



## HOUSING, COMMUNITY, AND ECONOMIC DEVELOPMENT POLICY COMMITTEE

Thursday, March 16, 2023

10:00 a.m. – 2:00 p.m.

Register for this meeting:

<https://us06web.zoom.us/j/89684686591?pwd=RS1MNDd4ZlVpY0QwWGtPOWgzRDE4UT09>

### AGENDA

#### I. Welcome and Introductions

Speakers: Chair Dan Wright, Council Member, Stockton  
Vice Chair Yvonne Martinez Beltran, Council Member,  
Morgan Hill  
Cal Cities President Ali Sajjad Taj, Council Member,  
Artesia  
Cal Cities Executive Director and CEO Carolyn Coleman

#### II. Public Comment

#### III. General Briefing

#### IV. Surplus Lands Act -Economic Development Opportunities

Informational

Speaker: Larry Kosmont, Kosmont Company

#### V. Legislative Agenda (Attachment A)

Action

- [SB 4 \(Wiener\)](#) Housing development: higher education institutions and religious institutions.

#### VI. 2023 Housing Bond Discussion: Breakout Session

Informational

- [AB 1657 \(Wicks\)](#) The Affordable Housing Bond Act of 2024.
- [SB 834 \(Portantino\)](#) Housing: California Family Home Construction and Homeownership Bond Act of 2023.

#### VII. California's Housing Future 2040: The Next Regional Housing Needs

Informational

Speaker: Department of Housing and Community Development (Invited)

#### VIII. Legislative and Budget Update (Attachment B)

Informational

#### IX. Adjourn

**Next Meeting:** Thursday, June 22, 10:00 a.m. – 2:00 p.m., Pomona

Brown Act Reminder: The League of California Cities' Board of Directors has a policy of complying with the spirit of open meeting laws. Generally, off-agenda items may be taken up only if:

1) Two-thirds of the policy committee members find a need for immediate action exists and the need to take action came to the attention of the policy committee after the agenda was prepared (Note: If fewer than two-thirds of policy committee members are present, taking up an off-agenda item requires a unanimous vote); or

2) A majority of the policy committee finds an emergency (for example: work stoppage or disaster) exists.

A majority of a city council may not, consistent with the Brown Act, discuss specific substantive issues among themselves at League meetings. Any such discussion is subject to the Brown Act and must occur in a meeting that complies with its requirements.



**Housing, Community, and Economic Development Committee  
Legislative Agenda  
March 2023**

**Staff:** Jason Rhine, Assistant Director, Legislative Affairs

1. **[SB 4 \(Wiener\) Housing development: higher education institutions and religious institutions.](#)**

**Overview:**

This measure would require that a housing development project be a use by right on any land owned by an independent institution of higher education or religious institution if the development satisfies specified criteria.

**Bill Description:**

Notwithstanding any inconsistent provision of a local government's general plan, specific plan, zoning ordinance, or regulation, SB 4 would require cities and counties to allow housing development projects on property owned by an independent institution of higher education or religious institution if the following requirements are met:

- The development is located on land owned on or before January 1, 2024, by an independent institution of higher education or a religious institution, including ownership through an affiliated nonprofit public benefit corporation.
- The development and the site on which it is located satisfy all of the following:
  - It is a legal parcel or parcels located in a city if, and only if, the city boundaries include some portion of either an urbanized area or urban cluster, as designated by the United States Census Bureau, or, for unincorporated areas, a legal parcel or parcels wholly within the boundaries of an urbanized area or urban cluster, as designated by the United States Census Bureau.
  - At least 75 percent of the perimeter of the site adjoins parcels that are developed with urban uses. For the purposes of this section, parcels that are only separated by a street or highway shall be considered to be adjoined.
- The development is not located on a site that is any of the following:
  - Either prime farmland or farmland of statewide importance.
  - Wetlands, as defined in the United States Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993).
  - Within a very high fire hazard severity zone. This subparagraph does not apply to sites excluded from the specified hazard zones by a local agency, or sites that have adopted fire hazard mitigation measures pursuant to existing building standards or state fire mitigation measures applicable to the development.
  - A hazardous waste site.
  - Within a delineated earthquake fault zone as determined by the State Geologist in any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission.

