

CALIFORNIA  
STATE LEGISLATURE

# 2020 LEGISLATIVE BILL SUMMARY



SENATE HOUSING COMMITTEE

SENATOR SCOTT WIENER, CHAIR

CALIFORNIA LEGISLATURE

**Senate Housing Committee**  
Senator Scott Wiener, Chair

**2020 Legislative Bill Summary**

## INTRODUCTION

This publication is a comprehensive collection of summaries for bills that the Senate Housing Committee considered during the 2020 legislative year. This report also contains summaries for legislation that the consultants for the Senate Housing Committee deem worthy of the committee’s attention, yet were never assigned. This includes bills that never made it out of the Assembly as well as bills that were assigned to other policy committees.

Due to COVID-19, the 2020 legislative calendar was adjusted, resulting in fewer hearings for each committee. As a result, many bills that were introduced in January did not end up moving forward.

Each summary includes the final status of the bill in italics. Bills listed with the status “died” in committee did not go to hearing and were not voted on. Bills listed with “failed passage” received more no votes than yes votes in a hearing. Bills listed with “unfinished business” were back in their house of origin but did not receive a final vote before the constitutional deadline.

For your convenience, chapter numbers of bills that the Legislature passed and the Governor signed into law are listed. In general, chaptered legislation will go into effect on January 1, 2021. Bills that contain an urgency clause took effect immediately upon the governor’s signature.

The committee uses the following abbreviations throughout this summary:

<b>ADU:</b>	Accessory Dwelling Unit
<b>BCSH:</b>	Business Consumer Services and Housing Agency
<b>CalHFA:</b>	California Housing Finance Agency
<b>CBSC:</b>	California Building Standards
<b>CDLAC:</b>	California Debt Limit Allocation Committee
<b>CEQA:</b>	California Environmental Quality Act
<b>CID:</b>	Common Interest Developments
<b>HCD:</b>	California Department of Housing and Community Development
<b>HCFC:</b>	Homeless Coordinating and Financing Council
<b>JADU:</b>	Junior Accessory Dwelling Unit
<b>RHNA:</b>	Regional Housing Needs Assessment
<b>TCAC:</b>	California Tax Credit Allocation Committee

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## Accessory Dwelling Units (ADUs)

### **SB-1400 (Umberg) - Accessory Dwelling Unit Construction Bond Act of 2020.**

Enacts the Accessory Dwelling Unit Bond Act of 2020 and authorizes the issuance of \$500 million in general obligation bonds for ADU construction, subject to approval by the voters in the next statewide general election following its effective date. Includes an urgency clause.

**Status:** Senate – Rules – Died

### **AB-69 (Ting) - Help Homeowners Add New Housing Program: accessory dwelling unit financing.**

Establishes a new program in the State Treasurer's Office to help homeowners finance additional housing units, including ADUs and JADUs, and authorizes CalHFA to issue revenue bonds to fund the program.

**Status:** Vetoed

### **AB-953 (Ting) - Land use: accessory dwelling units.**

Addresses a number of drafting and chaptering out errors resulting from several overlapping bills in 2019 that addressed ADUs. The provisions of this bill were eventually moved to SB 1030 (Committee on Housing) and AB 3182 (Ting).

**Status:** Senate – Governance and Finance – Died

### **AB-3182 (Ting) - Common interest developments: governing documents: rental or leasing of separate interests.**

Requires CIDs to allow owners to rent or lease out their units, as specified, but authorizes a CID to prohibit the short-term rental of a unit for a period of 30 days or less. Also includes a number of provisions to address chaptering errors related to several 2019 bills pertaining to ADUs.

**Status:** Chapter 198, Statutes of 2020

## Building Standards

### **SB-906 (Skinner) - Housing: joint living and work quarters and occupied substandard buildings or units.**

Makes a number of changes to building standards requirements for joint live/work units. The "Ghost Ship" tragedy of December 2016 highlighted both the need for affordable housing for individuals such as artists, and the vital importance of ensuring that those units are safe. AB 565 (Bloom, Chapter 573, Statutes of 2018) required HCD to develop clarifications to the California Residential Code and Building Code in relation to live/work units; those clarifications are included in the 2019 California Building

Standards Code, which went into effect on January 1, 2020. This bill aims to expand on the existing law definition of live/work unit, which does not contemplate communities of artists living in industrial and commercial buildings.

**Status:** Senate – Housing – Died

### **SB-1340 (Wilk) - Building standards: decks and balconies: inspection.**

Eliminates the existing law provision that prohibits a contractor that performs a balcony inspection from bidding on the related repair work. After a tragic event in 2015 where an apartment balcony collapsed near the University of California, Berkeley, killing six young adults, SB 465 (Hill, Chapter 372, Statutes of 2016) established additional oversight for contractors and required the Contractors State License Board to establish a working group to study balcony failures and report to the Legislature. In 2017, the CBSC approved emergency regulations to accelerate the adoption of higher construction standards. Subsequently, SB 721 (Hill, Chapter 445, Statutes of 2018) was enacted, requiring existing balconies in buildings with three or more multifamily units to be inspected at least every nine years by licensed individuals to determine that balconies and their associated waterproofing elements are in a general safe condition, adequate working order, and free from any hazardous conditions.

**Status:** Senate – Housing – Died

### **AB-1923 (Salas) - Residential structures: natural gas shutoff devices.**

Requires HCD to consider proposing to the CBSC for adoption, a requirement that seismic gas shutoff devices be installed in dwelling units, hotels, motels, and lodging houses, as specified.

**Status:** Senate – Appropriations – Held on suspense

### **AB-1997 (Nazarian) - Building codes: earthquake safety: functional recovery standard.**

Requires the CBSC to assemble a working group to determine criteria for “functional recovery” standards following a seismic event.

**Status:** Assembly – Appropriations – Held on suspense

## **California Environmental Quality Act (CEQA): Statutory Exemptions and Expedited Approvals**

### **SB-950 (Jackson) - California Environmental Quality Act: housing and land use.**

Makes various changes to CEQA including, among other things, an exemption for emergency shelters, supportive housing, and transitional housing projects; changes to translation guidelines of CEQA documents; an optional, alternate process for receiving

public comments; and requiring a report be submitted to the Attorney General if an action or proceeding is settled and involves the payment of money.

**Status:** Senate – Environmental Quality – Failed passage

### **SB-995 (Atkins) - Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2011: housing projects.**

Extends for four years the expedited CEQA administrative and judicial review procedure established by the Jobs and Economic Improvement Through Environmental Leadership Act (AB 900, Buchanan, Chapter 354, Statutes of 2011) for “environmental leadership development projects” and expands the Act’s eligibility to include smaller housing projects.

