|  |
| --- |
| **Housing** |
| **Bill ID/Topic** | **Location** | **Summary** | **Position** |
| [**AB 15**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=BN0GyVeXE2A4H92w5LFh1X3o68r96dh8272W4%2b4Sp0BJQ5Y4lcUTtP6OoeNSiQYF)[**Chiu**](https://a17.asmdc.org/)**D**COVID-19 relief: tenancy: Tenant Stabilization Act of 2021. | ASSEMBLY   H. & C.D.1/11/2021 - Referred to Com. on H. & C.D. | (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.   |   |
| [**AB 16**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=QwUqNl%2fLaNssiCaoQlABVZ5kd3a4Jf8UYLJBOCZMEX0gj8iCS3UR7O1AeNBYYLFJ)[**Chiu**](https://a17.asmdc.org/)**D**Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021. | ASSEMBLY   H. & C.D.1/13/2021 - Re-referred to Com. on H. & C.D. | 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** |   |
| [**AB 68**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=cCHj2G%2fQrjbU6aSgJKPxE1TeyxVXR3l7noJiEOkiGYywtyDxtsmsJv1KfmDjhAah)[**Salas**](https://a32.asmdc.org/)**D**Affordable housing: California State Auditor’s Report. | ASSEMBLY   PRINT12/8/2020 - From printer. May be heard in committee January 7. | 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. Existing law requires the California State Auditor to conduct any audit of a state or local agency or any other publicly created entity that is requested by the Joint Legislative Audit Committee, as provided.This bill would state the intent of the Legislature to enact legislation that would implement recommendations made in the California State Auditor’s Report 2020-108, issued on November 17, 2020, relating to affordable housing.  |   |
| [**AB 80**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=9jgcsLO1tOr6Q%2fSOhW%2bG03VDPpw2YllcQVTadAKwYbGPqhu6ELx%2bDgg%2fIBRKrJYW)[**Burke**](https://a62.asmdc.org/)**D**Taxation: Coronavirus Aid, Relief, and Economic Security Act: Federal Consolidated Appropriations Act, 2021. | SENATE   THIRD READING2/18/2021 - From committee: Do pass. (Ayes 17. Noes 0.) (February 18). Measure version as amended on February 17 corrected. Read second time. Ordered to third reading. | 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.Existing federal law, the Consolidated Appropriations Act, 2021, prohibits reductions in tax deductions, denials of basis adjustments, and reductions in tax attributes for federal income tax purposes based on the exclusion from gross income provided in the federal CARES Act and its subsequent amendments.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 would adopt, except as provided, the provisions of the Consolidated Appropriations Act, 2021, prohibiting any reduction in tax deductions, denials of basis adjustments, and reductions in tax attributes based on the exclusion from gross income provided for any loan amount forgiven in modified conformity with the federal CARES Act and its subsequent amendments.This bill would provide findings to comply with the additional information requirement for any bill authorizing a new tax expenditure.This bill would also make findings and declarations related to a gift of public funds.This bill would declare that it is to take effect immediately as an urgency statute.    **Last Amended on 2/17/2021** |   |
| [**AB 115**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=KOXyJhuVefRHcTFHIN9vAiFjjSmSsXO8dzDAmuAV4Npue5NIQ0jP5jqxvLSM5o30)[**Bloom**](https://a50.asmdc.org/)**D**Planning and zoning: commercial zoning: housing development. | ASSEMBLY   H. & C.D.1/11/2021 - Read first time. Referred to Coms. on H. & C.D. and L. GOV. | 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 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**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=EaWL8OdSdV6sxLnix%2fJYhnO2%2fZk0raTy7jVdQMapw1NzugiKiJHwD7vVICRbz%2fSl)[**Chiu**](https://a17.asmdc.org/)**D**Housing element. | ASSEMBLY   H. & C.D.1/28/2021 - Referred to Coms. on H. & C.D. and L. GOV. | 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 (HCD) to determine whether the housing element is in substantial compliance with specified provisions of that law. That law also requires HCD to notify a city, county, or city and county, and authorizes HCD to notify the office of the Attorney General, that the city, county, or city and county is in violation of state law if HCD finds that the housing element or an amendment to the housing element does not substantially comply with specified provisions of the Planning and Zoning Law, or that the local government has taken action or failed to act in violation of specified provisions of law.This bill would add the Housing Crisis Act of 2019 to those specified provisions of law.  |   |
| [**AB 244**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=qVWiggSaP15vbWzbrHGiLUDKAUaYLuWTk%2f51x62YW9uP0ri4uV2aKJaBh3ZntMhK)[**Rubio, Blanca**](https://a48.asmdc.org/)**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**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=3QW8BuNP2L%2f0HmAkR0Y%2foB7ccHCAyaZV%2baOD6oRfaqqFS%2fK4l2PQaow0XBsZSxaL)[**Muratsuchi**](https://a66.asmdc.org/)**D**Tenancy: commercial leases: COVID-19 rent relief. | ASSEMBLY   PRINT1/15/2021 - From printer. May be heard in committee February 14. | 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 state the intent of the Legislature to enact legislation that would provide commercial rent relief protections for small businesses affected by the COVID-19 pandemic to help them weather this public health and economic crisis without losing their businesses.  |   |
| [**AB 306**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=0SUmWi38UEmELSJr1nReedzb9LWpdr9mZ0uC7m0NoF75Laa0xbf3jZMmu7PMHvYD)[**O'Donnell**](https://a70.asmdc.org/)**D**School districts and community college districts: employee housing. | ASSEMBLY   ED.2/12/2021 - Referred to Com. on ED. | The Field Act requires the Department of General Services to supervise the design and construction of any school building 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.  |   |