- Within a special flood hazard area subject to inundation by the one percent annual chance flood (100-year flood), unless the development proponent is able to satisfy all applicable federal qualifying criteria.
- Within a regulatory floodway as determined by the Federal Emergency Management Agency unless the development has received a no-rise certification.
- Lands identified for conservation.
- Habitat for protected species.
- Lands under conservation easement.
- The development is not located on a site where any of the following apply:
  - development that would require the demolition of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.
  - housing that is subject to any form of rent or price control through a public entity's valid exercise of its police power.
  - housing that has been occupied by tenants within the past 10 years.
- The development is not adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use.
- The development project is located on a site that is one-quarter acre in size or greater.
- One hundred percent of the development project's total units, exclusive of a manager's unit or units, are for lower income households, except that up to 20 percent of the total units in the development may be for moderate-income households, and five percent of the units may be for staff of the independent institution of higher education or religious institution that owns the land.
- The development project complies with all objective development standards of the city or county that are not in conflict with this section.
- If the housing development project requires the demolition of existing residential dwelling units, the applicant shall comply with subdivision (d) of Section 66300, as of January 1, 2024.
- The applicant certifies to the local government that labor standards are followed.
- A housing development project that qualifies as a use by right shall be allowed the following density, as applicable:
  - If the development project is located in a zone that allows residential uses, the development project shall be allowed a density of the applicable density deemed appropriate to accommodate housing for lower income households.
  - If the local government allows for greater residential density on that parcel, or greater residential density or building heights on an adjacent parcel, than permitted in subparagraph (A), the greater density or building height shall apply.
  - A housing development project that is located in a zone that allows residential uses shall be eligible for a density bonus or other incentives or concession pursuant to Section 65915.
  - If the development project is located in a zone that does not allow residential uses, the development project shall be allowed a density of 40

- units per acre and a height of one story above the maximum height otherwise applicable to the parcel.
- If the local government allows for greater residential density or building heights on that parcel, or an adjacent parcel, than permitted in subparagraph (A), the greater density or building height shall apply.
  - A housing development project that is located in a zone that does not allow residential uses shall be eligible for a density bonus or other incentives or concession.
- The proposed development shall provide off-street parking of up to one space per unit, unless a local ordinance provides for a lower standard of parking, in which case the ordinance shall apply.
  - A local government shall not impose a parking requirement if either of the following is true:
    - The parcel is located within one-half mile walking distance of public transit, either a high-quality transit corridor or a major transit stop as defined in subdivision (b) of Section 21155 of the Public Resources Code or a major transit stop as defined in Section 21064.3 of the Public Resources Code.
    - There is a car share vehicle located within one block of the parcel.

“Independent institutions of higher education” are those nonpublic higher education institutions that grant undergraduate degrees, graduate degrees, or both, and that are formed as nonprofit corporations in this state and are accredited by an agency recognized by the United States Department of Education.

“Religious institution” means an institution owned, controlled, and operated and maintained by a bona fide church, religious denomination, or religious organization composed of multid denominational members of the same well-recognized religion, lawfully operating as a nonprofit religious corporation.

“Housing development project” means a use consisting of any of the following, 1) residential units only; 2) mixed-use developments consisting of residential and nonresidential uses with at least two-thirds of the square footage designated for residential use; and 3) transitional housing or supportive housing.

**Background:**

California continues to produce significantly fewer housing units than what is needed to keep pace with the State’s identified housing need. According to the California Department of Housing and Community Development, housing developers need to produce at least 180,000 new units each year. However, in recent years housing production has lagged with roughly 121,000 constructed in 2022.