**Status:** Senate – Unfinished Business – Died

### **SB-1289 (Chang) - California Environmental Quality Act: exemption: housing projects.**

Exempts certain housing projects, including those occurring within an area that was previously developed, from CEQA until January 1, 2029.

**Status:** Senate – Environmental Quality – Died

### **SB-1302 (Morrell) - California Environmental Quality Act: housing development projects: judicial proceedings.**

Prohibits additional or subsequent CEQA actions or proceedings if an action or proceeding under CEQA has already been instituted against a housing development project, as defined, and a trial court has issued a peremptory writ of mandate, as prescribed. Also prohibits subsequent actions or proceedings under CEQA against a housing development project if that project has already been subject to suit under CEQA and a court has entered a final judgment in that action or proceeding.

**Status:** Senate – Environmental Quality – Died

### **AB-2323 (Friedman) - California Environmental Quality Act: exemptions.**

Expands various CEQA housing project exemptions, including exempting projects located in a very low vehicle travel area, as defined, and requiring the Office of Planning and Research to maintain maps depicting “very low vehicle travel areas.”

**Status:** Senate – Appropriations – Held on suspense

### **AB-3279 (Friedman) - California Environmental Quality Act: administrative and judicial procedures.**

Requires the court to schedule a case management conference within 30 days of filing a complaint or petition pursuant to CEQA, and authorizes the public agency to deny the request of a plaintiff or petitioner to prepare the record of proceedings if the public agency or real party in interest bears the costs of preparation and certification of the record without the ability to recover those costs from the plaintiff or petitioner.

**Status:** Senate – Appropriations – Held on suspense

## Common Interest Developments (CIDs)

### **SB-969 (Wieckowski) - Common interest developments.**

Makes clarifying changes to existing law in relation to homeowner association (HOA) board elections in CIDs. A CID is a form of real estate in which each homeowner has an exclusive interest in a unit or lot and a shared or undivided interest in common-area property; CIDs are governed by HOAs. The Davis-Stirling Common Interest Development Act provides the legal framework under which CIDs are established and operate. In addition to the requirements of the Act, each CID is governed (including elections) according to the recorded declarations, bylaws, and operating rules of the HOA, collectively referred to as the governing documents.

**Status:** Senate – Housing – Died

### **AB-3182 (Ting) - Common interest developments: governing documents: rental or leasing of separate interests.**

Requires CIDs to allow owners to rent or lease-out their units, as specified, but authorizes a CID to prohibit the short-term rental of a unit for a period of 30 days or less. Also includes a number of provisions to address chaptering errors related to several 2019 bills pertaining to ADUs.

**Status:** Chapter 198, Statutes of 2020

## Homelessness

### **SB-933 (Wilk) - Homeless Emergency Aid program: funding.**

Provides a continuous appropriation of \$250 million from the General Fund for the Homeless Emergency Aid Program (HEAP). HEAP was established in 2018 to provide one-time grant funds to address the immediate homelessness challenges of local cities and counties, and is administered by the HCFC. A new program, the Homeless Housing Assistance and Prevention Program (HHAPP), was established the following year to replace it; HHAPP is also administered by the HCFC.

**Status:** Senate – Housing – Died

### **SB-1015 (Skinner) - Keep Californians Housed Assistance Fund.**

Establishes the Keep Californians Housed Fund under HCD for rental assistance for homeless individuals and revises the definition of “homelessness” under specified state programs. The revisions to the homelessness definition aim to help address the difficulty in determining that someone is at imminent risk of homelessness (the current definition specifies that the individual will lose housing within 14 days). Establishes



additional state rental assistance with the goal of keeping people from falling into homelessness.

**Status:** Senate – Housing – Died

### **SB-1138 (Wiener) - Housing element: emergency shelters: rezoning of sites.**

Makes changes to housing element law with regards to where homeless shelters may be zoned, as specified. Also requires localities that fail to adopt a legally compliant housing element within 120 days of the statutory deadline to complete a rezone program within one year instead of the current three-year requirement.

**Status:** Senate – Unfinished Business – Died

### **SB-1212 (Rubio) - Joint powers authorities: San Gabriel Valley Regional Housing Trust: board of directors.**

Changes the membership and term requirements for the San Gabriel Valley Regional Housing Trust's (Trust's) board of directors. The Trust, created by SB 751 (Rubio, Chapter 670, Statutes of 2019), is authorized to fund the planning and construction of housing for the homeless population and persons and families of extremely low-, very low-, and low-income; receive public and private funds or financing; and authorize and issue bonds, certificates of participation, or other debt instruments repayable from public and private financing and funds it receives.

**Status:** Chapter 206, Statutes of 2020

### **SB-1458 (Rubio) - Homeless Coordinating and Financing Council.**

Adds the Department of Public Health to the HCFC. The HCFC oversees the implementation of "Housing First" policies, guidelines, and regulations to reduce the prevalence and duration of homelessness in California. The HCFC also administers the Homeless Emergency Aid Program (HEAP) and the Homeless Housing Assistance and Prevention Program (HHAPP). There are currently 19 members on the HCFC.

**Status:** Senate – Rules – Died

### **AB-22 (Burke) – Housing: children and families.**

Establishes the policy of the state that every child and family in California has a right to safe, decent, and affordable housing and requires the policy to consider homelessness prevention, emergency accommodations, and permanent housing.

**Status:** Assembly – Appropriations – Died

### **AB-83 (Committee on Budget) - Housing.**

Provides for statutory changes necessary to enact the housing and homelessness provisions of the Budget Act of 2020, including: (1) allocating \$300 million to CalHFA for housing counseling services to specified homeowners and renters; (2) authorizing units in a motel, hotel, or hostel that are converted from nonresidential to residential to count

towards a jurisdiction's housing element inventory of adequate sites, if specified conditions are met; (3) providing funds from the Coronavirus Relief Fund and General Fund to Project HomeKey to acquire, convert, rehabilitate, or capitalize operating subsidies for housing for individuals and families who are experiencing homelessness or who are at risk of homelessness; (4) providing a CEQA exemption for Project RoomKey projects if certain requirements are satisfied; (5) providing \$300 million for Round 2 of funding for the Homeless Housing, Assistance, and Prevention Program (HHAPP); (6) Allocating \$500 million to the Low Income Housing Tax Credit Program and requiring the tax credits be made available in the 2021 calendar year by TCAC after TCAC and CDLAC have adopted regulations, rules, or guidelines to align programs of both committees with the objective of increasing production and containing costs; and (7) extending the deadline to July 1, 2022 for agencies and departments administering state programs to collaborate with the HCFC to revise or adopt guidelines and regulations to incorporate core components of Housing First.

