emergency Solutions Grants Program. This bill would establish the Reentry Housing and Workforce Development Program. The bill would require the department, on or before July 1, 2022, to take specified actions to, upon appropriation by the Legislature, provide grants to applicants, as defined, for innovative or evidence-based housing, housing-based services, and employment interventions to allow people with recent histories of incarceration to exit homelessness and remain stably housed. The bill would require the department to establish a process, in collaboration with the Department of Corrections and Rehabilitation and with counties in which recipients are operating, for referral of participants, in accordance with certain guidelines and procedures.This bill contains other related provisions. Last Amended on 3/17/2021	
AB 345 Quirk-Silva D Accessory dwelling units: separate conveyance.	ASSEMBLY APPR. SUSPENSE FILE 4/14/2021 - In committee: Set, first hearing. Referred to suspense file.	The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and requires a local agency that has not adopted an ordinance to ministerially approve an application for an accessory dwelling unit, and sets forth required ordinance standards, including that the ordinance prohibit the sale or conveyance of the accessory dwelling unit separately from the primary residence.This bill would require each local agency to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if the above-described conditions are met. The bill would impose an additional condition on a tenancy in common agreement subject to these provisions and recorded on or after December 31, 2021, to include specified information, including a delineation of all areas of the property that are for the exclusive use of a cotenant, delineation of each cotenant's responsibility for the costs of taxes, insurance, utilities, general maintenance and repair, and improvements associated with the property, and procedures for dispute resolution among cotenants before resorting to legal action.This bill contains other related provisions and other existing laws. Last Amended on 3/9/2021	
AB 348 Villapudua D Affordable housing: annual expenditure report.	ASSEMBLY H. & C.D. 3/16/2021 - Coauthors revised.	Existing law requires the Department of Housing and Community Development to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. Existing law requires that the report include, among other things, the number of units assisted by those programs and the number of individuals and households served and their income level.This bill would require the department, by March 1 of each year, to develop an annual summary report that discloses the amount of state, federal, and private funding spent on the development of affordable housing within the state, each city, and each county in the preceding calendar year. The bill would require the department to post the annual summary report on its internet website and make the report available to the public by March 15 of each year.	

<p>AB 374 Sevarto R</p> <p>Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.</p>	<p>ASSEMBLY H. & C.D. 2/12/2021 - Referred to Com. on H. & C.D.</p>	<p>Existing law establishes the Homeless Housing, Assistance, and Prevention (HHAP) program for the purpose of providing jurisdictions, as defined, with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges, as specified. Under existing law, grants under the HHAP program are allocated in 2 rounds of funding, the first of which is administered by the Business, Consumer Services, and Housing Agency and the second of which is administered by the Homeless Coordinating and Financing Council, as provided. Existing law requires the Department of Housing and Community Development to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. Existing law requires that the report include, among other things, the number of units assisted by those programs and the number of individuals and households served and their income level. This bill would additionally require that this report include an evaluation of the HHAP program. This bill contains other existing laws.</p>	
<p>AB 387 Lee D</p> <p>Social Housing Act of 2021.</p>	<p>ASSEMBLY H. & C.D. 3/26/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law, the Housing Authorities Law, authorizes the establishment of a functioning housing authority within a city or county by enactment of a resolution by the city or county declaring that there is need of a functioning housing authority in the city or county. Existing law authorizes a housing authority of a city or county to, among other things, prepare, carry out, acquire, lease, and operate housing projects and housing developments for persons of low income, as provided. This bill, the Social Housing Act of 2021, would establish, in the Business, Consumer Services, and Housing Agency, the California Social Housing Council to develop policy proposals that would promote the development of social housing, as defined, to hold public meetings throughout the state to educate participants on the history and purposes of social housing, and to solicit input on the policy proposals from stakeholders. The bill would require the council to report to the Legislature by January 1, 2024, on the council's recommended policy proposals and all input received. The bill would make related findings and declarations. Last Amended on 3/25/2021</p>	
<p>AB 411 Irwin D</p> <p>Veterans Housing and Homeless Prevention Bond Act of 2022.</p>	<p>ASSEMBLY M. & V.A. 3/16/2021 - Coauthors revised. From committee: Do pass and re-refer to Com. on M. & V.A. (Ayes 8. Noes 0.) (March 15). Re-referred to Com. on M. & V.A.</p>	<p>Existing law, the Veterans Housing and Homeless Prevention Bond Act of 2014 (the 2014 bond act), authorizes the issuance of bonds in the amount of \$600,000,000, as specified, for expenditure by the California Housing Finance Agency, the Department of Housing and Community Development, and the Department of Veterans Affairs to provide housing to veterans and their families pursuant to the Veterans Housing and Homeless Prevention Act of 2014 (VHHPA). This bill would enact the Veterans Housing and Homeless Prevention Bond Act of 2022 to authorize the issuance of bonds in an amount not to exceed \$600,000,000 to provide additional funding for the VHHPA. The bill would provide for the handling and disposition of the funds in the same manner as the 2014 bond act. This bill contains other related provisions. Last Amended on 3/1/2021</p>	
<p>AB 460 Maves I</p> <p>Fire protection: residential fire sprinklers: fees.</p>	<p>ASSEMBLY L. GOV. 3/26/2021 - Re-referred to Com. on L. GOV.</p>	<p>(1) Existing law authorizes any public agency providing water for fire protection purposes to, by ordinance or resolution, fix and collect a charge to pay the costs of operation, installation, capital, maintenance, repair, alteration, or replacement of facilities and equipment related to supplying water for fire protection purposes. Existing law authorizes specified local jurisdictions and fire protection districts to make changes or modifications that are more stringent than specified state standards, as provided. Existing law neither authorizes nor prohibits a local jurisdiction or a fire protection district from mandating the installation of residential fire sprinkler systems within newly constructed or existing dwelling units. This bill, among other things, would, as provided, prohibit water-related fees imposed on the owner of residential property from being affected by the installation of a residential fire sprinkler system on that residential property, including those residential fire sprinkler systems mandated by a local jurisdiction or a fire protection district. The bill would provide that homes with residential fire sprinklers installed before January 1, 2022, may have their water meter rates reassessed to comply with this prohibition. For purposes of the rate reassessment, the bill would require the local agency that establishes water meter size to reassess the property owner's water meter size. The bill would authorize the local agency to impose a reasonable fee on the property owner to recover the cost of the reassessment. The bill would require the local agency to develop a reassessment application and provide this application and other information to the local public agency that provides water</p>	

		service to residential property. By requiring a local agency to perform new duties, the bill would impose a state-mandated local program.(2)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. Last Amended on 3/25/2021	
<u>AB 464 Mullin D</u> Enhanced Infrastructure Financing Districts: allowable facilities and projects.	ASSEMBLY CONSENT CALENDAR 4/15/2021 - From committee: Do pass. To Consent Calendar. (Ayes 8. Noes 0.) (April 14). 4/19/2021 #11 ASSEMBLY SECOND READING FILE -- ASSEMBLY BILLS	Existing law authorizes the legislative body of a city or a county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community, including, but not limited to, the acquisition, construction, or repair of industrial structures for private use.This bill would include, in the list of facilities and projects the district may fund, the acquisition, construction, or repair of commercial structures by the small business, as defined, occupant of such structures, if certain conditions are met, and facilities in which nonprofit community organizations provide health, youth, homeless, and social services. Last Amended on 3/25/2021	
<u>AB 482 Ward D</u> Housing authorities: City of San Diego, County of San Bernardino, and County of Santa Clara: middle-income housing projects pilot program.	SENATE RLS. 3/25/2021 - Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.	Existing law, the Housing Authorities Law, authorizes a housing authority of a city or county to, among other things, prepare, carry out, acquire, lease, and operate housing projects and housing developments for persons of low income, as provided. Existing law, until January 1, 2022, authorizes a housing authority located in the City of San Diego, the County of San Bernardino, or the County of Santa Clara to implement a pilot program to develop and finance a middle-income housing project, as defined, if the project receives gap financing, as defined. Existing law requires any gap financing to be approved by the housing authority's legislative body, as provided. Existing law requires the housing authority to provide a report to the Legislature, as specified, on and before January 1, 2020, and on or before January 1, 2022.This bill would extend the authority of a housing authority located in the City of San Diego, the County of San Bernardino, or the County of Santa Clara to implement the above-described pilot program from January 1, 2022, to January 1, 2026. The bill would extend the requirement for the housing authority to provide a report to the Legislature by requiring the housing authority to provide a report every 2 years after providing the first report, starting with January 1, 2022.This bill contains other existing laws. Last Amended on 3/17/2021	
<u>AB 491 Gonzalez, Lorena D</u> Housing: affordable and market rate units.	ASSEMBLY H. & C.D. 2/18/2021 - Referred to Com. on H. & C.D.	The State Housing Law, among other things, requires the Department of Housing and Community Development to adopt, amend, or repeal rules and regulations for the protection of the health, safety, and general welfare of the occupant and the public relating to specified residential structures, as provided, which apply throughout the state. Existing law requires the housing or building department of every city or county, or the health department if there is no building department, to enforce within its jurisdiction the provisions of the State Housing Law, building standards, and the other rules and regulations adopted by the department pertaining to the maintenance, sanitation, ventilation, use, or occupancy of apartment houses, hotels, or dwellings. A violation of the State Housing Law, or of the building standards or rules and regulations adopted pursuant to that law, is a misdemeanor. This bill would require that a mixed-income multifamily structure that is constructed on or after January 1, 2022, provide the same access to the common entrances, common areas, and amenities of the structure to occupants of the affordable housing units in the structure as is provided to occupants of the market-rate housing units. The bill would also prohibit a mixed-income multifamily structure that is constructed on or after January 1, 2022, from isolating the affordable housing units within the structure to a specific floor or an area on a specific floor. The bill would define various terms for these purposes.This bill contains other related provisions and other existing laws.	
<u>AB 500 Ward D</u> Local planning:	ASSEMBLY NAT. RES. 3/26/2021 - Re-referred to Com. on NAT. RES.	Existing law, the California Coastal Act of 1976 (the Coastal Act), among other things, requires anyone wishing to perform or undertake any development in the coastal zone, except as specified, in addition to obtaining any other permit required by law from any local government or from any state, regional, or local agency, to obtain a coastal development permit, as provided. Existing law specifies various development standards with respect to development within the coastal zone and requires that lower cost visitor and recreational facilities be protected, encouraged, and, where feasible, provided.This bill	

<p>permitting: coastal development.</p>		<p>would additionally require that housing opportunities for persons of low and moderate income be protected, encouraged, and provided under those provisions. The bill would also require that new development in nonhazardous areas preserve and enhance the supply of higher density residential, multifamily residential, and mixed-use development in areas with adequate public transit. This bill contains other related provisions and other existing laws. Last Amended on 3/25/2021</p>	
<p>AB 571 Maves I</p> <p>Planning and zoning: density bonuses: affordable housing.</p>	<p>ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Local Government] (PASS)</p>	<p>Existing law, known as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents, including lower income students. Existing law requires the amount of a density bonus and the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. This bill would prohibit affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development's affordable units. This bill contains other related provisions and other existing laws. Last Amended on 3/24/2021</p>	
<p>AB 578 Fong R</p> <p>Housing and Community Development: grant contracts and agreements.</p>	<p>ASSEMBLY H. & C.D. 2/18/2021 - Referred to Com. on H. & C.D.</p>	<p>Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. Existing law requires the department to administer various grants, including the California Emergency Solutions Grants Program. This bill would require the department to issue and complete, for any grant program administered by the department, all necessary contracts and standard agreements, if applicable, between the department and the grant recipient within 90 days of issuing a grant award letter to the grant recipient. The bill would require the department to issue and complete these contracts and agreements by March 31, 2022, for a grant award letter issued to a grant recipient prior to January 1, 2022. The bill would provide that the department shall use moneys appropriated to it in the annual Budget Act or another statute for purposes of the bill's provisions or for the general administration of the department.</p>	
<p>AB 602 Grayson D</p> <p>Development fees: impact fee nexus study.</p>	<p>ASSEMBLY H. & C.D. 4/15/2021 - From committee: Amend, and do pass as amended and re-refer to Com. on H. & C.D. (Ayes 8. Noes 0.) (April 14). 4/19/2021 #12 ASSEMBLY SECOND READING FILE -- ASSEMBLY BILLS</p>	<p>(1) Existing law, the Permit Streamlining Act, which is part of the Planning and Zoning Law, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project. The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. Existing law requires a city, county, or special district that has an internet website to make available on its internet website certain information, as applicable, including its current schedule of fees and exactions. This bill, among other things, would require, on and after January 1, 2022, a city, county, or special district that conducts an impact fee nexus study to follow specific standards and practices, including, but not limited to, (1) that prior to the adoption of an associated development fee or exaction, an impact fee nexus study be adopted, (2) that the study identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary, and (3) if the study is adopted after July 1, 2022, either calculate a fee levied or imposed on a housing development project proportionately to the square footage of the proposed units, or make specified findings explaining why square footage is not an appropriate metric to calculate the fees. The bill would also require a city, county, or special district to post a written fee schedule or a link directly to the written fee schedule on its internet website. By requiring a city or county to include certain information in, and follow certain standards with regard to, its impact fee nexus studies and to include certain information on its internet website, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended on 4/6/2021</p>	
<p>AB 605 Villapudua D</p> <p>Department of Housing and Community</p>	<p>ASSEMBLY H. & C.D. 3/15/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law establishes various programs intended to promote the development of affordable housing, including the Multifamily Housing Program, under which the Department of Housing and Community Development provides financial assistance in the form of deferred payment loans to pay for the eligible costs of certain housing development activities. The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable</p>	

<p>Development: program administration: bonus points: housing element.</p>		<p>and available for residential development that identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels, as specified. This bill would require the department to develop and implement a bonus point system for competitive grant and loan programs that are administered by the department and that facilitate the development of housing. The bill would require the department to award bonus points to proponents of housing development projects that meet specified requirements including that the project has received all necessary local agency approvals to begin construction, and the local agency determines that the project will meet or exceed the local agency's requirement to satisfy the local agency's share of regional housing need for at least one household income level, as specified. The bill would require the department to award bonus points to an applicant that is the proponent of a housing development project that is located on a site identified in the local agency's inventory of land suitable and available for residential development, and the project meets or exceeds the local agency's share of regional housing need at a designated household income level, as specified. The bill would require the bonus point system to also award bonus points to applicants for competitive grants or loans awarded for the purposes of constructing infrastructure necessary for the development of housing that satisfies the local agency's share of regional housing need. This bill contains other existing laws. Last Amended on 3/11/2021</p>	
<p>AB 617 Davies R</p> <p>Planning and zoning: regional housing needs: exchange of allocation.</p>	<p>ASSEMBLY H. & C.D. 2/25/2021 - Referred to Coms. on H. & C.D. and L. GOV.</p>	<p>The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes, among other specified mandatory elements, a housing element. That law, for the fourth and subsequent revisions of the housing element, requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region. That law further requires the appropriate council of governments, or, for cities and counties without a council of governments, the department, to adopt a final regional housing plan that allocates a share of the regional housing need to each city, county, or city and county in accordance with certain requirements. This bill would authorize a city or county, by agreement, to transfer all or a portion of its allocation of regional housing need to another city or county. The bill would allow the transferring city to pay the transferee city or county an amount determined by that agreement, as well as a surcharge to offset the impacts and associated costs of the additional housing on the transferee city. The bill would also require the transferring city or county and the transferee city or county to report to the council of governments and the department specified information about the transfer, as provided.</p>	<p>DM: Oppose/Concerns CSAC: TBD RCRC: Pending</p>
<p>AB 634 Carrillo D</p> <p>Density Bonus Law.</p>	<p>ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass as amended and be re-referred to the Committee on [Local Government] (PASS)</p>	<p>Existing law, referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among other things, and meets other requirements. Existing law prescribes an application process for a city or county to follow in this regard. Existing law specifies that, if permitted by local ordinance, that law is not to be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in these provisions for a development that meets specified requirements or from granting a proportionately lower density bonus than what is required for developments that do not meet these requirements. This bill would also provide that, if permitted by local ordinance, the local density bonus law is not to be construed to prohibit a city, county, or city and county from requiring an affordability period that is longer than 55 years for any units that qualified the applicant for the award for the density bonus developed in compliance with a local ordinance that requires, as a condition of development of residential units, that a development include a certain percentage of units that are affordable to, and occupied by low-income, lower income, very low income, or extremely low income households. Last Amended on 4/6/2021</p>	
<p>AB 672 Garcia, Cristina D</p> <p>Planning and zoning law:</p>	<p>ASSEMBLY H. & C.D. 4/7/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law, the Planning and Zoning Law, requires that the legislative body of each county and each city adopt a comprehensive, long-term general plan for the physical development of the county and city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law authorizes the legislative body of any county or city, pursuant to specified procedures, to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. This bill would require a city, county, or city and county to rezone, by the date the 6th regional housing needs assessment cycle applicable</p>	<p>DM: Support CSAC: Pending RCRC: Pending</p>