| [**AB 328**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=9HEbJFA5w3s9xpnaU3vHQViG7fjNbkH1qSKZle1tD6ScBzcf2YIZokGMb6xagWsx)[**Chiu**](https://a17.asmdc.org/)**D**Reentry Housing Program. | ASSEMBLY   H. & C.D.2/12/2021 - Referred to Com. on H. & C.D. | 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 Program. The bill would require the department to, on or before July 1, 2022, take specified actions to, upon appropriation by the Legislature, provide grants to counties and continuums of care, as defined, for evidence-based housing and housing-based services interventions to allow people with recent histories of incarceration to exit homelessness and remain stably housed.This bill contains other related provisions.   |   |
| [**AB 345**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=mOJZZc06qq%2bwsWmCXnHxft4OvfRt0Ip9K5v3l6M0u0egeZxaVnLET5g2kdAcdJpf)[**Quirk-Silva**](https://a65.asmdc.org/)**D**Accessory dwelling units: separate conveyance. | ASSEMBLY   H. & C.D.2/12/2021 - Referred to Coms. on H. & C.D. and L. GOV. | The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones 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. Existing law, notwithstanding the prohibition described above, authorizes a local agency to, by ordinance, allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met, including that the property was built or developed by a qualified nonprofit corporation and that the property is held pursuant to a recorded tenancy in common agreement. Existing law requires that tenancy in common agreement to, among other things, allocate to each qualified buyer an undivided, unequal interest in the property based on the size of the dwelling each qualified buyer occupies. This bill would require each local agency to, by ordinance, allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met. The bill would remove the requirements that the property be held pursuant to a recorded tenancy in common agreement and that the agreement allocate to each qualified buyer an undivided, unequal interest in the property. The bill would instead require the property be held pursuant to a recorded contract that includes specified provisions.This bill contains other related provisions and other existing laws.   |   |
| [**AB 348**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=K%2fDdDmmR94tWXCz5xTK8R2MJ5Ctxw8NmZosQrTKx8zxL%2fZ5ytJd6LMu8Nlq%2fMGaI)[**Villapudua**](https://a13.asmdc.org/)**D**Affordable housing: annual expenditure report. | ASSEMBLY   H. & C.D.2/12/2021 - Referred to Com. on H. & C.D. | 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.  |   |
| [**AB 374**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=RFz5jZxyh8yRlfc8ZOphLq%2fvKZi8ADKaZcfYr54fab%2b2p4hcuEFcbGXeWjwtsrAK)[**Seyarto**](https://ad67.asmrc.org/)**R**Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program. | ASSEMBLY   H. & C.D.2/12/2021 - Referred to Com. on H. & C.D. | 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.   |   |
| [**AB 387**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=BQBHnLMj2128gumuBr9ugfkskZEyyqg7IczOXsVOAFrWozfB8s09kWnZ3sBzs9OP)[**Lee**](https://a25.asmdc.org/)**D**Social Housing Act of 2021. | ASSEMBLY   PRINT2/3/2021 - From printer. May be heard in committee March 5. | Existing law establishes the Department of Housing and Community Development and sets forth its powers and duties. Existing law establishes various programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, homeownership for very low and low-income households, and downpayment assistance for first-time homebuyers.This bill would declare the intent of the Legislature to subsequently amend this bill to include provisions that would enact the Social Housing Act of 2021 to establish the California Housing Authority for the purpose of developing mixed-income rental and limited equity homeownership housing and mixed-use developments to address the shortage of affordable homes for low and moderate-income households.  |   |
| [**AB 411**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=75BL3oKQooNtKMFj2oMShTAiPy8Rs4ndgcQN8tQ1oFI%2beOw6fY2YKfS4c6kpBf6g)[**Irwin**](https://a44.asmdc.org/)**D**Veterans Housing and Homeless Prevention Bond Act of 2022. | ASSEMBLY   H. & C.D.2/12/2021 - Referred to Coms. on H. & C.D. and M. & V.A. | 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.   |   |
| [**AB 464**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=lmtkma74LkwN41HjrCWjng37aL2ICRQ9k1cQ7jnDW2Yg17embUgopR%2fkDLsFSBVt)[**Mullin**](https://a22.asmdc.org/)**D**Enhanced Infrastructure Financing Districts: allowable facilities, projects, and costs. | ASSEMBLY   L. GOV.2/18/2021 - Referred to Com. on L. GOV. | 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. Existing law authorizes a district to finance the ongoing or capitalized costs to maintain facilities financed in whole or in part by the district, but prohibits the use of proceeds of bonds issued to finance maintenance of any kind.This bill would remove the prohibition on the use of proceeds of bonds issued to finance maintenance of any kind. The bill would remove, from the list of facilities and projects the district may fund, the acquisition, construction, or repair of industrial structures for private use. The bill would include in that list 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.  |   |
| [**AB 491**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=%2bxlSacgimkaYgGohLOCO4m2y4%2bODRT9fDS4UkZiO0AdTRxfzIl%2fNliD0SV7ZkQ75)[**Gonzalez, Lorena**](https://a80.asmdc.org/)**D**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.   |   |
| [**AB 571**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=b4vLYrE3ATrIRinLiRvO4k9nJwv5fLZviBeswatOEWcgKen%2fN6JeM3Byl4G7YXl2)[**Mayes**](https://ad42.asmrc.org/)**I**Planning and zoning: density bonuses: affordable housing. | ASSEMBLY   H. & C.D.2/18/2021 - Referred to Coms. on H. & C.D. and L. GOV. | 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 or bonus units.This bill contains other related provisions and other existing laws.   |   |
| [**AB 578**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=Q0dbar858VzsnqiAanYRvr7Tb2hGx2ELVeJ4g93G%2fSVCR3Bm9secqmkufDFp88Dc)[**Fong**](https://ad34.asmrc.org/)**R**Housing and Community Development: grant contracts and agreements. | ASSEMBLY   H. & C.D.2/18/2021 - Referred to Com. on H. & C.D. | 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.  |   |