**Status:** Chapter 15, Statutes of 2020

#### **AB-107 (Committee on Budget) - State government.**

Makes several clarifying changes to AB 83 (Committee on Budget, Chapter 15, Statutes of 2020), including: (1) requiring that the HCFC award no less than \$250,000 in the second round of funding from the Homeless Housing, Assistance, and Prevention Program (HHAPP) to a grant applicant that is a Continuum of Care, and to require that if more than one recipient within the Continuum of Care has a population of 300,000 or more, as of January 1, 2020, the proportionate share of funds be equally allocated to those jurisdictions; and (2) clarifying that an agency or department that administers programs that fund recovery housing shall comply with certain core components of Housing First, in addition to other requirements put in place by AB 83, by July 1, 2022.

**Status:** Chapter 264, Statutes of 2020

#### **AB-1845 (Luz Rivas) - Homelessness: Office to End Homelessness.**

Creates the Governor's Office to End Homelessness under the direction of the Secretary on Homelessness and moves the HCFC from BCSH into the Governor's Office to End Homelessness.

**Status:** Vetoed

#### **AB-2329 (Chiu) - Homelessness: statewide needs and gaps analysis.**

Requires the HCFC to conduct a homelessness statewide gaps and needs assessment by July 31, 2021. This bill was eventually incorporated into another bill, AB 3269 (Chiu, 2020).

**Status:** Assembly – Appropriations – Held on suspense

### **AB-2405 (Burke) - Right to safe, decent, and affordable housing.**

Declares a state policy that every individual in California has the right to safe, decent, and affordable housing.

**Status:** Vetoed

### **AB-2553 (Ting) - Shelter crisis declarations.**

Expands the Shelter Crisis Act to all cities and counties in California and extends the sunset to 2026. The Shelter Crisis Act, which expires in 2023, authorizes certain local jurisdictions that have declared a shelter crisis to allow homeless individuals to occupy public facilities designated as emergency housing, for the duration of the crisis.

(Emergency housing is typically provided as shelter beds allowing for an overnight stay in places such as gyms.) The Shelter Crisis Act also provides limited liability and suspends local housing, health, and safety standards for public facilities to the extent that full compliance would hamper mitigation of the effects of the shelter crisis. A locality may adopt, by ordinance, reasonable local standards for design, site development, and operation of shelters; such ordinances must be reviewed by HCD to ensure they meet minimum health and safety standards.

**Status:** Chapter 147, Statutes of 2020

### **AB-2746 (Gabriel) - Funding accountability: state funding for homelessness.**

Requires recipients of state funding for the CalWORKs Homeless Assistance, Housing and Disability Income Advocacy Program, and Whole Person Care pilot programs to submit annual reports to the agency that provided the recipient with the funding regarding the use of those funds, as provided.

**Status:** Vetoed

### **AB-2960 (Gipson) - Shelter crises: fire and life safety standards.**

Authorizes a city with a population of more than 3.5 million to allow operation of a shelter constructed under the Shelter Crisis Act that does not comply with state and local building standards for fire and life safety, provided it has adopted standards that have been approved by the State Fire Marshal. The Shelter Crisis Act, which expires in 2023, authorizes certain local jurisdictions that have declared a shelter crisis to allow homeless individuals to occupy public facilities designated as emergency housing, for the duration of the crisis. (Emergency housing is typically provided as shelter beds allowing for an overnight stay in places such as gyms.) The Shelter Crisis Act also provides limited liability and suspends local housing, health, and safety standards for public facilities to the extent that full compliance would hamper mitigation of the effects of the shelter crisis. A locality may adopt, by ordinance, reasonable local standards for design, site development, and operation of shelters; such ordinances must be reviewed by HCD to ensure they meet minimum health and safety standards.

**Status:** Chapter 148, Statutes of 2020

**AB-3269 (Chiu) - State and local agencies: homelessness plan.**

Establishes the Housing and Homelessness Inspector General (HHIG) to oversee state and local actions to address homelessness; imposes new requirements on local governments to develop action plans to address homelessness; and creates a public right of action for the HHIG to compel compliance with the new plans.

**Status:** Senate – Appropriations – Held on suspense

**AB-3300 (Santiago) - Homelessness: California Access to Housing and Services Act.**

Establishes the California Access to Housing Fund (Fund) and, upon appropriation in the Budget, dedicates \$2 billion each year from the General Fund to the Fund to address homelessness.

**Status:** Senate – Housing – Died

## Housing Elements

**SB-182 (Jackson) - Local government: planning and zoning: wildfires.**

Imposes certain fire hazard planning responsibilities on local governments; requires a city's or county's RHNA plan to further the objective of promoting resilient communities, which includes reducing development pressure within very high fire risk areas; and requires each council of government to determine, based on data-driven analysis, whether or not it should provide lower RHNA allocations to cities and counties in very high fire risk areas.

**Status:** Vetoed

**SB-1138 (Wiener) - Housing element: emergency shelters: rezoning of sites.**

Makes changes to housing element law with regards to where homeless shelters may be zoned, as specified. Also requires localities that fail to adopt a legally compliant housing element within 120 days of the statutory deadline, to complete a rezone program within one year instead of the current three-year requirement.

**Status:** Senate – Unfinished Business – Died

**AB-83 (Committee on Budget) - Housing.**

Provides for statutory changes necessary to enact the housing and homelessness provisions of the Budget Act of 2020, including: (1) allocating \$300 million to CalHFA for housing counseling services to specified homeowners and renters; (2) authorizing units in a motel, hotel, or hostel that are converted from nonresidential to residential to count towards a jurisdiction's housing element inventory of adequate sites, if specified

conditions are met; (3) providing funds from the Coronavirus Relief Fund and General Fund to Project HomeKey to acquire, convert, rehabilitate, or capitalize operating subsidies for housing for individuals and families who are experiencing homelessness or who are at risk of homelessness; (4) providing a CEQA exemption for Project RoomKey projects if certain requirements are satisfied; (5) providing \$300 million for Round 2 of funding for the Homeless Housing, Assistance, and Prevention Program (HHAPP); (6) Allocating \$500 million to the Low Income Housing Tax Credit Program and requiring the tax credits be made available in the 2021 calendar year by TCAC after TCAC and CDLAC have adopted regulations, rules, or guidelines to align programs of both committees with the objective of increasing production and containing costs; and (7) extending the deadline to July 1, 2022 for agencies and departments administering state programs to collaborate with the HCFC to revise or adopt guidelines and regulations to incorporate core components of Housing First.

**Status:** Chapter 15, Statutes of 2020

**AB-725 (Wicks) - General plans: housing element: moderate-income and above moderate-income housing: suburban and metropolitan jurisdictions.**

Requires certain local governments to zone some moderate- and above moderate-income housing as multifamily housing on or after January 1, 2022.

