

2019 Positions on Key Legislation



ADVANCE HOME OWNERSHIP FOR LOWER-INCOME HOUSEHOLDS

SB 50 (Wiener D) Planning and zoning: housing development: Incentives

SUPPORT

This bill would require a city, county or city and county to grant an "equitable communities' incentive" when a development proponent seeks and agrees to construct a residential development that satisfies specified criteria, including, among other things, that the residential development is either a job-rich housing project or a transit-rich housing project.

PROMOTE ACCESS TO A RANGE OF SAFE, HEALTHY & AFFORDABLE HOUSING OPTIONS

AB 587 (Friedman D) Accessory Dwelling Units *

SUPPORT

This law would create a limited/narrow exemption for affordable housing organizations like Habitat for Humanity to sell deed-restricted land to eligible low-income homeowners with the cooperation of local jurisdictions and provide necessary housing to those in need.

AB 599 (Maienschein D) Definition of Workforce Housing. *

SUPPORT

This bill provides a definition of workforce housing so new programs can be put into place and allows a vehicle to expend the 20% set aside in the Building Homes and Jobs Act.

PROMOTE FINANCIAL STABILITY FOR INDIVIDUALS AND FAMILIES

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

SUPPORT

This bill creates the Affordable Housing and Community Development Investment Program, which funds affordable housing and housing-related infrastructure and frees more investment dollars for organizations like Habitat to partner with other entities and create programs to provide financial stability.

AB 832 (Gipson D) Income taxes: Credits: Qualified Developer: Affordable Housing: *

SUPPORT

This bill provides a credit, under the Personal Income Tax (PIT) Law and the Corporation Tax (CT) Law, equal to 50% of funds contributed by a taxpayer to a "qualified developer" like Habitat for the development of a "qualified project," not to exceed \$250,000.

CULTIVATE AND PRESERVE HEALTHY AND VIBRANT COMMUNITIES

SB 4 (McGuire D) Housing

SUPPORT

Under current law, various agencies administer programs to preserve and expand safe and affordable housing opportunities and promote sound community growth. This bill would add that the intention for these programs is to limit restrictive local land use policies and legislation that encourages increased housing development near transit and job centers and hopefully release more opportunities for funding in suburban communities like we have in the Central Valley.

SB 25 (Caballero D) CEQA: Qualified Opportunity Zones *

SUPPORT

This bill would allow for vibrant communities by requiring a public agency to comply with new procedures for the administrative and judicial review of the environmental review and approvals for projects located in qualified opportunity zones funded, in whole or in part, by qualified opportunity funds or by monies from the Greenhouse Gas Reduction Fund and allocated by the Strategic Growth Council.

SB 196 (Beall D) Property Taxes: Welfare Exemption: Community Land Trust

SUPPORT

Current law provides for a "welfare exemption" for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofits. This bill would allow the welfare exemption for property owned by a community land trust if the property is being or will be developed or rehabilitated as housing.

LEGISLATIVE BILLS OF INTEREST

AB 10 (Chiu D) Income taxes: low-income housing credits; farmworker housing - This bill would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by an additional \$500,000,000, as specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount.

AB 14 (Rivas, Luz D) Multifamily Housing Program: This bill would appropriate an unspecified sum from the General Fund into the Housing Rehabilitation Loan Fund to be expended under the Multifamily Housing Program to fund housing for homeless youths and homeless families in accordance with certain requirements, including that the department prioritize loans to housing projects in disadvantaged communities, as defined, and that unspecified amounts be set aside for both certain homeless youths and certain homeless families.

AB 22 (Burke D) Housing: safe and clean shelter for children. This bill would declare that it is the policy of the state that every child has the right to safe and clean shelter and that no child should be without safe and clean shelter by 2025.

AB 36 (Bloom D) Affordable housing: rental prices. This bill would state the findings and declarations of the Legislature that, among other things, affordable housing has reached a crisis stage that threatens the quality of life of millions of Californians as well as the state economic outlook. This bill also would express the Legislature's intent to enact legislation in order to stabilize rental prices and increase the availability of affordable rental housing.

AB 68 & AB 69 (Ting D) Land use: accessory dwelling units. AB 68 would prohibit an ordinance from imposing requirements on minimum lot size, lot coverage, or floor area ratio, and would prohibit an ordinance from establishing size requirements for accessory dwelling units that do not permit at least an 800 square foot unit of at least 16 feet in height to be constructed. AB 69 would authorize the department to submit written findings to a local agency as to whether the local ordinance complies with state law, and to notify the Attorney General if the ordinance violates state law.

AB 191 (Patterson R) Building standards: exemptions: rebuilding after disasters. This bill would, until January 1, 2030, exempt homes being rebuilt after wildfires or specified emergency events that occurred on or after January 1, 2017, from meeting certain current building standards.

AB 195 (Patterson R) Department of Housing and Community Development: grant-based programs: reporting. 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.

AB 1486 (Ting D) Local Agencies – Surplus Land. This bill clarifies and strengthens provisions in the Surplus Land Act that will promote the use of public land for affordable housing. Directs agencies to create an inventory of publicly-owned sites within their jurisdictions and requires state agencies to prioritize and expedite the disposition of surplus land for development of affordable housing.

SB 6 (Beall D) Housing Production. This is a companion bill to SB 4 and would encourage programs that preserve and expand safe and affordable housing opportunities and promote sound community growth throughout the state by streamlining approval processes, identifying sufficient and adequate sites for housing construction and penalizing local planning that restricts housing production.

SB 13 (Wieckowski D) Accessory dwelling units. This bill would express the intent of the Legislature to enact legislation that would reduce impact fees and other existing barriers for homeowners seeking to create accessory dwelling units for the purpose of creating additional residential housing within their neighborhoods.