<p>rezoning authorization: golf courses.</p>		<p>to the city, county, or city and county ends, certain sites used as a golf course to also allow for residential and open-space use in accordance with specified requirements. The bill would exempt any ordinance, resolution, general or specific plan amendment, or other action necessary of the city, county, or city and county to rezone a site pursuant to the bill's provisions from CEQA. The bill would require a development on a site that is rezoned for residential and open-space use pursuant to the bill's provisions to comply with specified requirements, including that 25 percent of all units developed on the site be available for persons and families of low income for a period of at least 45 years for owner-occupied units and at least 55 years for rental units, and that a certain unit per acre density be met. By expanding the crime of perjury and by imposing additional duties on local officials, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended on 4/6/2021</p>	
<p>AB 678 Grayson D</p> <p>Housing development projects: fees and exactions cap.</p>	<p>ASSEMBLY L. GOV. 3/26/2021 - Re-referred to Com. on L. GOV.</p>	<p>The California Constitution authorizes cities and counties to make and enforce within their limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws, and further authorizes cities organized under a charter to make and enforce all ordinances and regulations in respect to municipal affairs, which supersede inconsistent general laws. Existing law provides that a city or a county may, in the exercise of their police powers, license and regulate businesses operating within their jurisdiction and may fix the rate of the license fee and provide for its collection. Existing law authorizes the legislative body of a city and the board of supervisors of a county to license, for revenue and regulation, and fix a license tax upon, every kind of lawful business transacted in the city or county, as specified. Existing law requires a legislative body of a city or a board of supervisors of a county imposing a license tax upon a business operating both within and outside the legislative body's or board's taxing jurisdiction to levy the tax so that the measure of tax fairly reflects that proportion of the taxed activity actually carried on within the taxing jurisdiction. Existing law, the Quimby Act, which is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition to the approval of a tentative map or parcel subdivision map if specified requirements are met. Existing law, the Mello-Roos Community Facilities Act of 1982, after a community facilities district has been created and authorized to levy specified special taxes, authorizes the legislative body, by ordinance, to levy the special taxes at the rate and apportion them in the manner specified in the resolution forming the community facilities district. This bill would prohibit a city or county from imposing a specified fee or exaction if the total dollar amount of the fees and exactions that a city or county would impose on a proposed housing development is greater than 12% of the city's or county's median home price unless approved by the Department of Housing and Community Development. The bill would authorize a city or county to seek approval from the department to impose a fee or an exaction that would result in the total dollar amount of fees and exactions exceeding that limitation by making a specified finding and submitting a completed application for a waiver. The bill would require the department to develop a standard form application for a waiver in conjunction with the Governor's Office of Planning and Research. The bill would require the department to develop standards to determine whether to grant a waiver and the total dollar amount limitation to which a city or county granted a waiver is subject. The bill would require the department to conduct and post on its internet website an analysis that, for purposes of these provisions, determines the median home price in each city and county of the state. The bill would require the department to create, by January 1, 2023, a nexus study template that must be used by local jurisdictions in determining the nexus between the fee or exaction and the development project, as provided. This bill contains other existing laws. Last Amended on 3/25/2021</p>	
<p>AB 682 Bloom D</p> <p>Planning and zoning: cohousing buildings.</p>	<p>ASSEMBLY H. & C.D. 3/15/2021 - In committee: Hearing postponed by committee.</p>	<p>The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would require a city or county with a population of more than 400,000 people to permit the building of cohousing buildings, as defined, in any zone where multifamily residential buildings are permitted. The bill would require that cohousing buildings be permitted on the same basis as multifamily dwelling units. The bill would set minimum standards for the construction of cohousing buildings, including floor-space ratios and setback requirements. The bill would require that specified percentages of cohousing buildings be set aside for affordable housing, as specified. The bill would define terms for the purpose of these provisions. This bill contains other related provisions and other existing laws.</p>	

<p><u>AB 721</u> <u>Bloom D</u></p> <p>Covenants and restrictions: affordable housing.</p>	<p>ASSEMBLY JUD. 4/15/2021 - VOTE: Do pass as amended and be re-referred to the Committee on [Judiciary] (PASS)</p>	<p>Existing law permits a person who holds an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant based on, among other things, source of income, to record a Restrictive Covenant Modification, which is to include a copy of the original document with the illegal language stricken. Before recording the modification document, existing law requires the county recorder to submit the modification document and the original document to the county counsel who is required to determine whether the original document contains an unlawful restriction. This bill would make any private recorded covenants, conditions, restrictions, or private limits on the use of private or publicly owned land contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale that restricts the number or size of the residences that may be built on the property, or that restricts the number of persons who may reside on the property unenforceable against the owner of an affordable housing development, as defined. This bill contains other related provisions and other existing laws.</p>	
<p><u>AB 724</u> <u>Ward D</u></p> <p>Homelessness programs: funding.</p>	<p>ASSEMBLY H. & C.D. 3/26/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law establishes various programs, including, among others, the Emergency Housing and Assistance Program, to provide assistance to homeless persons. Existing law requires a state agency or department that funds, implements, or administers a state program that provides housing or housing-related services to people experiencing homelessness or at risk of homelessness to revise or adopt guidelines and regulations to include enumerated Housing First policies. This bill would require specified state entities to, not later than January 1, 2023, develop a streamlined funding program that meets specified criteria, to support the state's policy goal of reducing homelessness statewide by providing funding opportunities for local governments, as defined, to increase their capacity to respond to local homelessness needs through providing housing, emergency shelters, or other assistance to homeless individuals and families, or those at risk for homelessness, as defined, designed to reduce homelessness in their local areas. The bill would require, not later than January 1, 2023, the state entities to prepare and submit to the Legislature a report on their proposed programs, as provided. This bill contains other existing laws. Last Amended on 3/25/2021</p>	
<p><u>AB 780</u> <u>Ting D</u></p> <p>Local zoning ordinances: school district employee housing.</p>	<p>ASSEMBLY L. GOV. 4/8/2021 - In committee: Set, first hearing. Hearing canceled at the request of author.</p>	<p>Existing law authorizes the governing board of a school district, by a vote of 2/3 of its members, to render a city or county zoning ordinance inapplicable to a proposed use of property by the school district, if specified conditions are met. Existing law prohibits the governing board of a school district from exercising this authorization if the proposed use of the property by the school district is for nonclassroom facilities. This bill would authorize the governing board of a school district to render a city or county zoning ordinance inapplicable if the proposed use of property by the school district is to offer school district employee housing under specified conditions. The bill would exempt the rendering of a city or county zoning ordinance as inapplicable, in order to offer school district employee housing, from review under this authority. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. This bill contains other existing laws. Last Amended on 3/15/2021</p>	
<p><u>AB 787</u> <u>Gabriel D</u></p> <p>Planning and zoning: housing element: converted affordable housing units.</p>	<p>ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass as amended and be re-referred to the Committee on [Local Government] (PASS)</p>	<p>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 element. Existing law requires that the housing element include, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected housing need and requires each council of governments, or the department for cities and counties without a council of governments, 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, as provided. Existing law requires the planning agency of a city or county to provide an annual report that includes specified information by April 1 of each year to specified entities, including the Department of Housing and Community Development. Among other things, existing law requires that this report include the progress in meeting the city's or county's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified. This bill would authorize a city or county to elect to meet all or a portion of its share of regional housing need for the applicable income category with units in an existing multifamily building that are converted to deed-restricted housing for very low, low-, or moderate-income households by the acquisition of the unit or the imposition of affordability</p>	

		covenants and restrictions for the unit if specified conditions are met. Among these conditions, the bill would require that the converted unit be subject to long-term affordability covenants and restrictions that require the unit to be affordable to persons of very low, low, or moderate income for at least 55 years. This bill contains other existing laws. Last Amended on 3/18/2021	
AB 795 Patterson R Department of Housing and Community Development: housing bond programs.	ASSEMBLY H. & C.D. 2/25/2021 - Referred to Com. on H. & C.D.	Existing law establishes the Department of Housing and Community Development within the Business, Consumer Services, and Housing Agency and sets forth its powers and duties, including responsibility for administering various housing and home loan programs throughout the state. Existing law requires the department, on or before December 31 of each year, to submit an annual report containing specified information to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. This bill would require the department to include in those annual reports specified information relating to grant-based programs administered by the department, including the amount of the original awards to recipients, the portions not yet disbursed to recipients, and an estimate of how many individuals could benefit from the remaining balance. This bill contains other related provisions.	
AB 803 Boerner Horvath D Starter Home Revitalization Act of 2021.	ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass as amended and be re-referred to the Committee on [Local Government] (PASS)	(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. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing. This bill would authorize a development proponent to submit an application for the construction of a small home lot development, as defined, that meets specified criteria. The bill would require a small home lot development to be located on a parcel that is no larger than 5 acres, is substantially surrounded by qualified urban uses, as defined, and is zoned for multifamily residential use. The bill would require a small home lot development to consist of single-family housing units with an average total area of floorspace of 1,750 net habitable square feet or less. The bill would require that the units comply with existing height and setback requirements applicable to the multifamily site. The bill would prohibit the total number of units created by the small home lot development from being less than the minimum general plan density required for the multifamily site. The bill would require that the small home lot development comply with any local inclusionary housing ordinance. The bill would prohibit the small home development on the proposed site to be subdivided if the development would require the demolition or alteration of specified types of housing. This bill contains other related provisions and other existing laws. Last Amended on 3/25/2021	
AB 838 Friedman D State Housing Law: enforcement response to complaints.	ASSEMBLY APPR. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Appropriations] (PASS)	Existing law, the State Housing Law, a violation of which is a crime, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law authorizes a city or county to designate and charge a specified department or officer with the enforcement of the State Housing Law, the building standards published in the California Building Standards Code, or any other rules and regulations adopted pursuant to the State Housing Law for the protection of the public health, safety, and general welfare. This bill would, beginning July 1, 2022, require a city or county that receives a complaint of a substandard building or a lead hazard violation, as described above, from a tenant, resident, or occupant, or an agent of a tenant, resident, or occupant, except as specified, to inspect the building, portion of the building intended for human occupancy, or premises of the building, document the lead hazard violations that would be discovered based upon a reasonably competent and diligent visual inspection of the property and identify any building, portion of a building intended for human occupancy, or premises on which such a building is located that is determined to be substandard, as applicable. The bill would require the city or county, as applicable, to advise the owner or operator of each violation and of each action that is required to be taken to remedy the violation and to schedule a reinspection to verify correction of the violations. The bill would require a city or county to provide free, certified copies of an inspection report and citations issued, if any, to the complaining tenant, resident, occupant, or agent, and to all potentially affected tenants, residents, occupants, or the agents of those individuals, as specified. The bill would prohibit the inspection or the report from being subject to any unreasonable conditions, as specified. The bill would prohibit a city or county from unreasonably refusing to communicate with a tenant, resident, occupant, or agent regarding a matter covered by this bill. This bill contains other related provisions and other existing laws. Last Amended on 4/5/2021	

<p><u>AB 854</u> <u>Lee D</u></p> <p>Residential real property: withdrawal of accommodations.</p>	<p>ASSEMBLY H. & C.D. 3/22/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law, commonly known as the Ellis Act, generally prohibits public entities from adopting any statute, ordinance, or regulation, or taking any administrative action, 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. This bill would prohibit an owner of accommodations from filing a notice with a public entity of an intent to withdraw accommodations or prosecuting an action to recover possession of accommodations, or threatening to do so, if not all the owners of the accommodations have been owners of record for at least 5 continuous years, or with respect to property that the owner acquired within 10 years after providing notice of an intent to withdraw accommodations at a different property. This bill would require an owner of accommodations notifying the public entity of an intention to withdraw accommodations from rent or lease to identify each person or entity with an ownership interest in the accommodations, as provided. That information would be available for public inspection. The bill would prohibit an owner or any person or entity with an ownership interest from acting in concert with a coowner, successor owner, prospective owner, agent, employee, or assignee to circumvent these provisions. The bill would provide specified, nonexclusive remedies for a violation. This bill contains other related provisions. Last Amended on 3/18/2021</p>	
<p><u>AB 880</u> <u>Aguiar-Curry D</u></p> <p>Affordable Disaster Housing Revolving Development and Acquisition Program.</p>	<p>ASSEMBLY APPR. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Appropriations] (PASS)</p>	<p>Existing law requires the Department of Housing and Community Development to allocate funds under the federal Community Development Block Grant Program to cities and counties. Existing law requires the department to determine and announce in the applicable Notice of Funding Availability the maximum grant request limitation for each applicant of which a maximum per year can be used for either general program or economic development applications. Existing law requires the department to inform cities and counties that are eligible for economic development and general program grants of the eligibility criteria and requirements. This bill would, upon appropriation of the Legislature, establish the Affordable Disaster Housing Revolving Development and Acquisition Program to fund the predevelopment expenses, acquisition, construction, reconstruction, and rehabilitation of property to develop or preserve affordable housing in the state's declared disaster areas that have experienced damage and loss of homes occupied by or affecting lower income households. The bill would require the department to administer the program. The bill would require the department to establish an application process for community development financial institutions, as defined, to apply for emergency short-term or temporary loans under the program. This bill contains other related provisions.</p>	<p>DM: Pending CSAC: TBD RCRC: Support <u>AB 880 - 4/8/2021</u></p>
<p><u>AB 946</u> <u>Lee D</u></p> <p>Home Purchase Assistance Fund: personal income taxation: mortgage interest deduction.</p>	<p>ASSEMBLY REV. & TAX 4/12/2021 - In committee: Set, first hearing. Hearing canceled at the request of author.</p>	<p>Existing law requires the California Housing Finance Agency to administer, among other programs, a home purchase assistance program for the purpose of assisting low- and moderate-income homebuyers to qualify for the purchase of owner-occupied homes, with priority given to first-time homebuyers, subject to specified terms and requirements. Existing law also authorizes the agency to create its own home purchase assistance programs, home purchase assistance products, or both, on terms and conditions that the agency deems prudent. Existing law establishes the Home Purchase Assistance Fund and continuously appropriates moneys in that fund for expenditure for these home purchase assistance programs and for defraying administrative costs of the agency. This bill, for taxable years beginning on or after January 1, 2022, would disallow the deduction of acquisition indebtedness with respect to a qualified residence of a taxpayer other than the principal residence. This bill contains other related provisions and other existing laws.</p>	
<p><u>AB 950</u> <u>Ward D</u></p> <p>Department of Transportation: sales of excess real property: affordable housing.</p>	<p>ASSEMBLY H. & C.D. 2/25/2021 - Referred to Com. on H. & C.D. 4/29/2021 2 p.m. - State Capitol, Room 4202 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair</p>	<p>Existing law vests the Department of Transportation with full possession and control of all state highways. Existing law authorizes the department to acquire any real property that it considers necessary for state highway purposes. Existing law requires the department to offer to sell or exchange excess real property, as defined, within one year from the date that it is determined by the department to be excess. This bill would authorize the department to sell its excess real property to the city, county, or city and county where the real property is located if the city, county, or city and county agrees to use the real property for the sole purpose of implementing affordable housing, as specified. The bill would exempt these transfers and sales from the California Environmental Quality Act.</p>	