**Status:** Chapter 192, Statutes of 2020

**AB-1063 (Petrie-Norris) - Planning and Zoning Law: housing elements: accessory dwelling units: adequate substitutes.**

Provides a number of exemptions to housing element law for certain jurisdictions, as specified. Specifically: requires, rather than authorizes, HCD to allow a city or county to identify adequate sites for its housing element through a variety of methods; requires, rather than authorizes, HCD to allow a city or county to identify sites for potential ADUs; requires the housing element, if the combination of potential ADUs and JADUs constitutes more than 50% of the units identified to meet the city's or county's RHNA share for lower income households, to provide supplementary policies, programs, and actions to further incentivize the development of ADUs and JADUs for lower income households; requires HCD to presume that very low- and low-income renter households would occupy ADUs and JADUs in a proportion greater than or equal to the proportion of very low- and low-income renter households to all renter households in the city or county; allows a city or county to meet up to 50%, rather than up to 25%, of its obligation through a local program that will provide committed assistance (e.g., preservation and rehabilitation of existing units, rather than construction of new units) to very low- and low-income households at affordable housing costs or affordable rents, as specified; revises the criteria for substantial evidence that an existing use is likely to be discontinued during the planning period, in relation to identifying non-vacant sites for housing; and prohibits a local government from being penalized if it has submitted its

housing element to the voters prior to that date it is due to HCD and the vote has not yet occurred, or if voters reject the housing element.

**Status:** Senate – Housing – Died

### **AB-1561 (Christina Garcia) - Planning and zoning: housing element and entitlement extensions.**

Requires a local government's housing element to include an analysis of governmental constraints upon housing for individuals identified under the Unruh Civil Rights Act to be members of a protected class. Also provides an 18-month extension for specified approvals of housing development projects that were issued prior to March 4, 2020 and will expire prior to December 31, 2021; intended to help developers weather delays related to the COVID-19 pandemic.

**Status:** Chapter 195, Statutes of 2020

## **Land Use and Zoning**

### **SB-50 (Wiener) - Planning and zoning: housing development: streamlined approval: incentives.**

Requires a local government to grant an equitable communities incentive, which reduces specified local zoning standards in "jobs-rich" and "transit rich areas," as defined, when a development proponent meets specified requirements, if the local government has not adopted a local flexibility plan approved and certified by HCD, by January 1, 2023. Also requires a neighborhood multifamily project containing up to four dwelling units to be subject to a streamlined, ministerial approval process, as specified.

**Status:** Senate – Floor – Failed passage

### **SB-281 (Wiener) - Housing development: permits and other entitlements: extension.**

Provides an 18-month extension for specified approvals of housing development projects that were issued prior to March 4, 2020 and will expire prior to December 31, 2021. Intended to help developers weather delays related to the COVID-19 pandemic. Most of the provisions in this bill were moved to AB 1561 (C. Garcia).

**Status:** Assembly – Local Government – Died

### **SB-474 (Stern) - Very high fire hazard severity zone: state responsibility area: development prohibition.**

Prohibits a new development from being created or approved in a very high fire hazard severity zone or a state responsibility area. Defines "development" as a project containing residential dwellings, including but not limited to mobilehomes, ADUs, and JADUs; or a project for commercial, retail, or industrial use.

**Status:** Assembly – Local Government – Died

### **SB-899 (Wiener) - Planning and zoning: housing development: higher education institutions, nonprofit hospitals, or religious institutions.**

Provides that housing is a use by right on land owned by a religious institution or nonprofit college, provided the proposed development meets affordability and specified additional requirements. Some local ordinances provide “ministerial” processes for approving projects that are permitted “by right.” Most housing projects that require discretionary review and approval are subject to review under CEQA, while projects permitted ministerially generally are not.

**Status:** Assembly – Appropriations – Died

### **SB-902 (Wiener) - Planning and zoning: housing development: density.**

Allows counties and cities to pass ordinances to zone any parcel for up to 10 units of residential density per parcel in transit-rich or jobs-rich areas or urban infill sites, and exempts these ordinances from CEQA.

**Status:** Assembly – Appropriations – Held on suspense

### **SB-940 (Beall) - Housing Crisis Act of 2019: City of San Jose.**

Grants the City of San Jose flexibility in meeting the no net loss in residential capacity requirements of SB 330. Among other provisions, SB 330 (Skinner, Chapter 654, Statutes of 2019) prohibits, until January 1, 2025, most local governments from changing local planning rules to reduce residential capacity within the jurisdiction or otherwise change land uses to a less intensive use that would reduce residential capacity. However, SB 330 allows cities and counties to reduce residential development intensity (“downzone”) in one part of their jurisdiction as long as they increase residential intensity (“upzone”) commensurately in another part of the jurisdiction at the same time, so that there is no net loss in residential capacity.

**Status:** Chapter 201, Statutes of 2020

### **SB-1085 (Skinner) - Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.**

Makes various changes to density bonus law, including providing additional benefits to housing developments that include moderate-income rental housing units and granting a concession and incentive to student housing developments.

Density bonus law allows public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning in exchange for affordable units.

**Status:** Senate – Unfinished Business – Died

### **SB-1120 (Atkins) - Subdivisions: tentative maps.**

Requires the ministerial permitting of either or both: (1) a housing development up to two units (2) the subdivision of a parcel into two equal parts (urban lot split).

**Status:** Senate – Unfinished Business – Died

### **SB-1138 (Wiener) - Housing element: emergency shelters: rezoning of sites.**

Makes changes to housing element law with regards to where homeless shelters may be zoned, as specified. Also requires localities that fail to adopt a legally compliant housing element within 120 days of the statutory deadline, to complete a rezone program within one year instead of the current three-year requirement.

**Status:** Senate – Unfinished Business – Died

### **SB-1299 (Portantino) - Housing development: incentives: rezoning of idle retail sites.**

Requires HCD to administer a program to provide grants to local governments that rezone idle sites used for a big box commercial shopping center to instead allow the development of workforce housing, as defined.

**Status:** Assembly – Floor – Died

### **SB-1363 (Allen) - Regional transportation plans: sustainable communities strategies: greenhouse gas emissions and vehicle miles traveled reduction targets.**

Requires the California Air Resources Board to provide regions with additional greenhouse gas reduction targets for the automobile and light truck sector for 2045 and 2050, and vehicle miles traveled reduction targets for 2035, 2040, and 2050. Requires each city and county to biennially report to its metropolitan planning organization (MPO) on implementation of the MPO's sustainable communities strategy (SCS), which may include the following metrics: the number of housing units constructed within 1/2 mile of a major transit stop or high quality transit corridor, as specified; and the number of housing units constructed in areas of the city or county that the SCS identifies as having per capita vehicle miles traveled below the regional average. Intended to build on SB 150 (Allen, Chapter 646, Statutes of 2017), which established new requirements for setting regional greenhouse gas emission reduction targets and required the state Air Resources Board to monitor regions' progress in attaining these targets.