| [**AB 602**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=fvbjdkHwx6eLfLqs35UYkc%2bB6nWM6DGOk8SZ%2b5FMS%2bQoq3k118fgMafXAymk0w0T)[**Grayson**](https://a14.asmdc.org/)**D**Development fees. | ASSEMBLY   PRINT2/12/2021 - From printer. May be heard in committee March 14. | The Mitigation Fee Act, among other things, prohibits a fee or exaction imposed as a condition of approval of a proposed development or development project from exceeding the estimated reasonable cost of providing the service or facility for which the fee or exaction is imposed. The act defines various terms for these purposes.This bill would make nonsubstantive changes to the definitions under the act.  |   |
| [**AB 617**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=AEB4cxCI27vm5NZRX3tAUcuyGTKhLUTpZoAUpvvTbB8IAjCjuWdSDYiQW1GqyBcT)[**Davies**](http://ad73.asmrc.org/)**R**Planning and zoning: regional housing needs: exchange of allocation. | ASSEMBLY   PRINT2/13/2021 - From printer. May be heard in committee March 15. | 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.   |   |
| [**AB 634**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=oC7%2fmHI13tbYBtsuqYFgfAeI1am%2fOaxFArU33lntIXISRMRc2Oel7d5kFn%2bxb6T3)[**Carrillo**](https://a51.asmdc.org/)**D**Housing zones: restrictions: timelines. | ASSEMBLY   PRINT2/13/2021 - From printer. May be heard in committee March 15. | (1)Existing law authorizes a local government to establish a Workforce Housing Opportunity Zone by preparing an environmental impact report to identify and mitigate, to the extent feasible, environmental impacts resulting from the establishment of that zone and by adopting a specific plan. Existing law generally requires a local government to approve a development that satisfies certain criteria. Under existing law, after adoption of the zone, a lead agency is not required to prepare an environmental impact report or negative environmental declaration for a housing development located on land within that zone that satisfies all of specified criteria, including, among others, that (A) at least 5% of the total units constructed or substantially rehabilitated in the zone will be restricted for a term of 55 years for very low income households, as defined, and (B) the developer provides sufficient legal commitments to ensure continued availability of units for very low, low-, moderate-, or middle-income households for 55 years for rental units.This bill would revise the above-described requirements of “55 years” in these provisions to instead specify that they apply for “at least 55 years.”This bill contains other related provisions and other existing laws.   |   |
| [**AB 672**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=7i58Q8%2fWOfVN8rMWdrZwniD6ebVjfOxj1BVfwalyv%2f7X3lt8GCPyY7m7wlfgRaFL)[**Garcia, Cristina**](https://a58.asmdc.org/)**D**Golf courses: open space and affordable housing. | ASSEMBLY   PRINT2/13/2021 - From printer. May be heard in committee March 15. | Existing law requires a local agency disposing of surplus land to send, prior to disposing of that land, a written offer to sell or lease the property for specified purposes, including the development of low- and moderate-income housing, park and recreational purposes, or open-space purposes, unless the land is exempt surplus land, as defined.This bill would state the intent of the Legislature to enact subsequent legislation that would enable the use of underutilized golf courses for open space and affordable housing.  |   |
| [**AB 678**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=RrNQoMtowIYTF4PwOxlZAL27Fb5ee3p9gFIcEGnisilfMJ3mYOb3ix9Wy5a6F%2b9c)[**Grayson**](https://a14.asmdc.org/)**D**Land use: development fees. | ASSEMBLY   PRINT2/13/2021 - From printer. May be heard in committee March 15. | Existing law, the Mitigation Fee Act, imposes various requirements with respect to the establishment, increase, or imposition of a fee by a local agency as a condition of approval of a development project, including requiring a local agency, in any action establishing, increasing, or imposing such a fee, to determine how there is a reasonable relationship between the fee’s use and the type of development on which the fee is imposed.This bill would make nonsubstantive changes to this requirement.  |   |
| [**AB 682**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=23SEghh3%2fdSBNQioD3LEjAmSezJMaljgQauo5Mf85eaLVF87vtuJAg1jwqiG6U4P)[**Bloom**](https://a50.asmdc.org/)**D**Planning and zoning: cohousing buildings. | ASSEMBLY   PRINT2/13/2021 - From printer. May be heard in committee March 15. | 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.   |   |
| [**AB 721**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=6biwfQkNkd4XkTYCoPeC9381MOrJsUl1sUDRZLHYOo%2fJxmWe%2b29wv6h58j%2bM0v3x)[**Bloom**](https://a50.asmdc.org/)**D**Covenants and restrictions: affordable housing. | ASSEMBLY   PRINT2/17/2021 - From printer. May be heard in committee March 19. | 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.   |   |
| [**AB 724**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=rfqb8KCq%2bSdt2b3QI%2fIfxQwmXPIstcCqCYSHGrtvmkpNCyA6yK4NL0nmQ7Vjc1Q6)[**Ward**](https://a78.asmdc.org/)**D**Housing. | ASSEMBLY   PRINT2/17/2021 - From printer. May be heard in committee March 19. | The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. That law requires the building department of every city or county to enforce within its jurisdiction the provisions of the State Building Standards Code, the provisions of the State Housing Law, and specified other rules and regulations promulgated pursuant to that law.This bill would make nonsubstantive changes to the provision naming the State Housing Law.  |   |
| [**AB 795**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=ivqOD27rpci%2fQ4TpcBtDCdxaHQB4rbX7YVEgc2kBAo%2fKREUlsn%2bGkzM5z3RFOrvq)[**Patterson**](https://ad23.asmrc.org/)**R**Department of Housing and Community Development: housing bond programs. | ASSEMBLY   PRINT2/17/2021 - From printer. May be heard in committee March 19. | 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 838**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=dZXmsSkxHsyvZbWQe4p8JKOYdJ%2b7kodT4IhfvlEWbr1QUIZBpckgHWdeD1MSrl2k)[**Friedman**](https://a43.asmdc.org/)**D**State Housing Law: enforcement response to complaints. | ASSEMBLY   PRINT2/18/2021 - From printer. May be heard in committee March 20. | 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, 2021, 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.   |   |