<p>AB 964 Boerner Horvath D</p> <p>Rental units: hosting platforms: coastal resources.</p>	<p>ASSEMBLY NAT. RES. 3/22/2021 - Re-referred to Com. on NAT. RES.</p>	<p>Existing law, the California Coastal Act of 1976, establishes the California Coastal Commission and provides for planning and regulation of development in the coastal zone, as defined. The act requires the commission, within 90 days after January 1, 1977, to adopt, after public hearing, procedures for the preparation, submission, approval, appeal, certification, and amendment of a local coastal program, as provided. Existing law places specified requirements on a hosting platform, including providing an offeror listing a residence for short-term rental on the hosting platform with a specific notice relating to certain liability considerations and risks of listing the residence. Existing law defines “hosting platform” as a marketplace that is created for the primary purpose of facilitating the rental of a residential unit, as specified. This bill would provide that an ordinance, policy, or program enacted by a city or county, including a charter city or county, that regulates or licenses the rental of residential units for tourist or transient-use occupancy within the coastal zone through a hosting platform is not considered development subject to the California Coastal Act. The bill would specify that a city or county, including a charter city or county, is not required to comply with the California Coastal Act when enacting or enforcing an ordinance, policy, or program that regulates or licenses the rental of residential units through a hosting platform. The bill would additionally provide that a local coastal program is not required to include an ordinance, policy, or program that regulates or licenses the rental of residential units through a hosting platform. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. Last Amended on 3/18/2021</p>	
<p>AB 989 Gabriel D</p> <p>Housing: local development decisions: appeals.</p>	<p>ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Local Government] (PASS)</p>	<p>Existing law requires a city or county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Existing law prescribes requirements for the housing element, including adequate sites for various types of housing based on the existing and projected need of all economic segments of the community. Existing law requires a city or county to consider guidelines adopted by the Department of Housing and Community Development in preparing its housing element and prescribes a process for submitting the element for review by the department. Existing law authorizes the department to take certain actions if it determines that the housing element does not comply with prescribed requirements. This bill would establish a Housing Accountability Committee within the Department of Housing and Community Development, and would prescribe its membership. The bill would set forth the committee’s powers and duties, including the review of appeals regarding multifamily housing projects that cities and counties have denied or subjected to unreasonable conditions that make the project financially infeasible. This bill would require that the committee be supported by the department and hear appeals at least quarterly or more often as the committee deems necessary. The bill would prescribe the qualifications of proposed housing developments that would be eligible for appeals and timelines within which applicants, the committee, and local agencies would be required to act. The bill would require, among other things, the local agency to transmit a copy of its decision and reasoning to the committee, as specified, and would require all governing members of the local agency to certify in writing, under penalty of perjury, that their decision was not made for any unlawful or improper purpose. By requiring members of the local agency to make certifications under penalty of perjury, this bill would impose a state-mandated local program. This bill would require the committee to vacate a local decision if it finds that the local agency disapproved the housing development in violation of specified provisions, and would require the committee to direct the local agency to issue any necessary approval or permit for the development and, if applicable, to modify or remove any condition or requirement to make the development no longer infeasible. This bill would require a local agency to carry out a committee order within 30 days of entry, and if the local agency fails to do so, the bill would authorize an applicant to enforce the committee orders in court. The bill would entitle the applicant to attorney’s fees and costs, and would additionally authorize the court to impose specified fines on the city or county. The bill would authorize the department to charge applicants a fee for an appeal, as specified, and if the committee orders approval of the proposed development or modifies or removes any conditions or requirements imposed upon the applicant, the bill would require a city or county to reimburse the applicant for the fee. By increasing the duties of local officials, this bill would impose a state-mandated local program. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. This bill contains other existing laws. Last Amended on 3/25/2021</p>	

<p><u>AB 1016</u> <u>Rivas, Robert D</u></p> <p>Local planning: streamlined housing development: nonprofit corporations.</p>	<p>ASSEMBLY H. & C.D. 3/22/2021 - Re-referred to Com. on H. & C.D.</p>	<p>(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. Existing law authorizes a development proponent to submit for approval, and requires a local government to approve, a multifamily housing development, as specified, pursuant to a streamlined, ministerial process if it meets certain objective planning standards. This bill would authorize a development proponent to submit for approval, and require a local government to approve, a housing development, as specified, pursuant to a streamlined, ministerial process if it meets certain objective planning standards, including that the development be built or developed by a qualified nonprofit corporation and have 25 or fewer units. The bill would require the development proponent to submit a notice of intent to submit an application to the local government, following which the local government is required to conduct a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, as provided. The bill would, if the development conflicts with any of the objective planning standards, require the local government to respond to a development proponent’s housing development application pursuant to the bill’s provisions within 60 days of submittal, identifying and explaining the reason for the conflict. The bill would, among other things, limit design review or public oversight of, and automobile parking requirements for, the development as specified. The bill would authorize the Department of Housing and Community Development to review, adopt, amend, and repeal guidelines to implement uniform standards or criteria that supplement or clarify the terms, references, or standards set forth in these provisions. The bill would also provide that the determination of whether an application for a development is subject to the streamlined, ministerial approval process is not a “project” for purposes of the California Environmental Quality Act. This bill contains other existing laws. Last Amended on 3/18/2021</p>	
<p><u>AB 1029</u> <u>Mullin D</u></p> <p>Housing elements: prohousing local policies.</p>	<p>ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Local Government] (PASS)</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. That law requires the Department of Housing and Community Development to determine whether the housing element is in substantial compliance with specified provisions of that law. This bill would add the preservation of affordable housing units through the extension of existing project-based rental assistance covenants to avoid the displacement of affected tenants and a reduction in available affordable housing units to the list of specified prohousing local policies. This bill contains other related provisions and other existing laws.</p>	
<p><u>AB 1043</u> <u>Rivas, Luz D</u></p> <p>Housing programs: rental housing developments: affordable rent: deeply low income households.</p>	<p>ASSEMBLY H. & C.D. 3/4/2021 - Referred to Com. on H. & C.D.</p> <p>4/29/2021 2 p.m. - State Capitol, Room 4202 ASSEMBLY HOUSI NG AND COMMUNITY DEVELOPMENT, CHIU, Chair</p>	<p>Existing law, the Zenovich-Moscone-Chacon Housing and Home Finance Act, prohibits “affordable rent” for certain rental housing developments that receive assistance on or after January 1, 1991, from exceeding a specified percentage based on the area median income adjusted for family size and whether the household is an extremely low income household, very low income household, lower income household, or moderate-income household. This bill, for leases entered into on or after January 1, 2022, would additionally prohibit “affordable rent” for certain rental housing developments that receive assistance from exceeding the product of 30 percent times 15 percent of the area median income adjusted for family size appropriate for the unit if the household is a “deeply low income household,” as defined to mean persons and families whose incomes do not exceed 15 percent of area median income, adjusted for family size, as specified. This bill contains other related provisions and other existing laws.</p>	
<p><u>AB 1056</u> <u>Grayson D</u></p> <p>Infrastructure financing: industrialized housing.</p>	<p>ASSEMBLY H. & C.D. 3/22/2021 - Re-referred to Com. on H. & C.D.</p> <p>4/29/2021 2 p.m. - State Capitol, Room 4202 ASSEMBLY HOUSI NG AND COMMUNITY DEVELOPMENT, CHIU, Chair</p>	<p>Existing law establishes the Department of Housing and Community Development (department) and sets forth its powers and duties including functioning as the principal state department responsible for coordinating federal-state relationships in housing and community development, except for housing finance. Those duties include, among other things, administration of the Emergency Housing and Assistance Program. This bill would require the department and the bank to develop a proposed program, as specified, to invest in the building of offsite industrialized housing to support the policy goal of increasing the state’s capacity to quickly respond to additional housing needs precipitated by homelessness, wildfires, COVID-19, or other emergency situations. The bill would require the department and the bank to report its recommendations to the Legislature by January 1, 2023, including whether and how industrialized housing would alleviate the state’s housing, homelessness, and disaster response needs. The bill would preclude implementation of the</p>	

		recommended programs unless approved by a subsequent act of the Legislature. This bill contains other existing laws. Last Amended on 3/18/2021	
<u>AB 1068</u> <u>Santiago D</u> Affordable housing: alternative forms of development: model plan.	ASSEMBLY H. & C.D. 3/4/2021 - Referred to Com. on H. & C.D.	Existing law continues into existence the Department of Housing and Community Development (HCD) in the Business, Consumer Services, and Housing Agency. Under existing law, HCD is required to update and revise the California Statewide Housing Plan, which provides, among other things, a housing strategy that coordinates the housing assistance and activities of state and local agencies, including the provision of housing assistance for various populations. This bill would require HCD to create a model plan for the use of alternative forms, as defined, of developing affordable housing for the purpose of substantially reducing the cost of a unit of affordable housing. The bill would require the model plan to be used in state agency decisions in all state-subsidized housing loan and grant programs. The bill would also require a local agency, nonprofit affordable housing sponsor, private entity, or individual that receives surplus state real property from the state to use the model plan to guide any housing development on that property. The bill would make findings and declarations in this regard. This bill contains other related provisions and other existing laws.	
<u>AB 1075</u> <u>Wicks D</u> Planning and zoning: residential developments.	ASSEMBLY H. & C.D. 3/22/2021 - Re-referred to Com. on H. & C.D.	The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development. If the inventory of sites does not identify adequate sites to accommodate the need for groups of all households pursuant to specified law, existing law requires the local government to rezone sites within specified time periods and that this rezoning accommodate 100% of the need for housing for very low and low-income households on sites that will be zoned to permit owner-occupied and rental multifamily residential use by right for specified developments. Existing law provides for various incentives intended to facilitate and expedite the construction of affordable housing, including the Density Bonus Law, which requires that when an applicant proposes a housing development within the jurisdiction of a local government, the city, county, or city and county provide the developer with a density bonus and other incentives or concessions for the production of lower income housing units or for the donation of land within the development if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents. This bill would require a local government to deem a residential development compliant with its local zoning requirements if the proposed development is located on a site that meets specified requirements, including that the development is not located within a wetland, as defined, or within a very high fire hazard severity zone, as defined, and that the proposed development is zoned residential. The bill would require the residential development to meet certain requirements, including that the development meets objective design review standards. If the proposed project is subject to an inclusionary housing ordinance when the project application is submitted, the bill would require the project to satisfy the requirements of the inclusionary housing ordinance. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities. By adding to the duties of local planning officials, 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 no reimbursement is required by this act for a specified reason. Last Amended on 3/18/2021	
<u>AB 1090</u> <u>Quirk-Silva D</u> Legislative Task Force on the California Master Plan on Homeownership.	ASSEMBLY H. & C.D. 3/4/2021 - Referred to Com. on H. & C.D. 4/29/2021 2 p.m. - State Capitol, Room 4202 ASSEMBLY HOUSE AND COMMUNITY	Existing law establishes the California Statewide Housing Plan to serve as a state housing plan for all relevant purposes. Existing law requires that the plan incorporate, among other things, a statement of housing goals, policies, and objectives and that the Department of Housing and Community Development update and provide a revision of the plan to the Legislature every 4 years. This bill would establish the Legislative Task Force on the California Master Plan on Homeownership, consisting of 21 members, as provided. The bill would require the task force to evaluate policy and regulatory impediments to increasing the rate of homeownership for Californians and, no later than October 31, 2022, to develop a final report that includes specified information and recommendations and submit that report to the Legislature. The bill would require the Department of Housing and Community Development to provide technical support and	

	DEVELOPMENT, CHIU, Chair	administrative assistance to the task force and collaborate in the preparation of the final report. The bill would make findings in this regard.	
AB 1095 Cooley D	ASSEMBLY H. & C.D. 3/4/2021 - Referred to Com. on H. & C.D. 4/29/2021 2 p.m. - State Capitol, Room 4202 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair	Existing law establishes various programs and incentives intended to promote the development of affordable housing, including, among others, the Affordable Housing and Sustainable Communities Program. This bill would state the intent of the Legislature to enact legislation relating to the equal treatment of homeownership in state and local affordable housing programs for a specified reason. The bill would specify that the affordable housing referenced by those provisions includes rental and owner-occupied units. The bill would prohibit the council from adopting guidelines or selection criteria that prioritize projects on a basis that favors the lease of affordable housing units over the sale of owner-occupied affordable housing units. The bill, for notices of funding availability released after July 1, 2022, would prohibit the council from excluding, either explicitly or in effect, projects that provide homeownership opportunities for low-income individuals from the award of funds under the program. This bill contains other existing laws.	Affordable rental and owner-occupied housing: parity in state and local programs.
AB 1111 Berman D	ASSEMBLY HIGHER ED. 3/25/2021 - Re-referred to Com. on HIGHER ED. pursuant to Assembly Rule 96. 4/22/2021 10:30 a.m. - State Capitol, Assembly Chamber ASSEMBLY HIGHER EDUCATION, MEDINA, Chair	Existing law, known as the Donahoe Higher Education Act, sets forth the missions and functions of California's public and private segments of higher education and their respective institutions of higher education. The act requires, not later than June 1, 2006, the California Community Colleges and the California State University to adopt, and authorizes the University of California and private postsecondary institutions to adopt, a common course numbering system for the 20 highest-demand majors in the respective segments. The act requires, not later than June 30, 2006, the Board of Governors of the California Community Colleges and the Trustees of the California State University to report to the Legislature, and requests the Regents of the University of California to report to the Legislature, on the activities of their respective segments related to that numbering system and on plans to implement a numbering system for the majors that are not the 20 highest-demand majors. The act also requires each campus of a public postsecondary educational institution to incorporate the common course numbering system in its catalog at the next adoption of a campus catalog after June 1, 2006. This bill would require the California Community Colleges to adopt, at all community colleges and for each community college campus catalog, a common course numbering system, starting with courses included in the Course Identification Numbering System (C-ID) and expanding to general education requirements and transfer pathway courses, as specified. By requiring community college campuses to incorporate the common course numbers in their catalogs, the bill would impose a state-mandated local program. This bill contains other existing laws. Last Amended on 3/23/2021	Postsecondary education: common course numbering system.
AB 1135 Grayson D	ASSEMBLY H. & C.D. 3/26/2021 - Re-referred to Com. on H. & C.D. 4/29/2021 2 p.m. - State Capitol, Room 4202 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair	Existing law establishes the Business, Consumer Services, and Housing Agency in state government, consisting of, among other entities, the Department of Housing and Community Development (HCD). Existing law requires HCD to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which HCD provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development for specified activities. Existing law also establishes the California Housing Finance Agency (CalHFA) within HCD with the primary purpose of meeting the housing needs of persons and families of low or moderate income. Existing law also establishes the California Tax Credit Allocation Committee (CTCAC), composed of specified members, and requires that CTCAC, among other things, allocate specified federal low-income housing tax credits, as provided. This bill would enact the State of California Housing Allocation Act, which would require the Business, Consumer Services, and Housing Agency, HCD, CalHFA, and CTCAC, no later than January 1, 2023, to jointly establish and operate a single, centralized housing funding allocation committee, which would be within the Business, Consumer Services, and Housing Agency and comprised of representatives of those entities. The bill would require the committee to be responsible for allocating state controlled financing to housing developments and to serve as the point of contact for developers seeking to build affordable housing in California. The bill, no later than December 31, 2023, would require the committee to create a unified application and award process for the allocation of state-controlled affordable housing funds and, to the extent permitted by any applicable law governing the allocation and use of those state-controlled affordable housing funds, make applications and awards at least twice per calendar year. The bill would authorize the committee to exclude state-controlled affordable	State of California Housing Allocation Act.