**Status:** Senate – Environmental Quality – Died

### **SB-1385 (Caballero) - Local planning: housing: commercial zones.**

Enacts the Neighborhood Homes Act, which establishes housing as an allowable use on parcels zoned for office or retail uses, and allows for ministerial approval of those developments under specified conditions.



**Status:** Assembly – Local Government – Failed passage

### **AB-83 (Committee on Budget) - Housing.**

Provides for statutory changes necessary to enact the housing and homelessness provisions of the Budget Act of 2020, including: (1) allocating \$300 million to CalHFA for housing counseling services to specified homeowners and renters; (2) authorizing units in a motel, hotel, or hostel that are converted from nonresidential to residential to count towards a jurisdiction's housing element inventory of adequate sites, if specified conditions are met; (3) providing funds from the Coronavirus Relief Fund and General Fund to Project HomeKey to acquire, convert, rehabilitate, or capitalize operating subsidies for housing for individuals and families who are experiencing homelessness or who are at risk of homelessness; (4) providing a CEQA exemption for Project RoomKey projects if certain requirements are satisfied; (5) providing \$300 million for Round 2 of funding for the Homeless Housing, Assistance, and Prevention Program (HHAPP); (6) Allocating \$500 million to the Low Income Housing Tax Credit Program and requiring the tax credits be made available in the 2021 calendar year by TCAC after TCAC and CDLAC have adopted regulations, rules, or guidelines to align programs of both committees with the objective of increasing production and containing costs; and (7) extending the deadline to July 1, 2022 for agencies and departments administering state programs to collaborate with the HCFC to revise or adopt guidelines and regulations to incorporate core components of Housing First.

**Status:** Chapter 15, Statutes of 2020

### **AB-168 (Aguiar-Curry) - Planning and zoning: annual report: housing development: streamlined approvals.**

Requires a pre-consultation process with a California Native American tribe prior to the submission of an SB 35 (Wiener, Chapter 366, Statutes of 2017) permit, which entitles a developer to a streamlined housing approval process, in order to identify and protect tribal cultural resources.

**Status:** Chapter 166, Statutes of 2020

### **AB-725 (Wicks) - General plans: housing element: moderate-income and above moderate-income housing: suburban and metropolitan jurisdictions.**

Requires certain local governments to zone some moderate- and above moderate-income housing as multifamily housing on or after January 1, 2022.

**Status:** Chapter 192, Statutes of 2020

### **AB-831 (Grayson) - Planning and zoning: housing: development application modifications.**

Makes several clarifying changes to SB 35 (Wiener, Chapter 366, Statutes of 2017), which requires streamlining of certain housing developments in jurisdictions that have not met their housing obligations.

**Status:** Chapter 194, Statutes of 2020

### **AB-1279 (Bloom) - Planning and zoning: housing developments: high-opportunity areas.**

Requires specified housing developments to be a use by right in any high-opportunity area, as determined by HCD, if the development is located in any portion of the high-opportunity area, as specified.

**Status:** Senate – Housing – Died

### **AB-1561 (Christina Garcia) - Planning and zoning: housing element and entitlement extensions.**

Requires a local government's housing element to include an analysis of governmental constraints upon housing for individuals identified under the Unruh Civil Rights Act to be members of a protected class. Also provides an 18-month extension for specified approvals of housing development projects that were issued prior to March 4, 2020 and will expire prior to December 31, 2021; intended to help developers weather delays related to the COVID-19 pandemic.

**Status:** Chapter 195, Statutes of 2020

### **AB-1851 (Wicks) - Religious institution affiliated housing development projects: parking requirements.**

Allows a religious institution to develop an affordable housing project at a place of worship owned by the religious institution, even if the development requires a reduction of the number of religious-use parking spaces available at the place of worship.

**Status:** Chapter 196, Statutes of 2020

### **AB-2345 (Gonzalez) - Planning and zoning: density bonuses: annual report: affordable housing.**

Incentivizes more very low- and low-income rental units, as well as more moderate-income for sale units in CIDs, by extending the density formula to a maximum density of 50%, reducing the percentage of lower-income affordability required for certain concessions and incentives, and reducing some parking ratios.

Density bonus law allows public entities to reduce or even eliminate subsidies for a particular project by allowing a developer to include more total units in a project than would otherwise be allowed by the local zoning in exchange for affordable units.

**Status:** Chapter 197, Statutes of 2020

### **AB-2580 (Eggman) - Conversion of motels and hotels: streamlining.**

Allows a ministerial, streamlined conversion of non-residential hotels and motels into multifamily housing.

**Status:** Assembly – Appropriations – Held on suspense

### **AB-3040 (Chiu) - Local planning: regional housing need assessment.**

Allows cities and counties to receive a specified credit toward meeting their RHNA for rezoning single-family sites to allow four units per parcel. Intended to incentivize local governments to upzone single-family sites by allowing them to count toward their moderate- and above-moderate RHNA obligation, a site with an existing single-family dwelling that has been zoned for four dwelling units.

**Status:** Senate – Appropriations – Held on suspense

### **AB-3107 (Bloom) - Planning and zoning: commercial zoning: housing development.**

Makes specified infill housing developments an authorized use on commercially-zoned land.

**Status:** Senate – Housing – Died

### **AB-3153 (Robert Rivas) - Parking and zoning: bicycle and car-share parking credits.**

Allows development proponents to reduce, by up to 30%, the number of vehicle parking spaces they are required to provide for housing developments if they provide a minimum number of long-term bicycle parking spaces, car-share parking spaces, or both.

**Status:** Senate – Governance and Finance – Died

### **AB-3155 (Robert Rivas) - Subdivision Map Act: streamlined approval process: subdivisions.**

Amends the housing project approval process, created by SB 35 (Wiener, Chapter 366, Statutes of 2017), to reduce requirements on the development of housing projects with 10 or fewer units. SB 35 entitles a developer to a streamlined housing approval process in jurisdictions that have not met their housing obligations.