| [**AB 880**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=Dnrp0Vd7I8DwQAk7ziXzNIBl4hBMZke1WSt2XbYZVY6WruO0vT7Vi8EPYxQBLejy)[**Aguiar-Curry**](https://a04.asmdc.org/)**D**Affordable Disaster Housing Revolving Development and Acquisition Program. | ASSEMBLY   PRINT2/18/2021 - From printer. May be heard in committee March 20. | 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.   |   |
| [**AB 946**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=M%2bQjoKZn4JzlZk3%2bZHYJUhcwj2J0VrYIEznoQBqbHz%2bx9pQh%2fYnc4CqLcmHFfvks)[**Lee**](https://a25.asmdc.org/)**D**Home Purchase Assistance Fund: personal income taxation: mortgage interest deduction. | ASSEMBLY   PRINT2/18/2021 - From printer. May be heard in committee March 20. | 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.   |   |
| [**AB 950**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=DWHhdR7CDOZcEE1aQl1BT2TZCECESfxNHP4%2fZlSKbu3jA4n9OKRxZ%2f%2bjcY6Mt95S)[**Ward**](https://a78.asmdc.org/)**D**Department of Transportation: sales of excess real property: affordable housing. | ASSEMBLY   PRINT2/18/2021 - From printer. May be heard in committee March 20. | 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.  |   |
| [**AB 964**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=ly2Zw5G38bMggyvDtLzmzV9RvxFDVVq3huOJdWjZQ%2fBNorpxX6Cok6W2uiTVET5p)[**Boerner Horvath**](https://a76.asmdc.org/)**D**Short-term rentals: hosting platforms. | ASSEMBLY   PRINT2/18/2021 - From printer. May be heard in committee March 20. | Existing law requires a hosting platform, as defined, to provide a specified notice to an offeror listing a residence for short-term rental on the hosting platform, as provided. This bill would make a nonsubstantive change to these provisions.  |   |
| [**AB 1029**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=ir2yJZERtp20GBZC%2b8EGBtmMxqDrx9ODn%2f08RTGdNUzzxMxVv02ErqvTxPx%2f3d9V)[**Mullin**](https://a22.asmdc.org/)**D**Housing elements: prohousing local policies. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | 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.   |   |
| [**AB 1043**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=WkeQfq9BvV8aF25mrMLV8lCP%2f0C79Sn2BXNIpALp6moW3NlGjDSsgkRp%2bLMxieKR)[**Rivas, Luz**](https://a39.asmdc.org/)**D**Housing programs: rental housing developments: affordable rent: deeply low income households. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | 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.   |   |
| [**AB 1056**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=pXmPBtOUsHzSOvNaYVxu0uH1pqmlI%2b3VOUihxtRnCVJ%2fCZwEBQcR%2b12hld9HX4Zm)[**Grayson**](https://a14.asmdc.org/)**D**Local agencies: fees and zoning standards. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | Existing law requires a city, county, or special district that has an internet website to make specified information available on its internet website, as applicable, including a current schedule of fees, exactions, affordability requirements it has imposed that are applicable to a proposed housing development project, and an archive of impact fee nexus studies, cost of service studies, or equivalent, conducted by that city, county, or special district on or after January 1, 2018. Existing law requires a city, county, or special district to update this information within 30 days of any changes.This bill would make a nonsubstantive change to these provisions.  |   |
| [**AB 1068**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=4LJ52iI6OevaEjqHsOoDbR4XzPyDH0I7JREVJsFnh%2fDEfkfoi87ApDQg1Mevk7TR)[**Santiago**](https://a53.asmdc.org/)**D**Affordable housing: alternative forms of development: model plan. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | 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.   |   |
| [**AB 1090**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=Gw47SYQG5hrY%2bJDjm3VgXgIMWUOnqaw4QrqpTDsPJaVwdf1eueIJEPqWwhaLwxz1)[**Quirk-Silva**](https://a65.asmdc.org/)**D**Legislative Task Force on the California Master Plan on Homeownership. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | 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 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**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=fC41mPaRNWAve6tsV7E2NYFOVVcNVw6NWM53qmrKNCgmFkUveP3ZS9k5mWVzn6FZ)[**Cooley**](https://a08.asmdc.org/)**D**Affordable rental and owner-occupied housing: parity in state and local programs. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | 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.   |   |
| [**AB 1111**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=qXJtkRC6caVMJAlz3rmcjhqCLJl5xbf%2fCxixs92q%2bu7sF2YuDikAGSKUCjMb4RwK)[**Berman**](https://a24.asmdc.org/)**D**Department of Housing and Community Development: regional housing need allocation: low-income community college students. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | Existing law establishes the Local Government Planning Supports Grant Program and requires the Department of Housing and Community Development to distribute, upon appropriation, $250,000,000 under that program in the form of grants to regions and jurisdictions for technical assistance, preparation and adoption of planning documents, and process improvements to accelerate housing production and facilitate compliance to implement the 6th cycle of the regional housing need assessment, as provided. As part of that program, existing law, by December 31, 2022, requires the department to develop a recommended improved regional housing need allocation process and methodology that promotes and streamlines housing development and substantially addresses California’s housing shortage, as provided, and to submit a report on its findings to the Legislature.This bill would require that the department’s recommendations for an improved regional housing need allocation process and methodology additionally promote and streamline the developing of housing for low-income community college students.  |   |
| [**AB 1143**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=8f%2fO1xpG2x8FqNkyzqHFMWH1CGcUndzIGshojxP1cJBuv%2fDEiPd3iricqZ%2by%2ffMR)[**Berman**](https://a24.asmdc.org/)**D**Local governments: affordable housing: local tenant preference. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | 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.  |   |