		housing funds from this unified application and award process for specified reasons.This bill contains other related provisions. Last Amended on 3/25/2021	
<u>AB 1143</u> <u>Berman D</u> Civil procedure: restraining orders.	ASSEMBLY THIRD READING 4/14/2021 - Read second time. Ordered to third reading. 4/19/2021 #38 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS	Existing law permits a person who has suffered harassment, as defined, to file a petition for a temporary restraining order and a restraining order after hearing prohibiting the harassment. Existing law requires the petitioner to personally serve the respondent with the petition for the temporary restraining order and restraining order, as applicable, and notice of the hearing.This bill would provide that if the respondent’s address is unknown, the court may specify another method of service that is reasonably calculated to give actual notice to the respondent and may prescribe the manner in which proof of service shall be made. Last Amended on 3/24/2021	
<u>AB 1174</u> <u>Grayson D</u> Planning and zoning: housing: development application modifications, approvals, and subsequent permits.	ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Local Government] (PASS)	The Planning and Zoning Law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards, including, among other things, that the development and the site on which it is located satisfy specified location, urbanization, and zoning requirements. Existing law provides that a development approved pursuant to the streamlined, ministerial approval process is valid indefinitely if specified requirements are met, and otherwise is valid, except as provided, for 3 years from the date of the final action establishing that approval and remains valid thereafter for a project so long as vertical construction of the development has begun and is in progress. Existing law authorizes a development proponent to request a modification to a development that has been approved under the streamlined, ministerial approval process if the request is submitted before the issuance of the final building permit required for construction of the development.This bill would clarify the requirements that must be met for an approved development to be valid indefinitely. The bill would also provide that, alternatively, approval for an approved development is valid for 3 years from the date of the final judgment upholding the development’s approval if litigation is filed challenging that approval. The bill would define “in progress.” The bill would provide that if the development proponent requests a modification, then the time during which the approval is valid is extended, as specified. The bill would specify that these changes also apply retroactively to developments approved prior to January 1, 2022.This bill contains other related provisions and other existing laws. Last Amended on 4/6/2021	
<u>AB 1188</u> <u>Wicks D</u> Rental registry online portal.	ASSEMBLY H. & C.D. 4/8/2021 - Assembly Rule 56 suspended. (pending re-refer to Com. on JUD.)	Existing law regulates the terms and conditions of residential tenancies. Existing law creates various programs for the creation of housing.This bill would require cities and counties to create and administer a rental registry online portal, which would be designed to receive specified information from landlords, including state and local governmental agencies that own or operate public housing, that own or operate 5 or more rental dwelling units regarding their residential tenancies and to disseminate this information to the general public. The bill would require that the rental registry online portal, and the form necessary to support it, be completed by January 1, 2024. The bill would require landlords, under penalty of perjury, to provide a variety of information regarding the location of rental property, its ownership, and its occupancy, among other things. The bill would prohibit a landlord from issuing various notices to increase the rent or terminate a tenancy unless the landlord has submitted a form on the rental registry online portal, as specified.This bill contains other related provisions and other existing laws. Last Amended on 4/5/2021	
<u>AB 1199</u> <u>Gipson D</u> Homes for Families and Corporate Monopoly Transparency	ASSEMBLY REV. & TAX 4/6/2021 - Re-referred to Com. on REV. & TAX.	Existing law requires the Secretary of State to perform various duties relating to business entities.This bill would require a qualified entity, as defined, that owns qualified property, as defined, to report annually to the Secretary of State specified information regarding the qualified property owned by the qualified entity. The bill would require the Secretary of State to create a searchable database, updated annually, on the Secretary of State’s internet website, with the information provided by the qualified entity.This bill contains other related provisions and other existing laws. Last Amended on 4/5/2021	

Excise Tax: qualified property: reporting requirements.			
<p><u>AB 1206</u> <u>Bennett D</u></p> <p>Property taxation: affordable housing: change in ownership: welfare exemption.</p>	<p>ASSEMBLY REV. & TAX 3/4/2021 - Referred to Coms. on REV. & TAX. and H. & C.D.</p>	<p>(1)The California Constitution generally limits ad valorem taxes on real property to 1% of the full cash value of that property. For purposes of this limitation, “full cash value” is defined as, among other things, the appraised value of that real property when a change in ownership has occurred. Existing property tax law provides that specified transfers are not deemed a change in ownership, including a stock transfer or membership certificate in a housing cooperative that was financed under one mortgage if, among other requirements, the housing cooperative was financed or insured under specified governmental programs.This bill would expand the above-described exclusion for a stock transfer or membership certificate in a housing cooperative to include a housing cooperative that was financed by any governmental loan or grant program intended to promote affordable housing; was financed by a community development financial institution, certified as specified under federal law; is situated on land owned by a community land trust and subject to a contract with that community land trust that complies with specified requirements; or is a limited-equity housing cooperative that complies with specified requirements.This bill contains other related provisions and other existing laws.</p>	
<p><u>AB 1241</u> <u>Jones-Sawyer D</u></p> <p>Rental housing unlawful housing practices: applications: criminal records.</p>	<p>ASSEMBLY H. & C.D. 3/26/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law, the California Fair Employment and Housing Act, generally prohibits housing discrimination with respect to the personal characteristics of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information.This bill would make it an unlawful housing practice for the owner of a rental housing accommodation to inquire about, or require an applicant for a rental housing accommodation to disclose, a criminal record during the initial application assessment phase, as defined, unless otherwise required by state or federal law. After the successful completion of the initial application assessment phase, the bill would permit an owner to request a criminal background check of the applicant and consider an applicant’s criminal record in deciding whether to rent or lease to the applicant. The bill would require an owner who is considering denying an application on the basis of the applicant’s criminal record to, within 5 days of receiving the information that is the basis of the possible denial, provide the applicant with a written statement listing the reasons for the possible denial before making a final decision. If, within 3 days of receipt of the written statement of the possible denial, the applicant provides the owner notice of evidence demonstrating the inaccuracy of the item or items within the applicant’s criminal record or evidence of rehabilitation or other mitigating factors, as specified, the bill would require the owner to reconsider their decision for a specified time, and would require the owner to provide written notification to the applicant of the owner’s final decision to deny the application.The bill would prohibit the owner from requiring in a rental application or as otherwise part of the application process disclosure of, or, if such information is received, denying a dwelling based in whole or in part on specified information or occurrences, including, among others, arrests that did not result in conviction, convictions that have been voided, and juvenile justice determinations. The bill would also require an owner to provide an applicant notice, as specified, in the application itself and before requesting a criminal background check. The bill would provide that its provisions do not apply under specified circumstances, including if the rental housing accommodation is a single-family home, duplex, triplex, or accessory dwelling unit in which the owner occupies a unit or bedroom as a principal residence. The act provides that, in connection with specified unlawful practices related to housing discrimination, proof of a violation causing a discriminatory effect is shown if an act or failure to act has the effect, regardless of intent, of unlawfully discriminating on the basis of any of the personal characteristics described above. The act provides that a business establishment whose action or inaction has an unintended discriminatory effect shall not be considered to have committed an unlawful housing practice in violation of the act if the business establishment can establish that the action or inaction is necessary to the operation of the business and effectively carries out the significant business need it is alleged to serve.This bill would instead provide that a business establishment whose action or inaction has an unintended discriminatory effect shall not be considered to have committed an unlawful housing practice in violation of the act if the business establishment can establish that the action or inaction is necessary to achieve one or more</p>	

		substantial, legitimate, nondiscriminatory business interests and effectively carries out the significant business interest it is alleged to serve. This bill would extend the application of those enforcement procedures to the above-described unlawful housing practice. This bill contains other existing laws. Last Amended on 3/25/2021	
AB 1258 Nгуven R	ASSEMBLY H. & C.D. 3/23/2021 - Re-referred to Com. on H. & C.D.	Existing law requires each city, county, or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. Under existing law, a part of the housing element is an assessment of housing needs, which includes the locality's share of the regional housing need. Under existing law the Department of Housing and Community Development, in consultation with each council of governments, determines each region's existing and projected housing needs. Under existing law, upon making that determination, the council of governments may object to the determination, and the department is required to respond to an objection by making a final written determination. Existing law requires that, based on the determination of the department, a council of governments, or for cities and counties without a council of governments, the department, adopts a final regional housing need plan that allocates a share of the regional housing need to each locality in the region. This bill would subject the department's final written determination of a region's housing needs to judicial review in an action brought by the council of governments. The bill would also subject the final regional housing need plan adopted by the council of governments or the department, as the case may be, to judicial review. Last Amended on 3/22/2021	Housing element: regional housing need plan: judicial review.
AB 1271 Ting D	ASSEMBLY H. & C.D. 4/15/2021 - From committee: Amend, and do pass as amended and re- refer to Com. on H. & C.D. (Ayes 6. Noes 1.) (April 14). 4/19/2021 #13 ASSEMBLY SECOND READING FILE -- ASSEMBLY BILLS	Existing law requires land to be declared either "surplus land" or "exempt surplus land," as defined and as supported by written findings, before a local agency may take any action to dispose of the land consistent with an agency's policies or procedures. Existing law prescribes requirements for the disposal of surplus land by a local agency, as defined, and requires, except as provided, the local agency disposing of surplus land to comply with certain notice requirements prior to disposing of the land or participating in negotiations to dispose of the land with a prospective transferee, particularly that the local agency send a notice of availability to specified entities, as provided. Under existing law, if the local agency receives a notice of interest, the local agency is required to engage in good faith negotiations with the entity desiring to purchase or lease the surplus land, and requires the disposing entity to negotiate for a period of not less than 90 days prior if the price and terms cannot be agreed upon. Existing law requires the local agency disposing of the land to send a notice of availability to local entities and housing sponsors for the purpose of developing low- and moderate-income housing, as provided, and requires the Department of Housing and Community Development to maintain on its internet website an up-to-date listing of all notices of availability throughout the state. Existing law specifies requirements that must be met for entities desiring to develop land for those purposes, prioritizes the entity that proposes the greatest number of units, and in the event that more than one entity proposes the same number of units that meet the affordable housing requirements, prioritizes the entity that proposes the deepest average level of affordability for the affordable units. This bill would add to the definition of "exempt surplus land" a former military base or other planned residential or mixed-use development of adjacent or nonadjacent parcels of greater than 5 total acres, that are subject to a written plan, where at least one of the owners is a local agency and meets other specified criteria. This bill would provide that the surplus land provisions described above do not preclude a local agency that purchases surplus land from a disposing agency from reconveying the surplus land to a nonprofit or for-profit housing developer for development of low- and moderate-income housing as authorized under other provisions of law. The bill would provide that any local agency disposing of surplus land to a specified entity that intends to use the land for specified purposes, including low- and moderate-income housing purposes, may provide for a payment period of up to 20 years in any contract of sale or sale by trust deed for the land. The bill would, when price or terms of sale cannot be agreed upon by the disposing entity and an original responding entity that has received a notice of interest after 90 days, require the disposing entity to provide another 30 -day period to the original responding entity to match the price of any secondary respondent's offer. If the original responding entity agrees to the price, the bill would require another period of not less than 90 days for the parties to agree on the terms of the sale. The bill would require that when sending the description of the negotiations conducted by the local agency to the Department of Housing and Community Development, the local agency include evidence that the negotiations were conducted in good faith when good faith negotiations are required. The bill would require the Department of Housing and Community Development to maintain copies of the notices	Surplus land.

		of availability on its internet website and make them available as a downloadable PDF. The bill would make other technical changes. This bill contains other existing laws. Last Amended on 4/6/2021	
<u>AB 1277</u> <u>Rubio, Blanca D</u> California Environmental Quality Act: student housing development projects: expedited judicial review.	ASSEMBLY NAT. RES. 3/4/2021 - Referred to Coms. on NAT. RES. and JUD.	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 establishes a procedure by which a person may seek judicial review of the decision of the lead agency made pursuant to CEQA and a procedure for the preparation and certification of the record of proceedings upon the filing of an action or proceeding challenging a lead agency's action on the grounds of noncompliance with CEQA. This bill would authorize a public university, as defined, carrying out a project to certify the project as a student housing development project if the project meets certain requirements. This bill contains other related provisions and other existing laws.	
<u>AB 1297</u> <u>Holden D</u> California Infrastructure and Economic Development Bank: public and economic development facilities: housing.	ASSEMBLY H. & C.D. 4/15/2021 - Re-referred to Com. on H. & C.D.	The Bergeson-Peace Infrastructure and Economic Development Bank Act authorizes the California Infrastructure and Economic Development Bank, governed by a board of directors, to, among other things, make loans, issue bonds, and provide other financial assistance for various types of projects that qualify as public development or economic development facilities. The act defines "public development facilities" for these purposes to mean real and personal property, structures, conveyances, equipment, thoroughfares, buildings, and supporting components thereof, excluding any housing, that are directly related to providing, among other things, housing-related infrastructure, as specified. The act defines "economic development facilities" for these purposes to mean real and personal property, structures, buildings, equipment, and supporting components thereof that are used to provide industrial, recreational, research, commercial, utility, goods movement, or service enterprise facilities, community, educational, cultural, or social welfare facilities and any parts or combinations thereof, and all necessary facilities or infrastructure, excluding any housing. This bill would authorize economic development facilities and public development facilities to include housing if the housing meets certain financing requirements and limits, as specified. This bill contains other existing laws. Last Amended on 4/14/2021	
<u>AB 1304</u> <u>Santiago D</u> Affirmatively further fair housing: housing element: inventory of land.	ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Local Government] (PASS)	(1) Existing law requires a public agency, as defined, to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. This bill would clarify that a local agency has a mandatory duty to comply with the obligation described above. The bill would specify that this provision is a clarification of existing law and not to be deemed a change in previous law. This bill contains other related provisions and other existing laws. Last Amended on 4/5/2021	
<u>AB 1322</u> <u>Bonta D</u> Land use: local measures: conflicts.	ASSEMBLY H. & C.D. 4/15/2021 - From committee: Amend, and do pass as amended and re-refer to Com. on H. & C.D. (Ayes 5. Noes 3.) (April 14). 4/19/2021 #14 ASSEMBLY SECOND READING FILE -- ASSEMBLY BILLS	Existing law authorizes the legislative body of any county or city to adopt ordinances that do certain things related to land use, including, but not limited to, regulating the use of buildings, structures, and land as between industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes, regulating the size and use of lots, yards, courts, and other open spaces, and the intensity of land use. This bill, among other things, would authorize a governing body, defined as a city council or board of supervisors, to commence proceedings pursuant to specified provisions, to determine whether a local measure, defined as any provision of the charter, general plan, or ordinances of the city, county, or city and county that has been approved by the electorate, is in conflict with any of the specified state laws regarding housing. The bill would provide that the governing body cannot be compelled to undertake those proceedings. The bill would also specify what procedures apply if the governing body elects to determine whether there is a conflict between a local measure and the specified housing provisions, including adopting a resolution declaring that the local measure conflicts with state law, and therefore, the city, county, or city and county does not have a duty to defend or enforce the local measure in whole or in part. The bill would provide the parameters under which an	

		interested party could bring an action or proceeding challenging the resolution, and would provide that in that action or proceeding, neither a governing body nor its officers or employees would be required to defend, enforce, or otherwise assert the validity of the local measure. This bill contains other related provisions. Last Amended on 4/5/2021	
<p>AB 1324 Rivas, Robert D</p> <p>Transit-Oriented Affordable Housing Funding Program Act.</p>	<p>ASSEMBLY H. & C.D. 3/26/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law authorizes the legislative body of a city or a county to propose the establishment of an enhanced infrastructure financing district, in accordance with specified procedures, to finance public capital facilities or other specified projects of communitywide significance, including, but not limited to, the acquisition, construction, or rehabilitation of housing for persons of low and moderate income for rent or purchase. This bill would establish the Transit-Oriented Affordable Housing Funding Program, to be administered by the Treasurer's office. The bill would authorize the city council of a city, or the board of supervisors of a city and county, to participate in the program by enactment of an ordinance establishing a transit-oriented affordable housing district, as provided. The bill would require that the city council or board of supervisors serve as the governing board of the district and, in that capacity, prepare and adopt a transit-oriented affordable housing financing plan. The bill would authorize a district to designate program areas. The bill would authorize the district to provide program funding to multifamily housing developments, as defined, within those program areas that meet specified requirements, including that the housing include a minimum percentage of units that are restricted to very lower, low, or moderate income households, and that the development receives preliminary approval from the office, as provided. The bill would require that program funding be used for the acquisition, construction, or rehabilitation of housing for very low income households and persons and families of low or moderate income. The bill would authorize the transit-oriented affordable housing financing plan to include a provision for the division of taxes with respect to those properties selected for participation. The bill would establish an unspecified maximum amount of program funding, and an unspecified maximum term for the division of taxes, for multifamily housing developments based on the percentage of very low, lower, or moderate income units included. The bill would authorize a transit-oriented affordable housing district to enter into a contract with the Treasurer's office that includes specified provisions, including a provision requiring the district to remit the entirety of the amount allocated to it by a division of taxes to the office and a provision requiring that the office deposit the remitted amount into the Transit-Oriented Affordable Housing Trust Fund (trust fund), which this bill would create and continuously appropriate to the office. The bill would require the office to issue revenue bonds, in accordance with specified procedures, secured by moneys in the trust fund and allocate the proceeds of those bonds to districts with which it has a contract in proportion to the amount remitted by each district. The bill would specify that moneys in the trust fund are nonstate moneys and are instead the property of, and held in trust on behalf of, the districts that contract with the office under these provisions. The bill would require that a district use the proceeds of revenue bonds allocated to it pursuant to these provisions for those purposes to provide program funding to participating multifamily housing developments. The bill would make various conforming changes to other laws relating to state moneys and the division of taxes by local agencies. By adding to the duties of county auditors with respect to the allocation of property tax revenues, 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 no reimbursement is required by this act for a specified reason. Last Amended on 3/25/2021</p>	
<p>AB 1370 Quirk-Silva D</p> <p>Housing element: annual report: housing units.</p>	<p>ASSEMBLY H. & C.D. 3/22/2021 - Re-referred to Com. on H. & C.D.</p>	<p>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 element. Existing law requires the planning agency of a city or county to provide an annual report that includes specified information by April 1 of each year to specified entities, including the Department of Housing and Community Development. Among other things, existing law requires that this report include the progress in meeting the city's or county's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified. This bill would additionally require that the annual report include the total number of housing units that received a certificate of occupancy in the prior year. The bill would require this information to also specify the total number of housing units constructed that were approved pursuant to a specified streamlined, ministerial approval process and the total number of accessory dwelling units constructed that were approved by the city or county, as specified. By adding to the reporting requirements imposed on</p>	

