

American Planning Association - CA Chapter

Bill Positions (as of 5/20/19)

[AB 68](#)

(Ting D) Land use: accessory dwelling units.

Current Text: Amended: 4/3/2019 [html](#) [pdf](#)

Introduced: 12/3/2018

Last Amend: 4/3/2019

Status: 5/16/2019-Coauthors revised. From committee: Do pass. (Ayes 15. Noes 1.) (May 16).

Location: 5/16/2019-A. APPR. SUSPENSE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: 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 sets forth required ordinance standards, including, among others, lot coverage. This bill would delete the provision authorizing the imposition of standards on lot coverage and would prohibit an ordinance from imposing requirements on minimum lot size.

Position

Oppose Unless

Amended

[AB 490](#)

(Salas D) California Environmental Quality Act: affordable housing development projects: administrative and judicial streamlining.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Introduced: 2/12/2019

Last Amend: 4/11/2019

Status: 4/26/2019-Failed Deadline pursuant to Rule 61(a)(2). (Last location was NAT. RES. on 3/14/2019)(May be acted upon Jan 2020)

Location: 4/26/2019-A. 2 YEAR

Desk	2 year	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would establish specified procedures for the administrative and judicial review of the environmental review and approvals granted for projects that meet certain requirements, including, among others, the requirement that the projects are affordable housing developments. Because a public agency would be required to comply with those new procedures, this bill would impose a state-mandated local program.

Position

Support

[AB 670](#)

(Friedman D) Common interest developments: accessory dwelling units.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Introduced: 2/15/2019

Last Amend: 4/11/2019

Status: 5/16/2019-Referred to Coms. on HOUSING and JUD.

Location: 5/16/2019-S. HOUSING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Davis-Stirling Common Interest Development Act, governs the management and operation of common interest developments. Current law prohibits the governing document of a common interest development from prohibiting the rental or leasing of any separate interest in the common interest development, unless that governing document was effective prior to the date the owner acquired title to their separate interest. This bill would make a provision in a common interest development's governing document void and unenforceable if it prohibits the construction of accessory dwelling units or junior accessory dwelling units, as specified.

Position

Support

[AB 725](#)

(Wicks D) General plans: housing element: above moderate-income housing: suburban and metropolitan jurisdictions.

Current Text: Amended: 4/2/2019 [html](#) [pdf](#)

Introduced: 2/19/2019

Last Amend: 4/2/2019

Status: 4/26/2019-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 2/28/2019)(May be acted upon Jan 2020)

Location: 4/26/2019-A. 2 YEAR

Desk	2 year	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The Planning and Zoning Law requires that the housing element include, among other things, an inventory of land suitable for residential development, to be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need determined pursuant to specified law. This bill would prohibit more than 20% of a suburban or metropolitan jurisdiction's share of the regional housing need for above moderate-income housing from being allocated to sites with zoning restricted to single-family development.

Position

Oppose

[AB 782](#)

(Berman D) California Environmental Quality Act: exemption: public agencies: land transfers.

Current Text: Amended: 4/2/2019 [html](#) [pdf](#)

Introduced: 2/19/2019

Last Amend: 4/2/2019

Status: 5/8/2019-Referred to Com. on EQ.

Location: 5/8/2019-S. E.Q.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: Would exempt from CEQA the acquisition, sale, or other transfer of interest in land by a public agency for certain purposes, or the granting or acceptance of funding by a public agency for those purposes, if the public agency conditions those transactions on environmental review in accordance with CEQA before making physical changes to the transferred land before making those changes.

Position

Support

[AB 1483](#)

(Grayson D) Housing data: collection and reporting.

Current Text: Amended: 4/29/2019 [html](#) [pdf](#)

Introduced: 2/22/2019

Last Amend: 4/29/2019

Status: 5/16/2019-From committee: Do pass. (Ayes 18. Noes 0.) (May 16).

Location: 5/16/2019-A. APPR. SUSPENSE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The Planning and Zoning 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 (department) that includes, among other specified information, the number of net new units of housing that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, as provided. This bill would authorize the department to require a planning agency to include in that annual report specified additional information that this bill would require, as specified.

Position

Support if
Amended

[AB 1484](#)

(Grayson D) Mitigation Fee Act: housing developments.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Introduced: 2/22/2019

Last Amend: 4/10/2019

Status: 5/16/2019-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/16/2019-S. DESK

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf.	Enrolled	Vetoed	Chaptered
1st House				2nd House				Conc.			