**Status:** Assembly – Appropriations – Held on suspense

## **Landlord/Tenant and Fair Housing**

### **SB-999 (Umberg) - Mobilehome park residencies: rent control: exemption: COVID-19.**

Deletes a requirement of the Mobilehome Residency Law (MRL) which exempts from local rent control ordinances rental agreements that are in excess of 12-months'

duration if the agreement is entered into after February 12, 2020. Under existing law, local governments can adopt rent stability ordinances for mobilehomes, which are separate from rent control measures for traditional renter-landlord arrangements. Under the MRL, local mobilehome rent stability ordinances cannot be applied to any mobilehome spaces initially held out for rent after January 1, 1990. Additionally, state law bars local rent stability ordinances from applying to mobilehomes that are not the principal residence of the homeowner (and are not rented to another individual) and for leases lasting more than 12 months. Also removes the exemption for multi-year leases and would allow local rent stability ordinances to apply regardless of the lease duration.  
**Status:** Assembly – Housing and Community Development – Failed passage

### **SB-1410 (Lena Gonzalez) - Rental assistance: COVID-19 Emergency Rental Assistance Program.**

As introduced, an urgency bill creating the COVID-19 Emergency Rental Assistance Program which enabled, upon landlord approval, an individual who could demonstrate inability to pay rent due to COVID-19 to make partial rent payments for up to seven months. Also prohibited a participating landlord from increasing the rent on the unit, charging a late fee, or filing an unlawful detainer action based on nonpayment of rent. Later amended (and referred to the Senate Judiciary Committee) to instead prohibit landlords from evicting tenants during the COVID-19 state of emergency and an unspecified period thereafter unless the tenant posed a risk to the property or to public health and safety. Also authorizes property owners to offer their tenants COVID-19 eviction relief agreements, which would grant owners sellable tax credits that could be claimed for a 10-year period starting in 2024 to compensate them for unpaid rent. Finally, requires tenants to repay any unpaid rent deferred under these agreements to the state over the same 10-year period.

**Status:** Assembly – Appropriations – Held on suspense

### **AB-828 (Ting) - Temporary moratorium on foreclosures and unlawful detainer actions: coronavirus.**

Addresses foreclosure and eviction issues resulting from the COVID-19 pandemic-related recession as follows: extends the foreclosure and eviction moratoriums for 90 days after the declaration of emergency to align with the Judicial Council order; clarifies that all judicial foreclosures are stayed, but that the court can still accept foreclosures for filing; prohibits parties from submitted qualified unlawful detainers for filing (instead of prohibiting courts from accepting unlawful detainers for filing); creates a non-judicial 12-month fixed payment plan for unpaid rent during the moratorium; prohibits parties from submitting residential foreclosures for filing (instead of prohibiting county recorders from accepting foreclosures for filing).

**Status:** Senate – Judiciary – Died

### **AB-1436 (Chiu) - Tenancy: rental payment default: mortgage forbearance: state of emergency: COVID-19.**

Enables small landlords, homeowners, and tenants in financial distress because of the COVID-19 pandemic, to temporarily defer their mortgage or rental payments until the worst of the public health emergency passes and its financial consequences begin to ease. Also establishes timelines and a framework for full repayment of any amounts deferred.

**Status:** Senate – Rules – Died

### **AB-2782 (Mark Stone) - Mobilehome parks: change of use: rent control.**

Makes two changes to the laws regulating mobilehomes. First, modifies the conditions that must be met when converting a mobilehome park to another use. Second, removes a provision in state law that exempts mobilehome leases from any otherwise applicable local rent control ordinance if, among other specified conditions, the lease term is greater than one year.

**Status:** Chapter 35, Statutes of 2020

### **AB-2895 (Quirk-Silva) - Mobilehome parks: rent caps.**

Takes the essence of the statewide anti-rent gouging provisions enacted last year in AB 1482 (Chiu, Chapter 597, Statutes 2019), which limited annual rent increases for many residential tenancies to 5% plus inflation up to a maximum of 10%, and applies those same basic rules to mobilehomes. Also applies AB 1482's statewide just cause for eviction laws to tenants who are renting a mobilehome from the mobilehome park.

**Status:** Senate – Judiciary – Died

### **AB-3088 (Chiu) - Tenancy: rental payment default: mortgage forbearance: state of emergency: COVID-19.**

Establishes a moratorium on evictions for non-payment of rent due to COVID-19 financial hardship, subject to numerous conditions, until January 31, 2021. Specifically: (1) Prohibits landlords from evicting tenants who demonstrate hardship, as specified, for failure to pay rent or other charges ("COVID-19 rental debt") accrued between March 1, 2020 and August 31, 2020 and between September 1, 2020 and January 31, 2021, if the tenants pay 25% of the amount owed for the latter period by January 31, 2021 (tenants who fail to pay this 25% can be evicted beginning on February 1, 2021). (2) Allows landlords to sue tenants for unpaid COVID-19 rental debt beginning March 1, 2021. (3) Increases, until February 1, 2021, the time that tenants have to respond to a demand to pay rent or other charges, from three business days to 15 business days. (4) Prohibits landlords from retaliating against tenants prior to February 1, 2021 for incurring COVID-19 rental debt. (5) Expands the Homeowners Bill of Rights until January 1, 2023 to cover small landlords, as defined. (6) Requires a mortgage servicer that denies a borrower's request for forbearance on mortgage

payments for a property consisting of no more than four residential units to provide the borrower with a written explanation of the denial. Requires a mortgage servicer to review a borrower of a non-federally backed loan for at least one post-forbearance option consistent with specified federal agencies' guidance. Restricts public access to court files for eviction cases based on non-payment of rent filed between March 1, 2020 and January 31, 2021.

**Status:** Chapter 37, Statutes of 2020

### **AB-3352 (Friedman) - State Housing Law: enforcement response to complaints.**

Requires local governments to respond to tenant or resident complaints about lead hazards or substandard building violations and provide free copies of the inspection report and any citations to the tenant and other occupants of the building who may be affected.

**Status:** Senate – Housing – Died

## **Manufactured Housing and Mobilehomes**

### **SB-915 (Leyva) - Mobilehome parks: emergency relief: coronavirus (COVID-19).**

As introduced, required HCD, by January 1, 2022, to adopt regulations to require managers and assistant managers of mobilehome parks to receive specified annual training. Amended (and re-referred to Senate Judiciary Committee) to instead temporarily prohibit mobilehome parks from evicting residents who timely notify park management that they have been impacted, as defined, by COVID-19 and require mobilehome parks to give COVID-19-impacted residents additional time, as specified, to comply with demands to repay outstanding rent, utilities or other charges, or cure violations of park rules and regulations.

**Status:** Senate – Unfinished Business – Died

### **SB-999 (Umberg) - Mobilehome park residencies: rent control: exemption: COVID-19.**

Deletes a requirement of the Mobilehome Residency Law (MRL) which exempts from local rent control ordinances rental agreements that are in excess of 12-months' duration if the agreement is entered into after February 12, 2020. Under existing law, local governments can adopt rent stability ordinances for mobilehomes, which are separate from rent control measures for traditional renter-landlord arrangements. Under the MRL, local mobilehome rent stability ordinances cannot be applied to any mobilehome spaces initially held out for rent after January 1, 1990. Additionally, state law bars local rent stability ordinances from applying to mobilehomes that are not the

principal residence of the homeowner (and are not rented to another individual) and for leases lasting more than 12 months. Also removes the exemption for multi-year leases and would allow local rent stability ordinances to apply regardless of the lease duration.