		cities and counties, the 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 no reimbursement is required by this act for a specified reason. Last Amended on 3/18/2021	
AB 1377 McCarty D Student housing: California Student Housing Revolving Loan Fund Act of 2021: community college student housing.	ASSEMBLY APPR. 4/12/2021 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 11. Noes 0.) (April 8). Re-referred to Com. on APPR. 4/21/2021 9 a.m. - State Capitol, Assembly Chamber ASSEMBLY APPROPRIATIONS, GONZA LEZ, LORENA, Chair	Existing law establishes the California Community Colleges, under the administration of the Board of Governors of the California Community Colleges, the University of California, under the administration of the Regents of the University of California, and the California State University, under the administration of the Trustees of the California State University, as the 3 segments of public postsecondary education in this state. This bill would establish the California Student Housing Revolving Loan Fund Act of 2021 to provide loans to qualifying applicants of the University of California, the California State University, and the California Community Colleges for the purpose of constructing affordable student housing, as specified. The bill would establish the California Student Housing Revolving Fund in the State Treasury, and would continuously appropriate moneys in the fund without regard to fiscal years, thereby making an appropriation, to the California School Finance Authority to provide loans to qualifying applicants of the California Community Colleges, as provided, and to the California Educational Facilities Authority, to provide loans to qualifying applicants of the University of California or the California State University, as specified. The bill would require each authority to submit a report, by March 15, 2023, to the Department of Finance and the budget committees of the Assembly and Senate containing information on the act, as provided. This bill contains other related provisions and other existing laws.	
AB 1396 Levine D The Multifamily Housing Program.	ASSEMBLY H. & C.D. 3/22/2021 - Re-referred to Com. on H. & C.D.	Existing law establishes, among other housing programs administered by the Department of Housing and Community Development, the Multifamily Housing Program, pursuant to which the department provides assistance in the form of deferred payment loans to pay for specified eligible costs of development of specified housing projects. This bill would require the Department of Housing and Community Development to convene a working group to advise it in its administration of the Multifamily Housing Program, as specified. The working group would be tasked with, among other things, developing and proposing consistent program requirements for determining eligibility for awarding financial resources to multifamily projects, and proposing alignment of application deadlines for multifamily housing projects. Last Amended on 3/18/2021	
AB 1398 Bloom D Planning and zoning: housing element: rezoning of sites: prohousing local policies.	ASSEMBLY L. GOV. 4/15/2021 - VOTE: Do pass and be re-referred to the Committee on [Local Government] (PASS)	(1) Existing law, the Planning and Zoning Law, requires a county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other things, a housing element. Existing law requires the county or city to submit its proposed and adopted housing element and any amendment of its housing element to the Department of Housing and Community Development, and requires the department to determine whether that housing element or amendment substantially complies with specified law, as provided. This bill would require that a local government that fails to adopt a housing element that the Department of Housing and Community Development has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete this rezoning no later than one year from the statutory deadline for the adoption of the housing element. The bill, if a jurisdiction adopts a housing element more than one year after the statutory deadline, would prohibit the department from finding that jurisdiction's housing element is in substantial compliance, as described above, until all required rezoning is complete. The bill would also specify that the above-described requirement for the local government to revise its housing element every 4 years applies until the due date for the 6th revision of the housing element and that adoption of a 6th revision housing element that is found to be in substantial compliance satisfies any obligation to adopt a 4-year housing element. This bill contains other related provisions and other existing laws. Last Amended on 4/6/2021	
AB 1423 Daly D Housing programs: multifamily	ASSEMBLY H. & C.D. 3/11/2021 - Referred to Com. on H. & C.D. 4/29/2021 2 p.m. - State	Existing law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Existing law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to	

<p>housing programs: expenditure of loan proceeds.</p>	<p>Capitol, Room 4202 ASSEMBLY HOUING AND COMMUNITY DEVELOPMENT, CHIU, Chair</p>	<p>30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would authorize a borrower to use any funds approved, reserved, or allocated by the department for purposes of providing a loan under any multifamily housing program under these provisions for construction financing, permanent financing, or a combination of construction financing and permanent financing, as provided. The bill would require the department to deposit funds provided to a borrower that requests the use of funds for construction financing with the first lender at before the closing of the first lender's construction loan, to be disbursed as provided. The bill would specify that these provisions do not limit the eligible uses of funds otherwise authorized under any program administered by the department.</p>	
<p>AB 1466 McCarty D</p> <p>Real property: discriminatory restrictions.</p>	<p>ASSEMBLY APPR. 4/13/2021 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 9. Noes 0.) (April 13). Re-referred to Com. on APPR.</p>	<p>Existing law, the California Fair Employment and Housing Act, prohibits discrimination in housing based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information, and provides that discrimination in housing through a restrictive covenant includes the existence of a restrictive covenant, regardless of whether accompanied by a statement that the covenant is repealed or void. Existing law also provides that a provision in any deed of real property in California that purports to restrict the right of any person to sell, lease, rent, use, or occupy the property to persons having the characteristics specified above by providing for payment of a penalty, forfeiture, reverter, or otherwise, is void, except as specified. Additionally, existing law provides that any deed or other written instrument that relates to title to real property, or any written covenant, condition, or restriction annexed or made a part of, by reference or otherwise, any deed or instrument, that contains any provision that purports to forbid, restrict, or condition the right of any person or persons to sell, buy, lease, rent, use, or occupy the property on account of any of characteristics specified above, is deemed to be revised to omit that provision. This bill would require a county recorder, title insurance company, escrow company, real estate broker, real estate agent, or association that delivers a copy of a declaration, governing document, or deed to a person who holds an ownership interest of record in property to also provide a Restrictive Covenant Modification form with specified procedural information. This bill contains other related provisions and other existing laws. Last Amended on 4/5/2021</p>	
<p>AB 1486 Carrillo D</p> <p>California Environmental Quality Act: housing.</p>	<p>ASSEMBLY H. & C.D. 4/14/2021 - From committee: Do pass and re-refer to Com. on H. & C.D. (Ayes 8. Noes 1.) (April 14). Re-referred to Com. on H. & C.D.</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 (EIR) 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. This bill would, until January 1, 2025, exempt from CEQA the adoption of a housing element, revisions of a housing element, and amendments to other general plan elements to ensure consistency with the housing element or comply with legal requirements triggered by a housing element revision, amendment, or update. This bill contains other related provisions and other existing laws. Last Amended on 4/7/2021</p>	
<p>AB 1487 Gabriel D</p> <p>Legal Services Trust Fund Commission: Homelessness Prevention Fund: grants: eviction or displacement.</p>	<p>ASSEMBLY THIRD READING 4/12/2021 - Read second time. Ordered to third reading.</p> <p>4/19/2021 #32 ASSEMBLY THIRD READING FILE - ASSEMBLY BILLS</p>	<p>Existing law prescribes certain rights and limitations for landlords and tenants subject to eviction and certain procedures for civil actions involving evictions. This bill would establish the Homelessness Prevention Fund to be administered by the commission. The bill would require the commission, subject to appropriation to the State Bar by the Legislature, to distribute moneys in the fund in the form of grants, awarded on a competitive basis, to fund prescribed legal services, education, and outreach for tenants relating to eviction or displacement. The bill would require the commission to develop guidelines for the grant process in accordance with specified requirements. The bill would establish eligibility requirements for grant applicants, including that the applicant agrees to provide all of the services funded by the grant without charge to recipients. The bill would require a grantee to report semiannually to the commission on certain activities and services funded by the grant and would prohibit a grantee from using more than 15% of the allocation received from the fund for administrative costs in the first year it receives a grant and 10% in every year thereafter. The bill would limit the State Bar expenditure of funds for administration to the actual costs of administration of these provisions, up to 5% of the funds provided. This bill contains other existing laws. Last Amended on 4/8/2021</p>	

<p>AB 1492 Bloom D</p> <p>Department of Housing and Community Development: high-opportunity areas.</p>	<p>ASSEMBLY H. & C.D. 3/11/2021 - Referred to Com. on H. & C.D.</p>	<p>Existing law establishes the Department of Housing and Community Development within the Business, Consumer Services, and Housing Agency and sets forth its powers and duties, including, among other things, responsibility for coordinating federal-state relationships in housing and community development and assisting communities and persons to avail themselves of state housing programs. This bill would require the department to designate areas in this state as high-opportunity areas, as provided, by January 1, 2023, in accordance with specified requirements and to update those designations within 6 months of the adoption of new Opportunity Maps by the California Tax Credit Allocation Committee.</p>	
<p>AB 1501 Santiago D</p> <p>Planning and zoning: housing development: very low and lower income households.</p>	<p>ASSEMBLY H. & C.D. 3/26/2021 - Re-referred to Com. on H. & C.D.</p>	<p>(1)Existing law, the Planning and Zoning Law, requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development. This bill, if specified local governments within the Counties of Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura fail to complete this rezoning to accommodate 100% of the need for housing for very low and lower income households allocated pursuant to Section 65584 within one year of the statutory deadline for that rezoning, would require the department to complete that rezoning on behalf of the local government within one year after the local government becomes subject to these provisions. The bill would prohibit any rezoning by the department under these provisions from requiring or causing displacement of residential tenants or the demolition or alteration of any occupied residential property. The bill would require a local government for which the department completes a rezoning under the bill’s provisions to amend its housing element and zoning ordinances as necessary to accommodate that rezoning. This bill contains other related provisions and other existing laws. Last Amended on 3/25/2021</p>	
<p>AB 1506 Kalra D</p> <p>Prevailing wage: locality.</p>	<p>ASSEMBLY L. & E. 3/15/2021 - Re-referred to Com. on L. & E. 4/22/2021 10:30 a.m. - State Capitol, Room 437 ASSEMBLY LABOR AND EMPLOYMENT, KALRA, Chair</p>	<p>Existing law requires that workers employed on public works, as defined, costing over \$1,000 be paid not less than the general prevailing rate of per diem wages, and not less than the general prevailing rate of per diem wages for holiday and overtime work, for work of a similar character in the locality in which the public work is performed. Existing law defines “locality in which public work is performed” as the county in which the public work is done, in cases in which the state awards the contract, and as the limits of the political subdivision on whose behalf the contract is awarded, in other cases. This bill would eliminate this distinction in the definition of “locality in which public work is performed” and instead define the term in all cases as meaning the county in which the public work is done. Last Amended on 3/11/2021</p>	
<p>AB 1516 Gabriel D</p> <p>Income taxes: credits: low-income housing.</p>	<p>ASSEMBLY REV. & TAX 3/11/2021 - Referred to Com. on REV. & TAX.</p>	<p>The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill, for taxable years beginning on or after January 1, 2022, and before January 1, 2027, would allow a credit against those taxes to a taxpayer that is transferred, and allocated, credits pursuant to the sale of a multifamily rental housing development or mobilehome park to a qualified developer, as defined, that has received a credit reservation from the California Tax Credit Allocation Committee, in specified amounts. The bill would require the credits to be reserved on a first-come-first-served basis. The bill would limit the aggregate amount of credit that may be allocated by the committee, as provided. The bill would also provide that the credit amount shall be \$0 for each taxable year beginning on or after January 1, 2022, and before January 1, 2027, unless otherwise specified in a bill providing for appropriations related to the Budget Act. This bill contains other related provisions and other existing laws.</p>	
<p>AB 1543 Bloom D</p> <p>Affordable</p>	<p>ASSEMBLY H. & C.D. 3/26/2021 - Re-referred to Com. on H. & C.D.</p>	<p>(1)Existing law dissolved redevelopment agencies as of February 1, 2012, and designates successor agencies to, among other things, continue to make payments due for enforceable obligations and expeditiously wind down the affairs of dissolved redevelopment agencies. Existing law also provides for the designation of a housing successor to assume the housing function of a former redevelopment agency and generally requires that funds transferred to the housing successor,</p>	

<p>Housing and Community Development Funding Act.</p>		<p>together with any funds generated from housing assets, be maintained in a separate Low and Moderate Income Housing Asset Fund and used subject to the provisions of the Community Redevelopment Law relating to the Low and Moderate Income Fund of the former redevelopment agency, except as provided. This bill would require the housing successor to designate the use of any proceeds deposited in the Low and Moderate Income Housing Asset Fund under the bill's provisions in accordance with specified requirements. The bill would limit the eligible uses of those funds to the predevelopment, development, acquisition, rehabilitation, and preservation of affordable housing, as defined. This bill contains other existing laws. Last Amended on 3/25/2021</p>	
<p>AB 1551 Santiago D</p> <p>Planning and zoning: housing: adaptive reuse of commercial space.</p>	<p>ASSEMBLY H. & C.D. 3/15/2021 - Re-referred to Com. on H. & C.D.</p>	<p>Existing law, the Planning and Zoning Law, requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside boundaries, that includes, among other mandatory elements, a housing element. Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected housing need, and requires each council of governments, or the department for cities and counties without a council of governments, 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, as provided. Existing law authorizes the legislative body of any county or city to adopt ordinances that, among other things, regulate the use of buildings, structures, and land as between industry, business, residences, and other purposes, as provided. This bill would prohibit a city that has not met its share of the regional housing need, as provided, from restricting the adaptive reuse of commercial space, as defined, for residential use if that commercial space was constructed no more than 5 years before the date on which the applicant submits an application for a conditional use permit or other discretionary approval for the adaptive reuse of that commercial space. The bill would state the intent of the Legislature to amend its provisions to include certain labor-related requirements with respect to the adaptive reuse of commercial space. This bill contains other related provisions and other existing laws. Last Amended on 3/11/2021</p>	
<p>AB 1584 Committee on Housing and Community Development</p> <p>Housing omnibus.</p>	<p>ASSEMBLY H. & C.D. 4/8/2021 - Re-referred to Com. on H. & C.D.</p> <p>4/29/2021 2 p.m. - State Capitol, Room 4202 ASSEMBLY HOUSING AND COMMUNITY DEVELOPMENT, CHIU, Chair</p>	<p>(1)The Planning and Zoning Law authorizes a local agency to provide for the creation of accessory dwelling units in single-family and multifamily residential zones by ordinance, and sets forth standards the ordinance is required to impose with respect to certain matters, including, among others, maximum unit size, parking, and height standards. Existing law authorizes a local agency to provide by ordinance for the creation of junior accessory dwelling units, as defined, in single-family residential zones and requires the ordinance to include, among other things, standards for the creation of a junior accessory dwelling unit, required deed restrictions, and occupancy requirements. This bill would make void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in real property that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described minimum standards established for those units, but would permit reasonable restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with those aforementioned minimum standards provisions. This bill contains other related provisions and other existing laws. Last Amended on 4/7/2021</p>	
<p>ACA 1 Aguiar-Curry D</p> <p>Local government financing: affordable housing and public infrastructure: voter approval.</p>	<p>ASSEMBLY PRINT 12/8/2020 - From printer. May be heard in committee January 7.</p>	<p>(1)The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements. The measure would specify that these provisions apply to any city, county, city and county, or special district measure imposing an ad valorem tax to pay the interest and redemption charges on bonded indebtedness for these purposes that is submitted at the same election as this measure. This bill contains other related provisions and other existing laws.</p>	