Summary: The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. This bill would require each city, county, or city and county to post on its internet website the type and amount of each fee imposed on a housing development project, as defined.

Position

Support if
Amended

AB 1485 (Wicks D) Housing development: streamlining.

Current Text: Amended: 4/11/2019 [html](#) [pdf](#)

Introduced: 2/22/2019

Last Amend: 4/11/2019

Status: 5/9/2019-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.

Location: 5/9/2019-S. DESK

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The Planning and Zoning Law requires that a development be subject to a requirement mandating a minimum percentage of below market rate housing based on one of 3 specified conditions. Current law requires, among those conditions, a development to dedicate a minimum of 10% of the total number of units to housing affordable to households making below 80% of the area median income, if the project contains more than 10 units of housing and the locality did not timely submit its latest production report to the Department of Housing and Community Development, or that production report reflects that there were fewer units of above moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period. This bill would modify that condition to authorize a development to instead dedicate 20% of the total number of units to housing affordable to households making below 120% of the area median income with the average income of the units at or below 100% of the area median income, except as provided.

Position
Support if
Amended

AB 1717 (Friedman D) Transit-Oriented Affordable Housing Funding Program Act.

Current Text: Amended: 4/10/2019 [html](#) [pdf](#)

Introduced: 2/22/2019

Last Amend: 4/10/2019

Status: 5/16/2019-In committee: Held under submission.

Location: 5/8/2019-A. APPR. SUSPENSE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would establish the Transit-Oriented Affordable Housing Funding Program, to be administered by the California Housing Finance Agency (CalHFA). The bill would authorize the city council of a city, or the board of supervisors of a city and county, to participate in the program by enactment of an ordinance establishing a transit-oriented affordable housing district, as provided.

Position
Support

ACA 1 (Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.

Current Text: Amended: 3/18/2019 [html](#) [pdf](#)

Introduced: 12/3/2018

Last Amend: 3/18/2019

Status: 5/16/2019-Coauthors revised. From committee: Be adopted. (Ayes 11. Noes 7.) (May 16).

Location: 5/16/2019-A. APPR. SUSPENSE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: 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.

Position
Support

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

Current Text: Amended: 4/23/2019 [html](#) [pdf](#)

Introduced: 12/3/2018

Last Amend: 4/23/2019

Status: 5/16/2019-VOTE: Do pass as amended (PASS)

Location: 4/29/2019-S. APPR. SUSPENSE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would establish in state government the Affordable Housing and Community Development Investment Program, which would be administered by the Affordable Housing and Community Development Investment Committee. The bill would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, transit village development district, or a combination of those entities, to apply to the Affordable Housing and Community Development Investment Committee to participate in the program and would authorize the committee to approve or deny plans for projects meeting specific criteria.

Position

Support

SB 9

(Beall D) Income taxes: low-income housing credits: allocation: sale of credits.

Current Text: Amended: 4/3/2019 [html](#) [pdf](#)

Introduced: 12/3/2018

Last Amend: 4/3/2019

Status: 5/16/2019-From committee: Do pass. (Ayes 6. Noes 0.) (May 16). Read second time. Ordered to third reading.

Location: 5/16/2019-S. THIRD READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law, beginning on or after January 1, 2009, and before January 1, 2020, requires, in the case of a project that receive a preliminary reservation of a state low-income housing tax credit, that the credit be allocated to the partners of a partnership owning the project in accordance with the partnership agreement, as provided. Existing law, beginning on or after January 1, 2016, and before January 1, 2020, authorizes a taxpayer that is allowed a low-income housing tax credit to elect to sell all or a portion of that credit to one or more unrelated parties for each taxable year in which the credit is allowed, as described. This bill would delete the January 1, 2020, date with respect to both of these provisions, thereby requiring the allocation of credits among partners in accordance with the partnership agreement and authorizing the sale of a credit, as described above, indefinitely.

Position

Support

SB 13

(Wieckowski D) Accessory dwelling units.

Current Text: Amended: 5/17/2019 [html](#) [pdf](#)

Introduced: 12/3/2018

Last Amend: 5/17/2019

Status: 5/17/2019-From committee: Do pass as amended. (Ayes 6. Noes 0.) (May 16). Read second time and amended. Ordered to second reading.