According to the Legislative Analyst’s Office, “a collection of factors drive California’s high cost of housing. First and foremost, far less housing has been built in California’s coastal areas than people demand. As a result, households bid up the cost of housing in coastal regions. In addition, some of the unmet demand to live in coastal areas spills over into inland California, driving up prices there too. Second, land in California’s coastal areas is expensive. Homebuilders typically respond to high land costs by building more housing units on each plot of land they develop, effectively spreading the high land costs among

more units. In California's coastal metros, however, this response has been limited, meaning higher land costs have translated more directly into higher housing costs. Finally, builders' costs – for labor, required building materials, and government fees – are higher in California than in other states. While these higher building costs contribute to higher prices throughout the state, building costs appear to play a smaller role in explaining high housing costs in coastal areas."

**Fiscal Impact:**

No direct costs to cities.

**Existing Cal Cities Policy:**

Cal Cities believes local zoning is a primary function of cities and is an essential component of home rule. The process of adoption, implementation and enforcement of zoning ordinances should be open and fair to the public and enhance the responsiveness of local decision-makers. State policy should leave local siting and use decisions to the city and not interfere with local prerogative beyond providing a constitutionally valid procedure for adopting local regulations. State agency siting of facilities, including campuses and office buildings, should be subject to local notice and hearing requirements in order to meet concerns of the local community. Cal Cities opposes legislation that seeks to limit local authority over parking requirements.

Cal Cities supports legislation and state and federal programs that assist in providing financing for affordable housing, including the development of fiscal tools and incentives to assist local governments in their efforts to encourage housing and finance the infrastructure to support housing, as well as establishing an ongoing state commitment for funding affordable housing.

Cal Cities supports the re-establishment of federal tax incentives which were in effect prior to 1986 which encouraged private development and ownership of rental housing.

Cal Cities supports the principles of smart growth which include the development of strong families and socially and ethnically diverse communities, by:

- Working to provide a balance of jobs and housing within the community
- Avoiding the displacement of existing residents
- Reducing commute times
- Promoting community involvement
- Enhancing public safety
- Providing and supporting educational, mentoring and recreational opportunities

**Comments:**

According to the author, faith-based organizations have a long history of partnering with nonprofit developers to build affordable housing. Often, these religious organizations have excess land that they make available for affordable housing developments. However, current zoning laws in many cities prohibit the building of multifamily apartment buildings, or any housing at all, on this property. Moreover, getting this land rezoned and getting a project through the approval process can be difficult or impossible, and incredibly expensive often due to CEQA lawsuits and appeals. It's not unusual for it to take

three to four years and millions of dollars to resolve a single lawsuit, while appeals regularly take six months to resolve.

It is important to note that while SB 4 would exempt all qualifying projects from CEQA, cities and counties would be able to enforce their objective standards and design review process, so long as they do not conflict with this measure.

Last year, HCED took a support if amended position on a measure similar to SB 4 - AB 2295 (Bloom) Local Education Agencies. Housing Development Projects. This measure allows local educational agencies (LEA) to build housing on any real property owned by the LEA if the housing development satisfies specific requirements.

Cal Cities requested the following amendments:

- Allow cities to enforce parking standards and traffic mitigation measures.
- Allow LEA identified housing sites to be determined adequate regarding the regional housing needs assessment (RHNA) process.
- Create a path to home ownership.
- Ensure that LEAs maintain enough non housing sites to accommodate future growth in student enrollment.
- Provide necessary funding to support local services for the new units.
- Ensure that local voter approved growth boundary limitations remain in place.

Unfortunately, the author did not take our amendments and Cal Cities was not able to support AB 2295. The Governor signed the measure into law.

**Support** *(As of March 9, 2023):*

Significant support. See the attached factsheet.

**Opposition** *(As of March 9, 2023):*

None on file.

**Staff Recommendation**

Cal Cities staff recommends the committee discuss SB 4 and provide a recommendation to the Cal Cities Board of Directors.

**Committee Recommendation:**

**Board Action:**



## Senator Scott Wiener, 11<sup>th</sup> Senate District

### Senate Bill 4 – Affordable Housing on Faith Lands Act

#### SUMMARY

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Senate Bill 4 provides a streamlined process for religious organizations and nonprofit colleges to develop affordable housing on their property regardless of local zoning restrictions.

#### BACKGROUND

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Faith-based organizations have a long history of partnering with nonprofit developers to build affordable housing. Often, these religious organizations have excess land that they make available for affordable housing developments. The Turner Center estimates that roughly 38,800 acres of land currently owned by religious institutions has potential for development.