<p>ACA 7 Muratsuchi D</p> <p>Local government: police power: municipal affairs: land use and zoning.</p>	<p>ASSEMBLY PRINT 3/17/2021 - From printer. May be heard in committee April 16.</p>	<p>The California Constitution authorizes a city or county to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws, which is also known as the police power. Existing law also authorizes a county or city to adopt a charter, as provided. The California Constitution authorizes a city governed under a charter make and enforce all ordinances and regulations in respect to municipal affairs and provides that, with respect to municipal affairs, a city charter supersedes all inconsistent laws. Under the California Constitution, the power to regulate land use is within the scope of the police power, and is also generally considered to be a municipal affair, for purposes of these provisions. This measure would provide that a county or city ordinance or regulation enacted under the police power that regulates the zoning or use of land within the boundaries of the county or city would prevail over conflicting general laws, with specified exceptions. The measure, in the event of the conflict with a state statute, would also specify that a city charter provision, or an ordinance or regulation adopted pursuant to a city charter, that regulates the zoning or use of land within the boundaries of the city is deemed to address a municipal affair and prevails over a conflicting state statute, except that the measure would provide that a court may determine that a city charter provision, ordinance, or regulation addresses either a matter of statewide concern or a municipal affair if it conflicts with specified state statutes. The measure would make findings in this regard and provide that its provisions are severable.</p>	
<p>SB 5 Atkins D</p> <p>Affordable Housing Bond Act of 2022.</p>	<p>SENATE HOUSING 3/18/2021 - Re-referred to Coms. on HOUSING and GOV. & F.</p>	<p>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 homebuyers. 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 2022, which, if adopted, would authorize the issuance of bonds in the amount of \$6,500,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to fund affordable rental housing and homeownership programs. The bill would state the intent of the Legislature to determine the allocation of those funds to specific programs. This bill would provide for submission of the bond act to the voters at the November 8, 2022, statewide general election in accordance with specified law. Last Amended on 3/10/2021</p>	<p>DM: TBD CSAC: Pending RCRC: Pending</p>
<p>SB 6 Caballero D</p> <p>Local planning: housing: commercial zones.</p>	<p>SENATE HOUSING 4/12/2021 - From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.</p> <p>4/29/2021 10:30 a.m. or upon adjournment of Session - Senate Chamber SENATE HOUSING, WIENER, Chair</p>	<p>The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development. If the inventory of sites does not identify adequate sites to accommodate the need for groups of all households pursuant to specified law, existing law requires the local government to rezone sites within specified time periods and that this rezoning accommodate 100% of the need for housing for very low and low-income households on sites that will be zoned to permit owner-occupied and rental multifamily residential use by right for specified developments. This bill, the Neighborhood Homes Act, would deem a housing development project, as defined, an allowable use on a neighborhood lot, which is defined as a parcel within an office or retail commercial zone that is not adjacent to an industrial use. The bill would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction. The bill would require the housing development to meet all other local requirements for a neighborhood lot, other than those that prohibit residential use, or allow residential use at a lower density than that required by the bill. The bill would provide that a housing development under these provisions is subject to the local zoning, parking, design, and other ordinances, local code requirements, and procedures applicable to the processing and permitting of a housing development in a zone that allows for the housing with the density required by the act. If more than one zoning designation of the local agency allows for housing with the density required by the act, the bill would require that the zoning standards that apply to the closest parcel that allows residential use at a density that meets the requirements of the act would apply. If the existing zoning designation allows residential use at a density greater than that required by the act, the bill would require that the existing zoning</p>	<p>DM: TBD CSAC: TBD RCRC: Pending</p>

		<p>designation for the parcel would apply. The bill would also require that a housing development under these provisions comply with public notice, comment, hearing, or other procedures applicable to a housing development in a zone with the applicable density. The bill would require that the housing development is subject to a recorded deed restriction with an unspecified affordability requirement, as provided. The bill would require that a developer either certify that the development is a public work, as defined, or is not in its entirety a public work, but that all construction workers will be paid prevailing wages, as provided, or certify that a skilled and trained workforce, as defined, will be used to perform all construction work on the development, as provided. The bill would require a local agency to require that a rental of any unit created pursuant to the bill's provisions be for a term longer than 30 days. The bill would authorize a local agency to exempt a neighborhood lot from these provisions in its land use element of the general plan if the local agency concurrently reallocates the lost residential density to other lots so that there is no net loss in residential density in the jurisdiction, as provided. The bill would specify that it does not alter or affect the application of any housing, environmental, or labor law applicable to a housing development authorized by these provisions, including, but not limited to, the California Coastal Act, the California Environmental Quality Act, the Housing Accountability Act, obligations to affirmatively further fair housing, and any state or local affordability laws or tenant protection laws. The bill would require an applicant of a housing development under these provisions to provide notice of a pending application to each commercial tenant of the neighborhood lot. The bill would repeal these provisions on January 1, 2029. This bill contains other related provisions and other existing laws. Last Amended on 4/12/2021</p>	
<p>SB 7 Atkins D Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021.</p>	<p>ASSEMBLY NAT. RES. 4/8/2021 - Referred to Com. on NAT. RES.</p>	<p>(1)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 (EIR) on a project that the lead agency 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. This bill would enact the Jobs and Economic Improvement Through Environmental Leadership Act of 2021, which would reenact the former leadership act, with certain changes, and would authorize the Governor, until January 1, 2024, to certify projects that meet specified requirements for streamlining benefits related to CEQA. The bill would additionally include housing development projects, as defined, meeting certain conditions as projects eligible for certification. The bill would, except for those housing development projects, require the quantification and mitigation of the impacts of a project from the emissions of greenhouse gases, as provided. The bill would revise and recast the labor-related requirements for projects undertaken by both public agencies and private entities. The bill would provide that the Governor is authorized to certify a project before the lead agency certifies the final EIR for the project. The bill would provide for the certification by the Governor of a project alternative described in an EIR for a certified project, as provided. The bill would additionally require an applicant for certification of a project for which the environmental review has begun to demonstrate that the record of proceedings for the project is being prepared concurrently with the administrative process. The bill would require the project applicant, as a condition of certification, to agree to pay the costs of the trial court in hearing and deciding a case challenging a lead agency's action on a certified project. The bill would authorize the Office of Planning and Research to charge a fee to an applicant seeking certification for costs incurred by the Governor's office in the implementation of the Jobs and Economic Improvement Through Environmental Leadership Act of 2021. The bill would require resolution, to the extent feasible, of judicial review of action taken by a lead agency within 270 days after the filing of the record of proceedings with the court. The bill would provide that if a lead agency fails to approve a project certified by the Governor under the Jobs and Economic Improvement Through Environmental Leadership Act of 2021 before January 1, 2025, the certification is no longer valid. The bill would repeal the Jobs and Economic Improvement Through Environmental Leadership Act of 2021 on January 1, 2026. Because the bill would require the lead agency to prepare concurrently the record of proceedings for projects that are certified by the Governor, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended on 2/18/2021</p>	<p>DM: Support CSAC: TBD RCRC: TBD</p>

<p>SB 8 Skinner D</p> <p>Housing Crisis Act of 2019.</p>	<p>SENATE HOUSING 4/6/2021 - Set for hearing April 29.</p> <p>4/29/2021 10:30 a.m. or upon adjournment of Session - Senate Chamber SENATE HOUSING, WIENER, Chair</p>	<p>Existing law, the Housing Crisis Act of 2019, requires a housing development project be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application is submitted, except as specified. The act defines “housing development project” to mean a use consisting of residential units only, mixed-use developments consisting of residential and nonresidential uses with at least 2/3 of the square footage designated for residential use, and transitional or supportive housing. This bill would clarify, for various purposes of the act, that “housing development project” includes projects that involve no discretionary approvals, projects that involve both discretionary and nondiscretionary approvals, and projects that include a proposal to construct a single dwelling unit. The bill would specify that this clarification is declaratory of existing law. This bill contains other related provisions and other existing laws. Last Amended on 3/18/2021</p>	<p>DM: TBD CSAC: TBD RCRC: TBD</p>
<p>SB 51 Durazo D</p> <p>Surplus residential property.</p>	<p>ASSEMBLY THIRD READING 3/22/2021 - Read second time. Ordered to third reading.</p> <p>4/19/2021 #57 ASSEMBLY THIRD READING FILE - SENATE BILLS</p>	<p>(1) Existing law prescribes requirements for the disposal of surplus land by a local agency, as defined. Existing law provides that certain dispositions of real property by local agencies are subject to surplus land disposal procedures as they existed on December 31, 2019, without regard to specified amendments that took effect on January 1, 2020, if those dispositions comply with specified requirements. Under existing law, these provisions apply to dispositions by a local agency that, as of September 30, 2019, has entered into an exclusive negotiating agreement or legally binding agreement to dispose of property, provided that the disposition is completed not later than December 31, 2022. This bill, except in the case of specified property, would additionally provide that the surplus land disposal procedures as they existed on December 31, 2019, apply if a local agency, as of September 30, 2019, has issued a competitive request for proposals that seeks development proposals seeking development proposals for the property that includes a residential component of at least 100 residential units and 25% of the total units developed comply with specified affordability criteria, provided that a disposition and development agreement, as defined, is entered into not later than December 31, 2024. If the property is not disposed of pursuant to a qualifying disposition and development agreement before March 31, 2026, or if no disposition and development agreement is entered into before December 31, 2024, the bill would require that future negotiations for and disposition of the property comply with the surplus land disposal procedures then in effect. The bill would extend these dates in the event of a judicial challenge to 6 months following the final conclusion of litigation. This bill would, with respect to surplus residential property that is located within the City of Los Angeles, instead require that if the surplus residential property is not sold to a former owner or present occupant, as described above, the property be offered at fair market value to purchasers who are present tenants who have occupied the property for 5 years or more and who are in good standing with all rent obligations current and paid in full, with first right of occupancy to the present occupants. If the surplus residential property is a historic home, as defined, the bill would then require that the property be offered to the city in which the property is located or a nonprofit private entity dedicated to rehabilitating and maintaining the historic home for public and community access and use, subject to specified terms and conditions. Finally, the bill would require that surplus residential property be offered to a housing-related entity, subject to specified terms and conditions. The bill would require a housing-related entity to cause the property to be used for low- and moderate-income rental housing for a term of at least 55 years, subject to a recorded affordability covenant, as provided, and to provide a first right of occupancy to the present occupants. The bill would authorize the Department of Transportation to designate in regulations, or delegate by agreement to, a public agency to monitor a property’s compliance with the bill’s terms, conditions, and restrictions, in the case of a historic home, or the recorded covenant, in the case of surplus residential properties sold to a housing-related entity, and authorize the monitoring entity to charge the property owner a fee to cover the cost of monitoring. The bill would provide zoning specifications for the purpose of increasing opportunity for affordable housing within the 710 state route corridor, that would remain in effect until such time as the City of Los Angeles updates the specified community plan and zoning. The bill would require any net increase of housing units to be used for low- and moderate-income rental housing for a term of at least 55 years, and requires the purchase and operation of the property to be subject to a covenant recorded against the property that requires the property to remain available and affordable for rental by lower income and moderate-income households, as defined, for a term no shorter than 55 years. This bill contains other related provisions and other existing laws. Last Amended on 3/8/2021</p>	

<p>SB 60 Glazer D</p> <p>Residential short-term rental ordinances: health or safety infractions: maximum fines.</p>	<p>ASSEMBLY DESK 3/18/2021 - Read third time. Passed. (Ayes 32. Noes 5.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.</p>	<p>Existing law authorizes the legislative body of a city or a county to make, by ordinance, any violation of an ordinance subject to an administrative fine or penalty and limits the maximum fine or penalty amounts for infractions, to \$100 for the first violation, \$200 for a 2nd violation of the same ordinance within one year of the first violation, and \$500 for each additional violation of the same ordinance within one year of the first violation. Existing law also sets specific monetary limits on the fines that may be imposed by city or county authorities for any violation of local building and safety codes that is an infraction, as prescribed. Existing law requires a city or county levying fines pursuant to these provisions to establish a process for granting a hardship waiver in certain cases. This bill would, notwithstanding those provisions and with certain exceptions, raise the maximum fines for violation of an ordinance relating to a residential short-term rental, as defined, that is an infraction and poses a threat to health or safety, to \$1,500 for a first violation, \$3,000 for a 2nd violation of the same ordinance within one year, and \$5,000 for each additional violation of the same ordinance within one year of the first violation. The bill would make these violations subject to the process for granting a hardship waiver. Last Amended on 3/4/2021</p>	
<p>SB 261 Allen D</p> <p>Regional transportation plans: sustainable communities strategies.</p>	<p>SENATE TRANS. 3/16/2021 - From committee: Do pass and re-refer to Com. on TRANS. (Ayes 5. Noes 2.) (March 15). Re-referred to Com. on TRANS. 4/27/2021 9 a.m. - Senate Chamber SENATE TRANSPORTATION, GONZALEZ, LENA, Chair</p>	<p>Existing law requires certain transportation planning agencies to prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system. Certain of these agencies are designated under federal law as metropolitan planning organizations. Existing law requires that each regional transportation plan include a sustainable communities strategy developed to achieve greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 established by the State Air Resources Board. This bill would require that the sustainable communities strategy be developed to additionally achieve greenhouse gas emission reduction targets for the automobile and light truck sector for 2045 and 2050 and vehicle miles traveled reduction targets for 2035, 2045, and 2050 established by the board. The bill would make various conforming changes to integrate those additional targets into regional transportation plans. This bill contains other related provisions and other existing laws.</p>	
<p>SB 290 Skinner D</p> <p>Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.</p>	<p>SENATE APPR. 4/15/2021 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 5. Noes 0.) (April 15). Re-referred to Com. on APPR.</p>	<p>Existing law, known as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents, including lower income students. This bill would require a unit designated to satisfy the inclusionary zoning requirements of a city or county to be included in the total number of units on which a density bonus and the number of incentives or concessions are based. The bill would require a city or county to grant one incentive or concession for a student housing development project that will include at least 20% of the total units for lower income students. This bill contains other related provisions and other existing laws.</p>	
<p>SB 330 Durazo D</p> <p>California Community</p>	<p>SENATE APPR. SUSPENSE FILE 4/5/2021 - April 5 hearing: Placed on APPR suspense file.</p>	<p>Existing law establishes the California Community Colleges, under the administration of the Board of Governors of the California Community Colleges, as one of the segments of public postsecondary education in this state. Existing law establishes community college districts throughout the state, and authorizes them to provide instruction at the campuses they operate. This bill would authorize the community college district to agree to a rental fee or other charge for that use if the constructed building or buildings are developed and operated as affordable housing for students or employees, as defined, of the community college district, or for both those students and employees. The bill would deem the construction, alteration,</p>	