| [**AB 1188**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=BhSTAyKI4Yh46asZ4P9pC0NAnGboi9%2fUKA62JC%2feY6DOsTdYNi627EVQ9UtMgxuM)[**Wicks**](https://a15.asmdc.org/)**D**Rental registry online portal. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | 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.   |   |
| [**AB 1199**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=wER%2fgOsx0bHHotHwl5gXeU%2buKlkiHSRH%2bMNiEk7lEgWjRRfg%2bEWmCjNS2BwRkiJ0)[**Gipson**](https://a64.asmdc.org/)**D**Homes for Families and Corporate Monopoly Transparency Excise Tax: qualified property: reporting requirements. | ASSEMBLY   PRINT2/19/2021 - From printer. May be heard in committee March 21. | 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.   |   |
| [**AB 1206**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=DmmReMUUsqDBJ9zZhixH9zz6u64kA9lICehElsTlbZzBHwh9sUIkUVoxayZ0xJSc)[**Bennett**](https://a37.asmdc.org/)**D**Property taxation: affordable housing: change in ownership: welfare exemption. | ASSEMBLY   PRINT2/22/2021 - Read first time. | (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.   |   |
| [**AB 1258**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=15lZroAr8i%2bZmYdUP6h%2bRw7KHUEEziLG6eTGOjFXa%2fVczO7XYP0CA3nzQ1Q9RJdB)[**Nguyen**](https://ad72.asmrc.org/)**R**Housing element: regional housing need plan: judicial review. | ASSEMBLY   PRINT2/22/2021 - Read first time. | 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 appropriate council of governments, or for cities and counties without a council of governments, the Department of Housing and Community Development, 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 final regional housing need plan to judicial review.  |   |
| [**AB 1277**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=O%2bESHI03XBnw2Bb7w8zOK6IQegTgUzjgkX%2b4c15DdGuElsOyB2HAhLFejOPaAoio)[**Rubio, Blanca**](https://a48.asmdc.org/)**D**California Environmental Quality Act: student housing development projects: expedited judicial review. | ASSEMBLY   PRINT2/22/2021 - Read first time. | 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.   |   |
| [**AB 1297**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=QBcsAJWXKw62Bs4UrLN7rMZOATwcXFCB40p8sr9Ti981ue45zu2B%2b6flHKZRyUME)[**Holden**](https://a41.asmdc.org/)**D**California Infrastructure and Economic Development Bank: public and economic development facilities: housing. | ASSEMBLY   PRINT2/22/2021 - Read first time. | 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 develop facilitates” 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 specify that public development and economic development facilities do not include housing that is financed by any tax-exempt bonds issued by the bank and subject to a state allocation of private activity bond volume.   |   |
| [**AB 1304**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=E9eQsZZ3iW%2fiyfNA3o6gByu0QAW6aBbOUpIv2lu0XVcEDttZgbXZzKhSfEUkAMvz)[**Santiago**](https://a53.asmdc.org/)**D**Affirmatively further fair housing: housing element: inventory of land. | ASSEMBLY   PRINT2/22/2021 - Read first time. | (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.   |   |
| [**AB 1322**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=8TI4Cf5G7TanG%2fPO4Oy87%2f2dvp8qP18c%2fDXMmO4hmu4R1Wx3oPgXShKGD1xtPGYK)[**Bonta**](https://a18.asmdc.org/)**D**Land use: charter cities: single-family homes. | ASSEMBLY   PRINT2/22/2021 - Read first time. | 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, commencing January 1, 2022, would prohibit enforcement of single-family zoning provisions in a charter city’s charter if more than 90% of residentially zoned land in the city is for single-family housing or if the city is characterized by a high degree of zoning that results in excluding persons based on their rate of poverty, their race, or both. The bill would also include findings and declarations with regard to, among other things, the lack of adequate and affordable housing available in this state being a matter of statewide concern.This bill contains other related provisions.   |   |
| [**AB 1377**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=ibgGWOnAJjTjil604lhLYUe7nM81vYbRMzUTLPHjxTQakeSNLfG%2fUqHODvSSQ3Wd)[**McCarty**](https://a07.asmdc.org/)**D**Student housing: California Student Housing Revolving Loan Fund Act of 2021: community college student housing. | ASSEMBLY   PRINT2/22/2021 - Read first time. | 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 1423**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=wyQT9wuL7ZAj9XMEM%2fFzAsWDEBwBcn3BO%2bT5qnUpe5iFDLl6Z26NKSPh6slsCUjt)[**Daly**](https://a69.asmdc.org/)**D**Housing programs: multifamily housing programs: expenditure of loan proceeds. | ASSEMBLY   PRINT2/22/2021 - Read first time. | 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 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.  |   |
| [**AB 1486**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=MYy0pocVzFlZOXHEJpUZnDuC5OBZkfWJRkT0EzRi7vUP%2bPLo9j6sa1jPz5HQJw%2f%2f)[**Carrillo**](https://a51.asmdc.org/)**D**Land use and planning: housing element: Housing Accountability Act. | ASSEMBLY   PRINT2/22/2021 - Read first time. | Existing law, the Housing Accountability Act, which is part of the Planning and Zoning Law, prohibits a local agency from disapproving, or conditioning approval in a manner that renders infeasible, a housing development project, as defined, for purposes of the act, for very low, low-, or moderate-income households or an emergency shelter unless the local agency makes specified written findings based on a preponderance of the evidence in the record. That act specifies that it shall not be construed to relieve the local agency from complying with the congestion management program, as provided. That act specifies that it shall not be construed to prohibit a local agency from requiring a housing development project or emergency shelter to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction’s share of the regional housing need, or need for emergency shelter, as applicable, except as provided. That act specifies that it shall not be construed to prohibit