**Status:** Assembly – Housing and Community Development – Failed passage

### **AB-2782 (Mark Stone) - Mobilehome parks: change of use: rent control.**

Makes two changes to the laws regulating mobilehomes. First, modifies the conditions that must be met when converting a mobilehome park to another use. Second, removes a provision in state law that exempts mobilehome leases from any otherwise applicable local rent control ordinance if, among other specified conditions, the lease term is greater than one year.

**Status:** Chapter 35, Statutes of 2020

### **AB-2895 (Quirk-Silva) - Mobilehome parks: rent caps.**

Takes the essence of the statewide anti-rent gouging provisions enacted last year in AB 1482 (Chiu, Chapter 597, Statutes 2019), which limited annual rent increases for many residential tenancies to 5% plus inflation up to a maximum of 10%, and applies those same basic rules to mobilehomes. Also applies AB 1482's statewide just cause for eviction laws to tenants who are renting a mobilehome from the mobilehome park.

**Status:** Senate – Judiciary – Died

## **Miscellaneous**

### **SB-1030 (Committee on Housing) - Housing omnibus.**

Makes non-controversial changes to sections of law relating to housing. The 2020 "housing omnibus" bill addresses various chaptering conflicts and errors from the large number of housing bills last year, as well as incorporating several non-controversial provisions from other bills in an effort to consolidate legislation in the COVID-19 legislative session.

**Status:** Chapter 165, Statutes of 2020

### **SB-1049 (Glazer) - Cities and counties: ordinances: short-term rentals.**

Authorizes the legislative body of a city or county, for the violation of a short term rental ordinance that is an infraction, to impose a fine not exceeding \$1,500 for a first violation, \$3,000 for a second 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.

**Status:** Senate – Unfinished Business – Died

### **SB-1079 (Skinner) - Residential property: foreclosure.**

Includes a number of provisions intended to mitigate against blight, vacancy, and the transfer of residential property ownership from owner-occupants to corporate landlords

in the event that California experiences a wave of foreclosures. Specifically, forbids a foreclosure trustee from bundling properties for sale at a foreclosure auction, instead requiring that each property be bid on separately; provides an eligible bidder, as specified, 45 days after a home foreclosure auction to make an offer for the home that exceeds the highest bid; declares that nothing in existing law exempts the legal owner of property purchased at a foreclosure sale from complying with applicable laws regarding the eviction or displacement of tenants, as specified; and increases the civil fine that a governmental entity can impose on an owner for failing to maintain a property purchased at foreclosure sale, in exchange for providing the owner detailed notice of alleged violations and additional time to remedy them.

**Status:** Chapter 202, Statutes of 2020

### **AB-1703 (Bloom) - Residential real property: sale of rental properties: right of first offer.**

Requires an owner to take various actions before offering a residential real property for sale to any purchaser, soliciting any offer to purchase the property, or otherwise entering into a contract for sale of the property. Specifically: requires the owner to notify each tenant and each qualified organization, as specified, of the owner's intent to sell; provides each qualified organization 10 days to notify the property owner of their interest in purchasing the property and either 60 days or 40 days, depending on the number of units, to submit an offer to purchase the residential real property; requires a qualified organization that purchases such a property to retain all existing tenancies and to restrict the units of the property to rents affordable to persons and families of low and moderate income, as specified; and requires HCD to develop a process for qualified organizations to notify the department of their interest in purchasing residential real property and to maintain a list of those organizations that have submitted this notice on its website.

**Status:** Senate – Judiciary – Died

### **AB-2501 (Limón) - COVID-19: homeowner, tenant, and consumer relief.**

Provides for temporary forbearance and affordable post-forbearance repayment options for borrowers experiencing a financial hardship due to the COVID-19 emergency, related to mortgages, motor vehicle financing, and deferred deposit transactions, as specified.

**Status:** Assembly – Floor – Failed passage



## State Housing Programs and Finance

### **SB-795 (Beall) - Economic development: housing: workforce development: climate change infrastructure.**

Makes available, upon appropriation by the Legislature, up to \$2 billion annually for allocation to various existing housing, homelessness, and pre-apprenticeship programs, and to two newly created infrastructure financing programs at the State Coastal Conservancy, Strategic Growth Council, and the Governor's Office of Business and Economic Development.

**Status:** Assembly – Appropriations – Held on suspense

### **SB-933 (Wilk) - Homeless Emergency Aid program: funding.**

Provides a continuous appropriation of \$250 million from the General Fund for the Homeless Emergency Aid Program (HEAP). HEAP was established in 2018 to provide one-time grant funds to address the immediate homelessness challenges of local cities and counties, and is administered by the HCFC. A new program, the Homeless Housing Assistance and Prevention Program (HHAPP), was established the following year to replace it; HHAPP is also administered by the HCFC.

**Status:** Senate – Housing – Died

### **SB-1015 (Skinner) - Keep Californians Housed Assistance Fund.**

Establishes the Keep Californians Housed Fund under HCD for rental assistance for homeless individuals and revises the definition of “homelessness” under specified state programs. The revisions to the homelessness definition aim to help address the difficulty in determining that someone is at imminent risk of homelessness (the current definition specifies that the individual will lose housing within 14 days). Also establishes additional state rental assistance aims to help keep people from falling into homelessness.

**Status:** Senate – Housing – Died

### **SB-1118 (Caballero) - Multifamily Housing Program.**

Revises the threshold requirements for receiving funding from the Multifamily Housing Program (MHP), administered by HCD, to only fund projects that include 25% of units for individuals with disabilities who receive regional center services or in-home supportive services.

**Status:** Senate – Housing – Died

### **SB-1201 (Jones) - Homelessness: state programs: Housing First.**

Authorizes state funding for housing programs that do not comply with the state's Housing First policy. Existing law defines “Housing First” to mean the evidence-based model that uses housing as a tool, rather than a reward, for recovery and that centers on providing or connecting homeless people to permanent housing as quickly as

possible. Housing First providers offer services as needed and requested on a voluntary basis and that do not make housing contingent on participation in services. Existing law requires that all state housing programs must incorporate the core components of Housing First.

**Status:** Senate – Human Services – Died

### **SB-1299 (Portantino) - Housing development: incentives: rezoning of idle retail sites.**

Requires HCD to administer a program to provide grants to local governments that rezone idle sites used for a big box commercial shopping center to instead allow the development of workforce housing, as defined.