Colleges: affordable housing.		demolition, installation, repair, and maintenance work performed to carry out a lease or agreement entered into or renewed after January 1, 2022, pursuant to the above provisions to be public works. The bill would require a lease or agreement entered into or renewed after January 1, 2022, pursuant to the above provisions and parties to those leases and agreements to comply with certain labor-related requirements, including, among others, the use of a skilled and trained workforce, as defined, for the completion of construction work, and would make violations of certain of those requirements subject to civil penalties to be assessed by the Labor Commissioner and paid into the State Public Works Enforcement Fund, as provided. This bill contains other related provisions and other existing laws. Last Amended on 3/17/2021	
SB 344 Hertzberg D Homeless shelters grants: pets and veterinary services.	SENATE APPR. SUSPENSE FILE 4/5/2021 - April 5 hearing: Placed on APPR suspense file.	Existing law establishes the California Emergency Solutions and Housing Program, under the administration of the Department of Housing and Community Development and requires the department to, among other things, provide rental assistance and housing relocation and stabilization services to ensure housing affordability to people who are experiencing homelessness or who are at risk of homelessness. This bill would require the department to develop and administer a program to award grants to qualified homeless shelters, as described, for the provision of shelter, food, and basic veterinary services for pets owned by people experiencing homelessness. The bill would authorize the department to use up to 5% of the funds appropriated in the annual Budget Act for those purposes for its costs in administering the program. Last Amended on 3/22/2021	
SB 466 Wieckowski D Community development.	SENATE GOV. & F. 3/18/2021 - Re-referred to Com. on GOV. & F.	Existing law authorizes a city, county, or city and county, with the approval of its legislative body by resolution after a public hearing, to acquire, sell, or lease property in furtherance of the creation of an economic opportunity, as defined. Existing law requires notice of the hearing to be published in a specified manner and requires the city, county, or city and county to make available a report containing a copy of the proposed acquisition, sale, or lease and a summary that includes, among other things, an explanation of why the acquisition, sale, or lease will assist in the creation of economic opportunity. Existing law provides that these provisions are an alternative to any other authority granted by law to cities to dispose of city-owned property. This bill would provide that these provisions are an alternative to any other authority granted by law to counties or cities and counties to dispose of property. The bill would require a city, county, or city and county disposing of property pursuant to these provisions to comply with the procedures required by these provisions in lieu of any other procedures required by law for a city, county, or city and county to dispose of property. Last Amended on 3/10/2021	
SB 477 Wiener D General plan: annual report.	SENATE APPR. SUSPENSE FILE 4/5/2021 - April 5 hearing: Placed on APPR suspense file.	Existing law, 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 requires the planning agency of a city or county to provide, by April 1 of each year, an annual report to, among other entities, the Department of Housing and Community Development that includes, among other specified information, the number of applications submitted, the location and total number of developments approved, the number of building permits issued, and the number of units constructed pursuant to a specific streamlined, ministerial approval process. This bill would, commencing January 1, 2023, require a planning agency to include in that annual report specified information on costs, standards, and applications for proposed housing development projects and specified information on housing development projects within the jurisdiction. The bill, commencing January 1, 2023, would authorize the department to assess the accuracy of the information submitted as part of the annual report and, if it determines that any report submitted to it by a planning agency contains inaccurate information, require that the planning agency correct that inaccuracy. This bill contains other related provisions and other existing laws.	DM: Oppose/Concerns CSAC: Oppose unless amended RCRC: Pending
SB 478 Wiener D Planning and Zoning Law: housing development projects.	SENATE HOUSING 4/15/2021 - Set for hearing April 29. 4/29/2021 10:30 a.m. or upon adjournment of Session - Senate	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 law also requires the Department of Housing and Community Development to notify the city, county, or city and county, and authorizes the department to notify the Attorney General, that the city, county, or city and county is in violation of state law if the department finds that the housing element or an amendment to that element, or any specified action or failure to act, does not substantially comply with the law as it pertains to housing elements or that any local government has taken an action in violation of certain housing laws. This bill would prohibit a local agency, as defined, from imposing a floor-to-area ratio standard that is less than 1.0 on a housing development project that consists of 3 to 7 units, or less than 1.25 on a housing development project that consists of 8 to 10	DM: Oppose/Concerns CSAC: TBD RCRC: Pending

	Chamber SENATE HOUSING, WIENER, Chair	units. The bill would prohibit a local agency from imposing a lot coverage requirement that would preclude a housing development project from achieving the floor-to-area ratios described above. The bill would prohibit a local agency from denying a housing development project located on an existing legal parcel solely on the basis that the lot area of the proposed lot does not meet the local agency's requirements for minimum lot size. The bill would only apply to housing development projects that meet specified requirements, including, among other things, that the project be located in a multifamily residential zone or a mixed-use zone, as specified. The bill would additionally require the department to identify violations by a local government of these provisions, as described above. This bill contains other related provisions. Last Amended on 4/12/2021	
SB 490 Caballero D	SENATE APPR. 4/15/2021 - From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 0.) (April 15). Re-referred to Com. on APPR.	Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency, and requires the department to administer various housing programs throughout the state, including the Affordable Housing Revolving Development and Acquisition Program with the purpose of funding the acquisition of property to develop or preserve affordable housing. This bill would establish the Housing Acquisition and Rehabilitation Technical Assistance Program, with the purpose of providing technical assistance to qualified entities engaged in acquisition-rehabilitation projects. The bill would define "acquisition-rehabilitation project" as a project to acquire and preserve unsubsidized housing units and attaching long-term affordability restrictions on the housing units. The bill would define "qualified entity" to include an eligible nonprofit corporation, community land trust, public housing authority, a nonprofit, limited-equity, or workforce housing cooperative, a resident association or organization, and a local or regional government agency administering an acquisition-rehabilitation project funding program. This bill contains other related provisions.	
SB 499 Leyva D	SENATE GOV. & F. 3/25/2021 - April 8 set for first hearing canceled at the request of author.	The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a land use element. Existing law require the land use element to designate the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, and other categories of public and private uses of land. This bill would prohibit the land use element from designating land uses that have the potential to significantly degrade local air, water, or soil quality or to adversely impact health outcomes in disadvantaged communities to be located, or to materially expand, within or adjacent to a disadvantaged community or a racially and ethnically concentrated area of poverty. By expanding the duties of cities and counties in the administration of their land use planning duties, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.	DM: Oppose/Concerns CSAC: Pending RCRC: Pending
SB 563 Allen D	SENATE HOUSING 4/15/2021 - Set for hearing April 29. 4/29/2021 10:30 a.m. or upon adjournment of Session - Senate Chamber SENATE HOUSING, WIENER, Chair	Existing law, the Second Neighborhood Infill Finance and Transit Improvements Act, or NIFTI-2, authorizes a city or county to adopt a resolution to allocate its tax revenues to an enhanced infrastructure financing district, including revenues derived from local sales and use taxes imposed pursuant to the Bradley-Burns Uniform Local Sales and Use Tax Law or transactions and use taxes imposed in accordance with the Transactions and Use Tax Law, if certain conditions are or will be met. Among those conditions, existing law includes requirements that the area financed with those funds is within 1/2 mile of a major transit stop, as specified, and that the boundaries of the enhanced infrastructure financing district are coterminous with the city or county that established the district. Existing law also requires the infrastructure financing plan to require specified minimum percentages of the funds to be used to develop affordable housing, as specified, and to give first priority to income-qualified households displaced from the district, as specified, and secondary priority to households with a member or members employed within 2 miles of the district. Existing law authorizes the remaining funds to be used for certain affordable housing, mixed-use, transit, or greenhouse gas emission reduction related projects or programs. This bill would revise NIFTI-2 to, among other things, remove the requirements that the area financed be within 1/2 mile of a major transit stop and that the boundaries of the district be coterminous with the city or county. The bill would require specified minimum percentages of the funds be used for homelessness prevention programs or development of affordable housing that is within 1/2 mile of a major transit stop, as specified. The bill would revise the description of tax revenue that may be allocated to a district. The bill would require first priority for the housing be given to households who were displaced from the district within the past 10 years, and secondary priority for households with a member or members who	

<p>amendment process.</p>		<p>are employed within 2 miles of the housing or who live within the district and are children, elderly, or disabled. The bill would require first priority for the homelessness prevention programs to be given to households living within the district with a member or members who are employed within the district or who are children, elderly, or disabled, and secondary priority for households not living within the district with a member or members who are employed within the district or who are children, elderly, or disabled. The bill would authorize the remaining funds to be used for certain transit related projects in specified areas within a 1/2 mile of a major transit stop. The bill would also authorize the remaining funds to be used for certain homelessness prevention, affordable housing, enhanced transit ridership, or greenhouse gas emission reduction projects or programs throughout the district. The bill would prohibit a project receiving financing from an enhanced infrastructure financing district unless various requirements regarding the use of a skilled and trained workforce, as defined, on the project are satisfied. The bill would prescribe enforcement procedures and penalties in this regard. By requiring that a developer certify specified information with respect to these requirements, this bill would expand the crime of perjury. This bill contains other related provisions and other existing laws. Last Amended on 4/13/2021</p>	
<p>SB 576 Archuleta D Gambling: local moratorium.</p>	<p>SENATE APPR. 4/15/2021 - April 19 hearing postponed by committee.</p>	<p>Existing law, the Gambling Control Act, establishes the California Gambling Control Commission, which is responsible for licensing and regulating various gambling activities and establishments. Existing law requires the Department of Justice to investigate any violations of, and to enforce, the act. Under the act, a city, county, or city and county may authorize controlled gambling consistent with state law. Existing law, however, prohibits an ordinance that would result in an expansion of gambling in the city, county, or city and county from being valid unless the amendment is approved by a majority of the voters. Existing law requires an amendment to a city or county ordinance relating to a gambling establishment or the act to be submitted to the department for review and comment before the ordinance is adopted by the city or county. This bill would create an additional exception to that prohibition by authorizing a city, county, or city and county, commencing January 1, 2022, to amend its ordinance to increase the number of gambling tables that may be operated in a gambling establishment by up to 2 tables each calendar year, up to a maximum total of 10 additional tables, above the number of tables authorized in the ordinance in effect on January 1, 2022. The bill would authorize a city, county, or city and county's jurisdictional limit to be expanded to accommodate the increase of gaming tables authorized by the bill. The bill would extend until January 1, 2028, the prohibition against a city, county, or city and county amending an ordinance to expand gaming in that jurisdiction beyond that permitted on January 1, 1996. This bill contains other related provisions and other existing laws. Last Amended on 4/7/2021</p>	
<p>SB 581 Atkins D General plan.</p>	<p>SENATE APPR. 4/15/2021 - From committee: Do pass and re-refer to Com. on APPR with recommendation: To consent calendar. (Ayes 9. Noes 0.) (April 15). Re-referred to Com. on APPR.</p>	<p>Existing law, 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 requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development. The law requires that the annual report include, among other specified information, the number of housing development applications received and the number of units approved and disapproved in the prior year. This bill would additionally require the planning agency include in the annual report whether the city or county is a party to a court action related to a violation of state housing law, and the disposition of that action. By requiring a planning agency to include additional information in its annual report, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.</p>	<p>DM: Oppose/Concerns CSAC: Pending RCRC: Pending</p>
<p>SB 591 Becker D Senior citizens: intergenerational housing developments.</p>	<p>SENATE JUD. 4/13/2021 - Set for hearing April 20. 4/20/2021 1:30 p.m. - Senate Chamber SENATE JUDICIARY, UMBERG, Chair</p>	<p>Existing law requires the covenants, conditions, and restrictions or other documents or written policy of a senior citizen housing development to set forth the limitations on occupancy, residency, or use on the basis of age. Existing law requires that the limitations on age require, at a minimum, that the persons commencing any occupancy of a dwelling unit include a senior citizen who intends to reside in the unit as their primary residence on a permanent basis. Existing law defines "senior citizen housing development" for these purposes as a residential development for senior citizens that has at least 35 dwelling units. Existing law defines "qualifying resident" or "senior citizen" to mean a person 62 years of age or older, or 55 years of age or older in a senior citizen housing development. This bill would authorize the establishment of an intergenerational housing development that includes senior citizens along with caregivers and transition age youth, if specified conditions are satisfied. The bill would require that the covenants, conditions, and restrictions and other documents or written policy for</p>	

		the development set forth the limitations on occupancy, residency, or use. The bill would prescribe definitions for “senior citizen” and “transition age youth” for these purposes. The bill would require at least 80 percent of the occupied dwelling units in an intergenerational housing development to be occupied by at least one senior citizen, as specified, and up to 20 percent of the occupied dwelling units in the development to be occupied by at least one caregiver or transition age youth, as specified. The bill would require the development to be affordable to lower income households. The bill would prescribe an optional process to be applied if a unit ceases to house a caregiver or transition age youth. The bill would prohibit the eviction or lease termination of a family with children in order to comply with the senior citizen occupancy requirement described above. The bill would make a conforming change in provisions regarding subdivided lands. Last Amended on 4/12/2021	
SB 616 Rubio D School facilities: proceeds from lease of surplus property: affordable rental housing facilities.	SENATE ED. 4/14/2021 - Re-referred to Com. on ED. 4/28/2021 9 a.m. - John L. Burton Hearing Room (4203) SENATE EDUCATION, LEYVA, Chair	Existing law exempts certain transactions from the requirements that otherwise apply to the sale or lease of real property by a school district if certain conditions are met, including that the financing proceeds obtained by the school district pursuant to the transaction are expended solely for capital outlay purposes, which are defined to include the construction, reconstruction, or renovation of rental housing facilities for school district employees. This bill would require rental housing facilities for school district employees funded by proceeds realized under this provision to be affordable. The bill would additionally authorize, for the exemption from the requirements that would otherwise apply, one-time capital expenditures and maintenance of school district property funded by financing proceeds obtained from the lease of real property that will be used to construct new affordable rental housing facilities for school district employees. Last Amended on 3/25/2021	
SB 621 Eggman D Conversion of motels and hotels: streamlining.	SENATE GOV. & F. 4/15/2021 - From committee: Do pass and re-refer to Com. on GOV. & F. (Ayes 6. Noes 0.) (April 15). Re-referred to Com. on GOV. & F. 4/22/2021 Upon adjournment of Session - John L. Burton Hearing Room (4203) SENATE GOVERNANCE AND FINANCE, MCGUIRE, Chair	Existing law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development containing 2 or more residential units, which satisfies specified objective planning standards, that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit. Existing law requires a local government to notify the development proponent in writing if the local government determines that the development conflicts with any of those objective standards by a specified time; otherwise, the development is deemed to comply with those standards. This bill would authorize a development proponent to submit an application for a development for the complete conversion, as defined, of a structure with a certificate of occupancy as a motel or hotel into multifamily housing units to be subject to a streamlined, ministerial approval process, provided that development proponent reserves 10% of the proposed housing units for lower income households, unless a local government has affordability requirements that exceed these requirements. The bill would require the structure proposed to be converted be vacant for at least 6 months prior to the submission of the application, except as provided. The bill would require the development proponent to comply with specified requirements regarding the payment of prevailing rate or per diem wages for construction work related to the part of the development that is a public work and the use of a skilled and trained workforce on the development, except as provided. The bill would require a local government to notify the development proponent in writing if the local government determines that the development conflicts with any of these objective standards within 30 days of submitting a complete application; otherwise, the development would be deemed to comply with those standards. This bill contains other related provisions and other existing laws. Last Amended on 4/5/2021	
SB 649 Cortese D Local governments: affordable housing: local tenant preference.	SENATE JUD. 4/15/2021 - From committee: Do pass as amended and re-refer to Com. on JUD. (Ayes 9. Noes 0.) (April 15). 5/4/2021 1:30 p.m. - Senate Chamber SENATE JUDICIARY, UMBERG,	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 incentives intended to facilitate and expedite the construction of affordable housing. This bill would establish a state policy supporting local tenant preferences for lower income households, as defined, that are subject to displacement risk, and, further, permits local governments and developers in receipt of local or state funds, federal or state tax credits, or an allocation of tax-exempt private activity bonds designated for affordable rental housing to restrict occupancy by creating a local housing preference for lower income households subject to displacement risk. The bill would authorize a local government to allow a local tenant preference in an affordable housing rental development to reduce displacement of lower income households with displacement risk beyond local government boundaries by adopting a program that allows preferences in affordable rental housing acquired, constructed, preserved or funded with state or local funds or tax programs.	