a local agency from imposing fees and other exactions otherwise authorized by law, except as provided. That act further specifies that a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity. The act imposes the burden of proof on the local legislative body during any court action in which the jurisdiction denies approval or imposes conditions that have a substantial adverse effect on the viability or affordability of a housing development for very low, low-, or moderate-income households, as specified. Subject to certain provisions, and until January 1, 2025, the act requires a housing development project to be subject only to the ordinances, policies, and standards adopted and in effect when a preliminary application was submitted. The act requires the local agency to base its decision regarding a housing development upon written specified findings when a proposed housing development project complies with applicable, objective general plan, zoning, and subdivision standards and criteria at the time that the application was deemed complete, but the local agency proposes to disapprove the project or to impose a condition that the project be developed at a lower density. The act authorizes the applicant, a person who would be eligible to apply for residency in the housing development project or emergency shelter, or a housing organization to bring an action in accordance with certain procedural requirements, to enforce the act; specifies the conditions under which a court should enter an order compelling compliance; and specifies fines on the local agency for lack of compliance. Existing law makes findings and declarations in this regard. This bill would make a nonsubstantive change to those provisions.  |   |
| [**AB 1487**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=ru5%2baEmDQ2uSbxUHE3eEGm8BVsEKXPvdgXJaFTQweF7W%2f92mPQLA3ZlE%2bo0TcEhm)[**Gabriel**](https://a45.asmdc.org/)**D**Real Property: eviction defense. | ASSEMBLY   PRINT2/22/2021 - Read first time. | Existing law specifies certain rights and limitations for landlords and tenants subject to eviction and certain procedures for civil actions involving evictions.This bill would state the intent of the Legislature to enact legislation that would implement a statewide program for eviction defense.  |   |
| [**AB 1492**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=gW37VydRvqdvleTykg0iR4lkutkUG2hSpbu9ae2fuNM4kgwZyhsAnW%2fNBtODiiQr)[**Bloom**](https://a50.asmdc.org/)**D**Department of Housing and Community Development: high-opportunity areas. | ASSEMBLY   PRINT2/22/2021 - Read first time. | 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.  |   |
| [**AB 1516**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=O1DAhcxSqNJMnzXDlPswWQXM6W6L4s%2fSaqrnOGTu%2bEqu75AYV%2feMELvqVN7nz30c)[**Gabriel**](https://a45.asmdc.org/)**D**Income taxes: credits: low-income housing. | ASSEMBLY   PRINT2/22/2021 - Read first time. | 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.   |   |
| [**ACA 1**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=qNuUCQ%2bDCDLIV%2bypl32VMgbxEYWY%2bojyCGOJZZkUQTroqOLLQ5PVWH6woS7znXeR)[**Aguiar-Curry**](https://a04.asmdc.org/)**D**Local government financing: affordable housing and public infrastructure: voter approval. | ASSEMBLY   PRINT12/8/2020 - From printer. May be heard in committee January 7. | (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.   |   |
| [**SB 5**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=vwYxl17ThxRj9MXYmiau6xg4fUZOIiS4%2f5Lyratj%2fUFOse%2fSS22U6xH4T0rHToiG)[**Atkins**](http://sd39.senate.ca.gov/)**D**Housing: bond act. | SENATE   RLS.1/28/2021 - Referred to Com. on RLS. | 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 state the intent of the Legislature to enact legislation that would authorize the issuance of bonds and would require the proceeds from the sale of those bonds to be used to finance housing-related programs that serve the homeless and extremely low income and very low income Californians.  |   |
| [**SB 6**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=%2bFsLs%2bp%2bo6bSAb38IOpNir9gKGIvk8wqOyLOup1tm9VdsHEN3nHeF3H0na5uOkvl)[**Caballero**](https://sd12.senate.ca.gov/)**D**Local planning: housing: commercial zones. | SENATE   GOV. & F.1/28/2021 - Referred to Coms. on GOV. & F., HOUSING, and JUD. Referral to Com. on JUD. rescinded because of the limitations placed on committee hearings due to ongoing health and safety risks of the COVID-19 virus. | 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 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.This bill contains other related provisions and other existing laws.   |   |
| [**SB 8**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=kMAL4rUEVhhpE2ck24PfF3npbWL1zfIuqsqtlG3c8YD4jWyXSKz67xWne6VvYgdg)[**Skinner**](http://sd09.senate.ca.gov/)**D**Density Bonus Law. | SENATE   RLS.1/28/2021 - Referred to Com. on RLS. | Existing law, known as the Density Bonus Law, requires a city, county, or city and county to provide a developer that proposes a housing development within the jurisdictional boundaries of that city, county, or city and 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 construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents and meets other requirements. Among other things, the Density Bonus Law prohibits a city, county, or city and county from applying any development standard, as defined, that has the effect of physically precluding the construction of a qualifying development at the densities or with the concessions or incentives permitted under that law.This bill would make a nonsubstantive change to the definition of “development standard” for purposes of the Density Bonus Law.  |   |
| [**SB 60**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=zwc6eJ1a9kBn37KO1F8ARzwjBjMlCnBGhEl%2bKYzCnvIkeltA9mPnznIB8eEzwosD)[**Glazer**](http://sd07.senate.ca.gov/)**D**Residential short-term rental ordinances: health or safety infractions: maximum fines. | SENATE   GOV. & F.1/28/2021 - Referred to Com. on GOV. & F. | 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.  |   |