Location: 5/17/2019-S. SECOND READING

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would authorize the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling use. The bill would also revise the requirements for an accessory dwelling unit by providing that the accessory dwelling unit may be attached to, or located within, an attached garage, storage area, or other structure, and that it does not exceed a specified amount of total floor area.

Position

Oppose Unless
Amended

SB 50

(Wiener D) Planning and zoning: housing development: incentives.

Current Text: Amended: 5/1/2019 [html](#) [pdf](#)

Introduced: 12/3/2018

Last Amend: 5/1/2019

Status: 5/16/2019-May 16 hearing: Held in committee and under submission.

Location: 5/13/2019-S. APPR. SUSPENSE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would authorize a development proponent of a neighborhood multifamily project located on an eligible parcel to submit an application for a streamlined, ministerial approval process that is not subject to a conditional use permit. The bill would define a "neighborhood multifamily project" to mean a project to construct a multifamily structure on vacant land, or to convert an existing structure that does not require substantial exterior alteration into a multifamily structure, consisting of up to 4 residential dwelling units and that meets local height, setback, and lot coverage zoning requirements as they existed on July 1, 2019.

Position

Oppose Unless Amended

SB 99

(Nielsen R) General plans: safety element: emergency evacuation routes.

Current Text: Amended: 4/9/2019 [html](#) [pdf](#)

Introduced: 1/10/2019

Last Amend: 4/9/2019

Status: 5/16/2019-Read third time. Passed. (Ayes 37. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.

Location: 5/16/2019-A. DESK

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Would require the city or county, upon the next specified revision of the housing element, to review and update the safety element to include information identifying residential developments in very high fire hazard severity zones or state responsibility areas that do not have at least two emergency evacuation routes. By increasing the duties of local officials, this bill would impose a state-mandated local program.

Position

Support

SB 128

(Beall D) Enhanced infrastructure financing districts: bonds: issuance.

Current Text: Amended: 3/21/2019 [html](#) [pdf](#)

Introduced: 1/10/2019

Last Amend: 3/21/2019

Status: 5/2/2019-Referred to Com. on L. GOV.

Location: 5/2/2019-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law authorizes the legislative body of a city or a county to establish 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. Current law requires a public financing authority to adopt an infrastructure financing plan and hold a public hearing on the plan, as specified. Current law authorizes the public financing authority to issue bonds for these purposes upon approval by 55% of the voters voting on a proposal to issue the bonds. Current law requires the proposal submitted to the voters by the public financing authority and the resolution for the issuance of bonds following approval by the voters to include specified information regarding the bond issuance. This bill would instead authorize the public financing authority to issue bonds for these purposes without submitting a proposal to the voters.

Position

Support

SB 242

(Roth D) Land use applications: Department of Defense: points of contact.

Current Text: Amended: 3/27/2019 [html](#) [pdf](#)

Introduced: 2/11/2019

Last Amend: 3/27/2019

Status: 5/16/2019-Referred to Com. on L. GOV.

Location: 5/16/2019-A. L. GOV.

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: Current law requires a planning agency to refer any proposed action to adopt or substantially change a general plan to specified entities, including a branch of the United States Armed Forces if certain conditions are met, including the branch providing a California mailing address and the Department of Defense providing electronic maps of low-level flight paths to the Office of Planning and Research. This bill would delete the provision related to the Department of Defense described above,

and instead require a branch of the United States Armed Forces to provide the office with a point of contact before a planning agency is required to refer a proposed action to adopt or substantially amend a general plan.

Position

Support

SB 330 (Skinner D) Housing Crisis Act of 2019.

Current Text: Amended: 5/7/2019 [html](#) [pdf](#)

Introduced: 2/19/2019

Last Amend: 5/7/2019

Status: 5/16/2019-Action From APPR. SUSPENSE FILE: Do pass as amended.

Location: 5/16/2019-S. APPR. SUSPENSE FILE

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
1st House				2nd House							

Summary: The The Housing Accountability Act requires a local agency that proposes to disapprove a housing development project that complies with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by substantial evidence on the record that specified conditions exist, and places the burden of proof on the local agency to that effect. The act requires a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least \$10,000 per housing unit in the housing development project on the date the application was deemed complete. This bill would, until January 1, 2030, specify that an application is deemed complete for these purposes if a preliminary application was submitted, as specified.

Position

Oppose Unless

Amended

Total Measures: 18

Total Tracking Forms: 18