	Chair4/19/2021 #7 SENATE SENATE BILLS - SECOND READING FILE		
SB 679 Kamlager D Los Angeles County: housing development: financing.	SENATE GOV. & F. 4/15/2021 - From committee: Do pass and refer to Com. on GOV. & F. (Ayes 6. Noes 1.) (April 15). Re-referred to Com. on GOV. & F. 4/22/2021 Upon adjournment of Session - John L. Burton Hearing Room (4203) SENATE GOVERNANCE AND FINANCE, MCGUIRE, Chair	Existing law provides for the establishment of various special districts that may support and finance housing development, including affordable housing special beneficiary districts that are authorized to promote affordable housing development with certain property tax revenues that a city or county would otherwise be entitled to receive. This bill, the Los Angeles County Regional Housing Finance Act, would establish the Los Angeles County Affordable Housing Solutions Agency and would state that the agency's purpose is to increase affordable housing in Los Angeles County by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production, as specified. The bill would require a board composed of 13 voting members from Los Angeles County, as specified, to govern the agency. The bill would require the board to provide for regular audits of the agency's accounts and records, including an independent financial and performance audit for bonds secured by ad valorem property taxes, and provide for financial reports. The bill would include findings that the provisions proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities within Los Angeles County, including charter cities. This bill contains other related provisions and other existing laws. Last Amended on 4/5/2021	
SB 695 Ochoa Bogh R Mitigation Fee Act: housing developments.	SENATE GOV. & F. 3/18/2021 - Re-referred to Com. on GOV. & F.	The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. Existing law, the Quimby Act, which is within the Subdivision Map Act, authorizes the legislative body of a city or county to require the dedication of land or to impose fees for park or recreational purposes as a condition to the approval of a tentative map or parcel subdivision map if specified requirements are met. This bill would prohibit a local agency from imposing a housing impact requirement adopted by the local agency on a housing development project, as defined, unless specified requirements are satisfied by the local agency, including that the local agency prepare and adopt a nexus study, as specified. The bill, for purposes of these provisions, defines "housing impact requirement" as a fee imposed under the Mitigation Fee Act, dedications of parkland or in-lieu fees imposed under the Quimby Act, or a construction excise tax. This bill would require a local agency to adopt a nexus study that is used to demonstrate compliance with these provisions, subject to specified public participation requirements. This bill would prohibit a housing impact requirement from exceeding the amount necessary to maintain the existing level of service identified in the nexus study for the type of capital facility for which the housing impact requirement is imposed. The bill would require the nexus study to identify the existing level of service that is currently being achieved for the type of capital facility for which a housing impact requirement is imposed. The bill would prohibit a housing impact requirement from exceeding the amount necessary to mitigate the direct impact of the housing development project on the need for a capital facility or facilities identified in a capital improvement plan. The bill would clarify that any dedication of land or requirement of the payment of fees under the Quimby Act that is also a housing impact requirement must comply with the requirements described above in addition to the requirements of the Quimby Act. This bill would make findings that ensuring access to affordable housing is a matter of statewide concern rather than a municipal affair and, therefore, applies to all cities, including a charter city and a charter city and county. This bill contains other existing laws. Last Amended on 3/7/2021	
SB 728 Hertzberg D Density Bonus	SENATE HOUSING 4/15/2021 - From committee with author's amendments. Read second time and	Existing law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for moderate-income or lower, or very low income households and meets other requirements. Existing law requires the developer and the city or	

<p>Law: purchase of density bonus units by nonprofit housing organizations.</p>	<p>amended. Re-referred to Com. on HOUSING. 4/29/2021 10:30 a.m. or upon adjournment of Session - Senate Chamber SENATE HOUSING, WIENER, Chair</p>	<p>county to ensure that the initial occupant of a for-sale unit that qualified the developer for the award of the density bonus is a person or family of very low, low, or moderate income. This bill, as an alternative to ensuring that the initial occupant of a for-sale unit is a person or family of the required income, would authorize the developer and the city or county to ensure that a qualified nonprofit housing organization that is receiving the above-described welfare exemption purchases the unit pursuant to a specified recorded contract that includes an affordability restriction, an equity sharing agreement, and a repurchase option that requires a subsequent purchaser that desires to sell or convey the property to first offer the nonprofit corporation the opportunity to repurchase the property. By imposing these requirements on local agencies with respect to density bonuses, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended on 4/15/2021</p>	
<p>SB 743 Bradford D</p> <p>Housing developments: broadband adoption: grant program.</p>	<p>SENATE E. U., & C. 4/6/2021 - Withdrawn from committee. Re-referred to Com. on E., U. & C.</p>	<p>Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including telephone corporations. Existing law requires the commission to develop, implement, and administer the California Advanced Services Fund program to encourage deployment of high-quality advanced communications services to all Californians that will promote economic growth, job creation, and the substantial social benefits of advanced information and communications technologies. This bill, upon appropriation by the Legislature, would require the Public Utilities Commission to establish a grant program to fund broadband adoption, digital literacy, and computer equipment for eligible publicly supported communities, as defined. The bill would require the commission to award grants to eligible publicly supported communities for the purpose of providing either one-time funding for computer equipment and to establish computer labs or ongoing funding for up to 3 years for broadband service and digital literacy programs. This bill contains other existing laws. Last Amended on 4/5/2021</p>	
<p>SB 769 Becker D</p> <p>Housing: pilot program: rental vouchers: skilled nursing facility patients.</p>	<p>SENATE HOUSING 4/5/2021 - April 29 set for first hearing canceled at the request of author.</p>	<p>Existing law required the Department of Housing and Community Development, in response to a state of emergency proclaimed by the Governor on January 17, 2014, to provide housing rental-related subsidies to individuals who were unemployed or underemployed because agricultural or other businesses were affected by drought conditions and to other persons who suffered economic losses due to drought conditions. This bill would create a pilot program, from January 1, 2023, to January 1, 2026, that would require the department to implement, upon appropriation by the Legislature, a program to provide housing rental-related subsidies to skilled nursing facility patients who, but for a lack of housing, would be discharged from the facility. The bill would authorize the department to administer the housing rental-related subsidies or to contract with qualified local government agencies or nonprofit organizations to administer the subsidies. The bill would also require the department to adopt guidelines establishing criteria for the subsidies, including, but not limited to, eligibility, income limits, and subsidy amounts. Last Amended on 3/10/2021</p>	
<p>SB 774 Hertzberg D</p> <p>Lawyer-client privilege: Department of Fair Employment and Housing.</p>	<p>SENATE THIRD READING 4/8/2021 - Read second time. Ordered to third reading. 4/19/2021 #48 SENATE SENATE BILLS -THIRD READING FILE</p>	<p>Existing law establishes the lawyer-client evidentiary privilege in court proceedings, whereby the client of a lawyer has a privilege to refuse to disclose, and to prevent another from disclosing, a confidential communication between the client and lawyer. The California Fair Employment and Housing Act prohibits an employer from discriminating against an employee on account of certain characteristics. The act authorizes a person alleging a violation of specified provisions of the act to submit a complaint to the Department of Fair Employment and Housing, and requires the department to take actions to investigate that complaint. This bill would specify that the lawyer-client privilege applies to confidential communications between a lawyer of the Department of Fair Employment and Housing and a person who files a complaint with the department or another person on whose behalf a complaint is filed. The bill would state that these provisions are declarative of existing law and apply retroactively. Last Amended on 3/3/2021</p>	
<p>SB 778 Becker D</p> <p>Planning and zoning: accessory dwelling units: mixed-use or</p>	<p>SENATE HOUSING 4/15/2021 - From committee: Do pass as amended and re-refer to Com. on HOUSING. (Ayes 5. Noes 0.) (April 15).</p>	<p>Existing law, the Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Existing law requires a local agency to ministerially approve an application for a building permit within a residential or mixed-use zone to create multiple accessory dwelling units within the portions of an existing multifamily dwelling structure that are not used as livable space, if each unit complies with state building standards for dwellings. Existing law requires a local agency to allow at least one accessory dwelling unit within an existing multifamily dwelling structure and up to 25% of the existing multifamily dwelling units. This bill, until January 1, 2025, would specify</p>	

<p>multifamily structures.</p>	<p>4/19/2021 #6 SENATE SENATE BILLS - SECOND READING FILE</p>	<p>that a local agency is required to allow an accessory dwelling unit under these provisions within an existing mixed-use or multifamily structure, and that the accessory dwelling unit may be constructed within portions of the structure used for commercial space, industrial space, retail space, or other vacant space if each unit complies with state building standards for dwellings. The bill would require that any portion of a multifamily dwelling structure or mixed-use structure that is vacant space to have been vacant for at least 6 months before the date of submission of an application for a building permit under these provisions. The bill, until January 1, 2025, would revise the requirements for a local agency to allow a certain number of accessory dwelling units under these provisions by deleting the requirement that the local agency allow at least one accessory dwelling unit and instead requiring that the local agency allow up to 25% of the existing multifamily dwelling units as accessory dwelling units. By adding to the duties of local planning officials with respect to approving accessory dwelling units under these provisions, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws. Last Amended on 4/8/2021</p>	
<p>SB 807 Wieckowski D</p> <p>Enforcement of civil rights: Department of Fair Employment and Housing.</p>	<p>SENATE APPR. 4/9/2021 - Set for hearing April 19.</p> <p>4/19/2021 9 a.m. - John L. Burton Hearing Room (4203) SENATE APPROPRIATIONS, PORTANTINO, Chair</p>	<p>Existing law establishes various civil rights, and authorizes a person denied one of those rights and, for certain rights, specified state and local law enforcement agencies to bring a civil action to enforce that right within a specified amount of time. Existing law, the California Fair Employment and Housing Act (FEHA), establishes the Department of Fair Employment and Housing (DFEH) within the Business, Consumer Services, and Housing Agency under the direction of the Director of Fair Employment and Housing to enforce civil rights laws with respect to housing and employment and to protect and safeguard the right of all persons to obtain and hold employment without discrimination based on specified characteristics or status. The FEHA makes certain discriminatory employment and housing practices unlawful, and authorizes a person claiming to be aggrieved by an alleged unlawful practice to file a verified complaint with the DFEH. The FEHA requires the DFEH to make an investigation in connection with a filed complaint alleging facts sufficient to constitute a violation of the FEHA, and requires the DFEH to endeavor to eliminate the unlawful practice by conference, conciliation, and persuasion. If conference, conciliation, mediation, or persuasion fails and the DFEH has required all parties to participate in a mandatory dispute resolution, as specified, the FEHA authorizes the director to bring a civil action in the name of the DFEH on behalf of the person claiming to be aggrieved within a specified amount of time. This bill would toll the deadline for the DFEH to file a civil action pursuant to the FEHA while a mandatory or voluntary dispute resolution is pending. This bill contains other related provisions and other existing laws. Last Amended on 4/8/2021</p>	
<p>SB 809 Allen D</p> <p>Multijurisdictional regional agreements: housing element.</p>	<p>SENATE HOUSING 3/18/2021 - Re-referred to Coms. on HOUSING and GOV. & F.</p>	<p>The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Existing law requires that the housing element include, among other things, an inventory of land suitable and available for residential development that identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels, as specified. This bill would authorize a city or county to satisfy part of its requirement to identify zones suitable for residential development by adopting and implementing a multijurisdictional regional agreement. The bill would require the multijurisdictional regional agreement to clearly establish the jurisdiction that is contributing suitable land for residential development and the jurisdiction or jurisdictions that are contributing funding for that development. The bill would require that a multijurisdictional regional agreement be between 2 or more cities or counties that are located within the same county or within adjacent counties. This bill would require a jurisdiction that is a party to a multijurisdictional regional agreement under these provisions to provide specified information in its housing element, including how the multijurisdictional regional agreement will satisfy the jurisdiction's housing need for a designated income level. The bill would prohibit the jurisdictions that are a party to a multijurisdictional regional agreement from claiming an aggregate capacity in an amount greater than the actual capacity created by the housing development subject to the agreement. This bill contains other related provisions. Last Amended on 3/10/2021</p>	
<p>SCA 2 Allen D</p>	<p>SENATE HOUSING 4/15/2021 - Set for hearing April 29.</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</p>	

Public housing projects.	4/29/2021 10:30 a.m. or upon adjournment of Session - Senate Chamber SENATE HOUSING, WIENER, Chair	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.	
AB 561 (Ting)		ADU Financing program	DM: Support
AB 1078 (Patterson)		Exempts residential rebuilds from the 2020 fires from solar requirements	DM: SupportS
AB 965 (Levine)		Creates building code standards for electric vehicle charging stations in multi-family and non-residential development	DM: Support
SB 9 (Atkins)		Housing development: approvals. The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. This bill, among other things, would require a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.	DM: Support CSAC: Pending RCRC: Pending
SB 10 (Weiner)		Planning and zoning: housing development: density. Would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2023, based on specified criteria. The bill would specify that an ordinance adopted under these provisions, and any resolution to amend the jurisdiction's General Plan, ordinance, or other local regulation adopted to be consistent with that ordinance, is not a project for purposes of the California Environmental Quality Act.	DM: Support CSAC: Pending RCRC: Pending
SB 765 (Stern)		Accessory dwelling units: setbacks. The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law prohibits a local agency's accessory dwelling unit ordinance from imposing a setback requirement of more than 4 feet from the side and rear lot lines for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure. This bill would remove the above-described prohibition on a local agency's accessory dwelling unit ordinance, and would instead provide that the rear and side yard setback requirements for accessory dwelling units may be set by the local agency. The bill would authorize an accessory dwelling unit applicant to submit a request to the local agency for an alternative rear and side yard setback requirement if the local agency's setback requirements make the building of the accessory dwelling unit infeasible.	DM: Support CSAC: Pending RCRC: Pending

<p>AB 59 Gabriel D</p>		<p>Mitigation Fee Act: fees: notice and timelines. Current law authorizes any party to protest the imposition of a fee, dedication, reservation, or other exactions imposed on a development project within 90 or 120 days of the imposition of the fee, as applicable, and specifies procedures for those protests and actions. The Mitigation Fee Act imposes the same requirements on a local agency for a new or increased fee for public facilities. Current law, for specified fees, requires any judicial action or proceeding to attack, review, set aside, void, or annul an ordinance, resolution, or motion adopting a new fee or service charge or modifying an existing fee or service charge to be commenced within 120 days of the effective date of the ordinance, resolution, or motion. Current law also provides that, if an ordinance, resolution, or motion provides for an automatic adjustment in a fee or service charge and the adjustment results in an increase in the fee or service charge, that any action to attack, review, set aside, void, or annul the increase to be commenced within 120 days of the increase. This bill would increase, for fees and service charges and for fees for specified public facilities, the time for mailing the notice of the time and place of the meeting to at least 45 days before the meeting.</p>	<p>DM: Oppose/Concerns CSAC: Pending RCRC: Pending</p>
<p>AB 1445 Levine D</p>		<p>Planning and zoning: regional housing need allocation: climate change impacts. The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other mandatory elements, a housing element. For the 4th and subsequent revisions of the housing element, current law requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region. Current law requires the appropriate council of governments, or the department for cities and counties without a council of governments, 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, as provided. Current law requires that the final regional housing plan adopted by a council of governments, or a delegate subregion, as applicable, be based on a methodology that includes specified factors, and similarly requires that the department take into consideration specified factors in distributing regional housing need, as provided. This bill would require that a council of governments, a delegate subregion, or the department, as applicable, additionally consider among these factors emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change.</p>	<p>DM: Oppose/Concerns CSAC: TBD RCRC: Pending</p>
<p>SB 32 Cortese D</p>		<p>Energy: general plan: building decarbonization requirements. Would require a city or county to make, commencing January 1, 2023, a one-time amendment to the appropriate elements of its general plan, climate action or greenhouse gas emissions reduction plan, or building or other codes, as described, to include goals, policies, objectives, targets, and feasible implementation strategies, as specified, to decarbonize newly constructed, as defined, commercial and residential buildings. The bill would require a city or county to submit these draft amendments to the commission at least 45 days prior to the adoption of the amendments. The bill would require the legislative body of the city or county to consider the commission's advisory comments, if any, prior to adopting the amendments.</p>	<p>DM: Oppose/Concerns CSAC: Pending RCRC: Pending</p>
<p>SB 55 Stern D</p>		<p>Very high fire hazard severity zone: state responsibility area: development prohibition: supplemental height and density bonuses. Would, in furtherance of specified state housing production, sustainability communities strategies, greenhouse gas reduction, and wildfire mitigation goals, prohibit the creation or approval of a new development, as defined, in a very high fire hazard severity zone or a state responsibility area unless there is substantial evidence that the local agency has adopted a comprehensive, necessary, and appropriate</p>	<p>DM: Oppose/Concerns CSAC: TBD RCRC: Opposed SB 55 - 3/5/2021 (Sen Housing Comm) SB 55 - 3/5/2021 (Sen GF Comm) SB 55 - 12/18/2020</p>

		wildfire prevention and community hardening strategy to mitigate significant risks of loss, injury, or death, as specified. By imposing new duties on local governments with respect to the approval of new developments in very high fire hazard severity zones and state responsibility areas, this bill would impose a state-mandated local program.	