| [**SB 261**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=fGYletBU8ZOd6dt8PTswzHoeksc4EQsBxwHwHmy1N0zGAQv4VK148Q8RnC4iySmh)[**Allen**](http://sd26.senate.ca.gov/)**D**Regional transportation plans: sustainable communities strategies. | SENATE   HOUSING2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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.   |   |
| [**SB 290**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=2RyUXMsenD%2fjt2QC2v55bfhBIK9GLTZ10PzdiCago9ewB5w4MuBBmkvMFzxdj4TO)[**Skinner**](http://sd09.senate.ca.gov/)**D**Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints. | SENATE   HOUSING2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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.   |   |
| [**SB 330**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=8%2bhrGiXAt6mtTi5bkYk%2fxfVcL4vsdKp%2bThq3miQS4qSlA792RzMsVM7NbTHSKSio)[**Durazo**](http://sd24.senate.ca.gov/)**D**California Community Colleges: affordable housing. | SENATE   ED.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.)3/10/2021  9 a.m. - John L. Burton Hearing Room (4203)  SENATE EDUCATION, LEYVA, Chair | 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. Existing law authorizes the governing board of a community college district to let to any private person, firm, or corporation, any real property that belongs to the community college district if the instrument by which the property is let requires the lessee to construct on the demised premises, or provide for the construction on the real property of, a building or buildings for the joint use of the community college district and the private person, firm, or corporation during the term of the lease or agreement if certain conditions are met, including that no rental fee or other charge for the use of the building or buildings is paid by the community college district. 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 of the community college district, or for both those students and employees.This bill contains other related provisions and other existing laws.   |   |
| [**SB 344**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=kUYm3iIEJ4y8rl%2bgHYj2KZQCL7DrEN6CnRzQ59kTZ6qOCuRcFB5qbL3nAZDAeYUV)[**Hertzberg**](https://sd18.senate.ca.gov/)**D**California Emergency Solutions and Housing Program: grants: homeless shelters: pets and veterinary services. | SENATE   HOUSING2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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.  |   |
| [**SB 477**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=ChpuEVTDr4nyuETk8wcy7x3NCR9caX161PEh2m78R2mdgfyKpF%2b2wZy71dy6%2f420)[**Wiener**](http://sd11.senate.ca.gov/)**D**General plan: annual report. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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.   |   |
| [**SB 478**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=ins%2fW4CK7lXP3VcLWh3SMxcd0UXSDaGhq2GCkCKctqQBYVfR6qq5vARb%2b6QGEMKV)[**Wiener**](http://sd11.senate.ca.gov/)**D**Planning and Zoning Law: housing development projects. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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 specified standards, including a minimum lot size that exceeds an unspecified number of square feet on parcels zoned for at least 2, but not more than 4, units or a minimum lot size that exceeds an unspecified number of square feet on parcels zoned for at least 5, but not more than 10, units. The bill would additionally require the department to identify violations by a local government of these provisions, as described above.  |   |
| [**SB 490**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=tyJpT0ik8CIC0S8CveEpui8xqIoN59Mft9FTTmvZokV%2bC%2bI5vGD4K6wvcWksPBVF)[**Caballero**](https://sd12.senate.ca.gov/)**D**Housing acquisition and rehabilitation: technical assistance. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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 defined “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**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=BFS1zbje9WXKKKuScewD9YKwnq4f8zYyNYgbqR3tMIxQEDyej%2ftfXqaypDEtsNd5)[**Leyva**](http://sd20.senate.ca.gov/)**D**General plan: land use element: uses adversely impacting health outcomes. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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.   |   |
| [**SB 563**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=Qnbou0LwqCGGqDdGlO76SsxU9GA8kOO9OoKCkWMhnOxMXLUW%2fFsMtMwMubFBtggp)[**Allen**](http://sd26.senate.ca.gov/)**D**Second Neighborhood Infill Finance and Transit Improvements Act: housing developments: homelessness prevention programs: enhanced infrastructure financing plan adoption process. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | Existing law authorizes the legislative body of a city or county to propose the establishment of an enhanced infrastructure financing district, with a governing body referred to as a public financing authority, to finance public capital facilities or other specified projects of communitywide significance. Existing law requires the proceedings for the establishment of the district to be instituted by the adoption of a specified resolution and requires an infrastructure financing plan to be prepared, as specified. Existing law requires a copy of the resolution and the plan to be sent to each landowner within the district. Existing law requires the public financing authority to consider the adoption of the plan at 3 public hearings and, at the 3rd hearing, terminate the proceedings, adopt the plan, or call an election depending on the percentage of the combined number of landowners and residents in the area who are at least 18 years of age who file a protest. If an election is called, existing law makes adoption of the plan dependent on the vote of that population.This bill, instead, would make the above-described plan adoption process dependent on the percentage of the combined number of registered voters in the area and landowners who file a protest and on the vote of that population.This bill contains other related provisions and other existing laws.   |   |