In addition to faith-based organizations, other non-traditional players with surplus land, such as nonprofit colleges, have also stepped up to provide affordable housing solutions for their students, faculty, and others in the community.

Affordable housing development is limited both by available funding as well as land-use restrictions that prohibit all residential uses at densities adequate for affordable housing development.

#### PROBLEM

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Unfortunately, many of these faith-based organizations and non-profit colleges are located in areas that are not zoned to permit multifamily housing. This means that the religious institution and affordable housing developer partner have to rezone the land, which is a tricky process that costs money and can cause long delays in

building the affordable homes Californians need. Further, the rezoning process opens up the affordable housing development to significant risk and unpredictability in the approval process as there are more avenues for lawsuit and appeal.

#### SOLUTION

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Senate Bill 4 streamlines the building process for faith-based institutions and non-profit colleges that want to build affordable projects for low-income families by allowing them to build multifamily housing, regardless of local zoning restrictions. This proposed legislation also guarantees by-right approval of projects so long as they are consistent with all objective standards of the jurisdiction and comply with listed environmental protections. This approval process ensures that the California Environmental Quality Act (CEQA) cannot be misused against these projects. CEQA is a critically important law for protecting the environment from projects such as refineries that pollute natural resources and jeopardize health, especially for historically marginalized and underserved populations. However, each step of the CEQA process is subject to appeals and lawsuits that can increase project costs. It's not unusual for it to take three to four years and millions of dollars to resolve a single lawsuit, while appeals regularly take six months to resolve.

Equally important, this Act will help our state's construction workforce rise and thrive. Construction workers will be protected by the requirement to pay prevailing wages on projects with over 10 units. On projects with at least 50 units, contractors must offer apprenticeship employment and pay for health care for

construction workers and their dependents. This creates an economic base and new opportunities for construction workers and provides our state with the highly skilled workforce it needs to build our future.

The faith-based organization or nonprofit college must agree to maintain the affordability of these homes to households below 80 percent of the area median income for at least 55 years for rental housing and 45 years for homeownership opportunities. If a project is located in an area zoned for residential use, it must be allowed a density deemed appropriate for lower income households per housing element law. If located in a commercially zoned area, the project may be up to 40 units per acre, and a height of one story above the maximum height applicable to that parcel.

This legislation would make building affordable housing easier, faster, and less expensive for faith-based institutions and nonprofit colleges in a broad range of communities across California. Many of these institutions are already community anchors, and this will help them build stable, safe, affordable housing for local residents and families.

### **SUPPORT**

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- **Non-Profit Housing Association of Northern California (NPH) (Sponsor)**
- **Southern California Association of Non-Profit Housing (SCANPH) (Sponsor)**
- **Jewish Public Affairs Committee of California (JPAC) (Sponsor)**
- **California Conference of Carpenters (Sponsor)**
- **Inner City Law Center (Sponsor)**
- United Way of Greater Los Angeles
- Los Angeles Family Housing
- SEIU California
- California School Employees Association
- Housing Action Coalition
- Many Mansions
- Abundant Housing Los Angeles
- Peninsula Solidarity Cohort
- Making Housing and Community Happens
- Move LA
- East Bay Housing Organizations
- Greenbelt Alliance
- PLACE Initiative
- Climate Resolve
- Council of Infill Builders
- BEST Techs Contracting
- Con-Com-T, Inc.
- Passive House California
- Sustainable Claremont
- All-Electric California
- East Bay Asian Local Development Corporation
- MidPen Housing Corporation
- Firm Foundation Community Housing
- San Pedro United Methodist Church
- San Francisco Foundation
- YIMBY Action
- Grow the Richmond
- Mountain View YIMBY
- Napa-Solano for Everyone
- Northern Neighbors
- East Bay for Everyone
- Peninsula for Everyone
- Progress Noe Valley
- San Francisco YIMBY
- Santa Cruz YIMBY
- Santa Rosa YIMBY
- SLOCo YIMBY
- South Bay YIMBY
- South Side Forward
- Urban Environmentalists
- People for Housing Orange County
- How to ADU
- Community Coalition
- Generation Housing
- PATH (People Assisting the Homeless)
- City of Emeryville
- City of Berkeley
- Muslim Public Affairs Council
- Multi-Faith Action Coalition
- St. Francis Center of Redwood City
- St. Mark's Episcopal Church
- San Francisco Bay Area Planning and Urban Research Association (SPUR)
- Santa Monica Forward