**Status:** Assembly – Floor – Died

### **SB-1458 (Rubio) - Homeless Coordinating and Financing Council.**

Adds the Department of Public Health to the HCFC. The HCFC oversees the implementation of “Housing First” policies, guidelines, and regulations to reduce the prevalence and duration of homelessness in California. The HCFC also administers the Homeless Emergency Aid Program (HEAP) and the Homeless Housing Assistance and Prevention Program (HHAPP). There are currently 19 members on the HCFC.

**Status:** Senate – Rules – Died

### **AB-83 (Committee on Budget) - Housing.**

Provides for statutory changes necessary to enact the housing and homelessness provisions of the Budget Act of 2020, including: (1) allocating \$300 million to CalHFA for housing counseling services to specified homeowners and renters; (2) authorizing units in a motel, hotel, or hostel that are converted from nonresidential to residential to count towards a jurisdiction’s housing element inventory of adequate sites, if specified conditions are met; (3) providing funds from the Coronavirus Relief Fund and General Fund to Project HomeKey to acquire, convert, rehabilitate, or capitalize operating subsidies for housing for individuals and families who are experiencing homelessness or who are at risk of homelessness; (4) providing a CEQA exemption for Project RoomKey projects if certain requirements are satisfied; (5) providing \$300 million for Round 2 of funding for the Homeless Housing, Assistance, and Prevention Program (HHAPP); (6) Allocating \$500 million to the Low Income Housing Tax Credit Program and requiring the tax credits be made available in the 2021 calendar year by TCAC after TCAC and CDLAC have adopted regulations, rules, or guidelines to align programs of both committees with the objective of increasing production and containing costs; and (7) extending the deadline to July 1, 2022 for agencies and departments administering state programs to collaborate with the HCFC to revise or adopt guidelines and regulations to incorporate core components of Housing First.

**Status:** Chapter 15, Statutes of 2020

### **AB-107 (Committee on Budget) - State government.**

Makes several clarifying changes to AB 83 (Committee on Budget, Chapter 15, Statutes of 2020), including: (1) requiring that the HCFC award no less than \$250,000 in the second round of funding from the Homeless Housing, Assistance, and Prevention Program (HHAPP) to a grant applicant that is a Continuum of Care, and to require that if more than one recipient within the Continuum of Care has a population of 300,000 or more, as of January 1, 2020, the proportionate share of funds be equally allocated to those jurisdictions; and (2) clarifying that an agency or department that administers programs that fund recovery housing shall comply with certain core components of Housing First, in addition to other requirements put in place by AB 83, by July 1, 2022.

**Status:** Chapter 264, Statutes of 2020

### **AB-434 (Daly) - Housing financing programs: uniform procedures.**

Aligns six rental housing programs with the Multifamily Housing Program to enable HCD to implement a single application and scoring system for making coordinated awards under all seven programs. These programs are: Joe Serna, Jr. Farmworker Housing Grant Program; Infill Infrastructure Grant Program; Transit-Oriented Development Program; Housing for a Healthy California Program; Veterans Housing and Homelessness Prevention Program; and CalHome.

**Status:** Chapter 192, Statutes of 2020

### **AB-1845 (Luz Rivas) - Homelessness: Office to End Homelessness.**

Creates the Governor's Office to End Homelessness under the direction of the Secretary on Homelessness and moves HCFC from the BCSH into the Governor's Office to End Homelessness.

**Status:** Vetoed

### **AB-2058 (Gabriel) - Income taxes: credits: low-income housing.**

Provides a credit to a taxpayer that sells a specified property to a qualified developer that has received a credit reservation from TCAC, and transfers the credit reservation to the taxpayer as part of the sale, in order to maintain the affordability of the property.

**Status:** Assembly – Appropriations – Held on suspense

### **AB-2329 (Chiu) - Homelessness: statewide needs and gaps analysis.**

Requires the HCFC to conduct a homelessness statewide needs and gaps assessment by July 31, 2021. This bill was eventually incorporated into another bill, AB 3269 (Chiu, 2020).

**Status:** Assembly – Appropriations – Held on suspense

### **AB-2406 (Wicks) - Homeless Accountability and Prevention Act: rental registry online portal.**

Establishes the Homeless Accountability and Prevention Act, which requires HCD to create an online rental registry of properties that received state or federal rental assistance provided in response to the COVID-19 state of emergency.

**Status:** Assembly – Appropriations – Held on suspense

### **AB-2746 (Gabriel) - Funding accountability: state funding for homelessness.**

Requires recipients of state funding for the CalWORKs Homeless Assistance, Housing and Disability Income Advocacy Program, and Whole Person Care pilot programs to submit annual reports to the agency that provided the recipient with the funding regarding the use of those funds, as provided.

**Status:** Vetoed

### **AB-3300 (Santiago) - Homelessness: California Access to Housing and Services Act.**

Establishes the California Access to Housing Fund (Fund) and, upon appropriation in the Budget, dedicates \$2 billion each year from the General Fund to the Fund to address homelessness.

**Status:** Senate – Housing – Died

### **AB-3308 (Gabriel) - School districts: employee housing.**

Allows school districts to restrict occupancy of affordable housing on school district-owned land, funded with low income housing tax credits (LIHTC), to teachers and school district employees of the school district that owns the land. Further allows public employees to also occupy the housing constructed under this provision.

**Status:** Chapter 199, Statutes of 2020

## **Surplus Properties**

### **SB-9 (Durazo) - Surplus property: sale procedures.**

Makes changes to the Roberti Act to encourage the sale of homes owned by Department of Transportation (Caltrans) for low- and moderate-income rental housing, and makes changes to the Surplus Land Act (SLA). The SLA requires any local agency, when disposing of surplus land, to first offer it for sale or lease for the purpose of developing low- and moderate-income housing. In 2014, the Legislature updated the SLA to enhance the affordable housing requirements (AB 2135, Ting, Chapter 677, Statutes of 2014). The SLA was further strengthened last year (AB 1486, Ting, Chapter 664, Statutes of 2019) by increasing the requirements on local agencies that dispose of surplus property. This bill provides two narrow exemptions by (1) adding to the list of

"exempt surplus land," surplus land that a local agency has entered into an exclusive negotiated agreement before September 1, 2020 for a housing development that restricts 100% of the residential units to persons and families of low or moderate income, as specified and (2) providing that if a local agency issued a complete request for proposals as of September 30, 2019, that included at least 100 residential units and at least 25% of the total units are restricted to lower income housing, as specified, then the property is not subject to changes made to the SLA by AB 1486.

**Status:** Senate – Unfinished Business – Died

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