| [**SB 576**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=EojLfxZEOL8cu4FpP3rVReUyrx%2bjSrJ1gbYAwnL79U%2fg4Os62TUoWWiRnRbdeWR2)[**Archuleta**](http://sd32.senate.ca.gov/)**D**Gambling: local moratorium. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | Existing law, the Gambling Control Act, provides for the licensure and regulation of various gambling activities and establishments by the California Gambling Control Commission and the investigation and enforcement of those activities and establishments by the Department of Justice. Under the act, a city, county, or city and county may authorize controlled gambling consistent with state law. Existing law prohibits, until January 1, 2023, the governing body and the electors of a city, county, or city and county that has not authorized legal gaming within its boundaries prior to January 1, 1996, from authorizing legal gaming. Existing law also prohibits, until January 1, 2023, an ordinance in effect on January 1, 1996, that authorizes legal gaming within a city, county, or city and county from being amended to expand gaming in that jurisdiction beyond that permitted on January 1, 1996. This bill would extend those prohibitions until January 1, 2028.This bill contains other related provisions and other existing laws.   |   |
| [**SB 581**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=6x6nLzEx%2bOJgBCzqIYZwHEwe57xyNrHvCJF3sEyt0JO1x3Y9fC4no6yDOpGkXdPT)[**Atkins**](http://sd39.senate.ca.gov/)**D**General plan. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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.   |   |
| [**SB 591**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=yoA87MkHtoDeT3xlOI0nxQ72PQkR2u3wlexP97zEKjxPCkPt7vYWSqRZiTw0LWK0)[**Becker**](http://sd13.senate.ca.gov/)**D**Senior citizens: intergenerational housing developments. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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, among other things, permit the covenants, conditions, and restrictions to permit the establishment of an intergenerational housing development that includes senior citizens along with caregivers and transition age youths. The bill would define, among other terms, “senior citizen” to mean a person 55 years of age or older for these purposes. The bill would permit the establishment of an intergenerational housing development if (1) at least 80 percent of the occupied dwelling units are occupied by at least one senior citizen, as specified, and up to 20 percent of the occupied dwelling units are occupied by at least one caregiver or transition age youth, as defined, and (2) the development is an affordable rental housing development, as defined, and has received an allocation of low-income housing tax credits from the California Tax Credit Allocation Committee.This bill contains other related provisions.   |   |
| [**SB 616**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=SkGW5CI0UB%2b%2bMQbUVUqSWwAQZahINNeS5603J5xAJ4kOVLHBw0PCkYtcX3BkmL1X)[**Rubio**](http://sd22.senate.ca.gov/)**D**Emergency Housing and Assistance Program. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | Existing law, the Emergency Housing and Assistance Program, requires the Department of Housing and Community Development (HCD) to adopt regulations to administer the program and requires those regulations to, among other things, ensure that local priorities and criteria are reasonably designed to address the needs of persons experiencing homelessness and ensure that designated local boards meet reasonable standards of inclusiveness, accountability, nondiscrmination, and integrity.This bill would additionally require the regulations adopted by HCD to ensure that designated local boards meet reasonable standards of equity.  |   |
| [**SB 621**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=i1MELNkNwUpMuC3wjlLhnNlmgtvO%2fq7AWEc8sPdR7O7hpCoT6S%2fxt2uKHAzRTQWU)[**Eggman**](http://sd05.senate.ca.gov/)**D**Conversion of motels and hotels: streamlining. | SENATE   RLS.2/22/2021 - Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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 an unspecified percentage 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 not apply to a hotel or motel conversion on a site that is in a coastal zone, as defined. 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.   |   |
| [**SB 649**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=MPCuUFPEx%2f7rbvvWkYEbF3YJjBQ0DjC9Un77E21SMo6V1y40acpUbGAqY0A0jYNc)[**Cortese**](http://sd15.senate.ca.gov/)**D**Local governments: affordable housing: local tenant preference. | SENATE   RLS.2/22/2021 - From printer. May be acted upon on or after March 24. Read first time. Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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.  |   |
| [**SB 743**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=2OYnEK5BJ1P5luB1wdgKKHS9EylOL3uzqEURF67dz%2bwqNCvrkPG2u%2bEgrZCUETF1)[**Bradford**](http://sd35.senate.ca.gov/)**D**Housing developments: broadband adoption: grant program. | SENATE   RLS.2/22/2021 - From printer. May be acted upon on or after March 24. Read first time. Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | 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 Department of Housing and Community Development 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 department 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.   |   |
| [**SB 809**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=Sk489SJ%2f2%2fSuv8WXVvDWzDIGH0hzMmDRPZcqtd0I7x8MA1Ja61zy8xYSm%2b8BNCPY)[**Allen**](http://sd26.senate.ca.gov/)**D**Regional housing trusts. | SENATE   RLS.2/22/2021 - From printer. May be acted upon on or after March 24. Read first time. Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.) | The Joint Exercise of Powers Act authorizes 2 or more public agencies, by agreement, to form a joint powers authority to exercise any power common to the contracting parties, as specified. Existing law authorizes the agreement to set forth the manner by which the joint powers authority will be governed. This bill would state the intent of the Legislature to enact legislation that would require all local governments to participate in a regional housing trust fund.   |   |
| [**SCA 2**](http://ctweb.capitoltrack.com/public/publishbillinfo.aspx?bi=Lq9ckfmzcERQal7ltawpQlMLC0oTy8sx0RkC9W1encJU2lnu1PPY84NqBF9OK4xf)[**Allen**](http://sd26.senate.ca.gov/)**D**Public housing projects. | SENATE   RLS.12/8/2020 - From printer. May be acted upon on or after January 7. | The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.  |   |