- Active San Gabriel Valley
- Merritt Community Capital Corporation
- Walnut Creek Homeless Task Force
- Union Station Homeless Services
- Jewish Free Loan Association
- IKAR
- Island United Community Church, Foster City
- Congregational Church of Belmont
- Housing Leadership Council of San Mateo
- One San Mateo
- Venice Community Housing Corporation
- Jewish Family & Community Services East Bay
- Skyline Community Church, United Church of Christ
- Congregational Church of San Mateo
- Congregation Beth Am
- Woodside Road United Methodist Church
- First Congregational Church of San Jose
- St. James AME Zion
- Bay District, California-Nevada Annual Conference of the United Methodist Church
- Menlo Together
- Hadassah Southern California
- South District of the California-Pacific Annual Conference of the United Methodist Church
- Multifaith Voices for Peace and Justice
- First Congregational Church of Berkeley, United Church of Christ
- Claremont United Church of Christ
- Coastside Jewish Community
- Institute of the Sisters of Mercy of the Americas
- Unitarian Universalist Fellowship of Redwood City
- Unitarian Universalists of San Mateo
- Congregational Church of San Mateo
- Destination: Home
- Novin Development
- First Congregational Church of Palo Alto, United Church of Christ
- The People Concern
- Faith and Community Empowerment
- San Gabriel Valley Consortium on Homelessness
- Jewish Federation of the Sacramento Region
- Housing Opportunities Made Easier
- LA Voice
- Peninsula Sinai Congregation
- California YIMBY
- All Home
- Ascencia
- Silicon Valley Community Foundation
- Community Economics, Inc.
- Long Beach Gray Panthers
- Presbytery of the Pacific
- Mercy Housing
- Burlingame United Methodist Church
- Trinity Baptist Church of San Mateo
- Wakeland Housing and Development Corporation
- Our Future Los Angeles
- Bay Area Community Health Advisory Council
- Jewish Community Relations Council of the Sacramento Region
- The John Stewart Company
- Holos Communities
- Parkside Community Church
- Justice & Witness Ministry of Plymouth United Church of Christ
- Los Angeles Forward
- St. Joseph Center
- House Farm Workers!
- Local Initiative Support Corporation Bay Area
- Napa Valley Unitarian Universalists Social Justice Committee
- Walnut Creek Presbyterian Church
- Downtown Women's Center
- Hillsdale United Methodist Church
- Congregation Beth Jacob
- Resources for Community Development
- Eden United Church of Christ
- Messiah Lutheran Church, Redwood City
- Community Corporation of Santa Monica
- PACT: People Acting in Community Together, Inc.
- Bishop of the Episcopal Diocese of Los Angeles
- Faith in the Valley
- Enterprise Community Partners, Inc.
- Los Angeles Business Council

- End Poverty in California (EPIC)
- Catholic Charities San Francisco, Marin, San Mateo Counties
- Faith in Action Bay Area
- Faith in Action East Bay
- Faith in the Valley
- Inland Congregations United for Change
- True North
- People Acting in Community Together (PACT), Santa Clara
- Sacramento ACT
- San Diego Organizing Project
- PICO California
- Los Angeles Homeless Services Authority
- Lutheran Office of Public Policy – California
- The Unity Council
- California Housing Partnership
- Lafayette Orinda Presbyterian Church
- California Association of Local Housing Finance Agencies
- Carpenters Local 213
- Carpenters Local 323
- Carpenters Local 661
- Carpenters Local 721
- Carpenters Women’s Auxiliary 91
- Carpenters Local 1607
- Carpenters Local 714
- Carpenters Local 619
- Carpenters Local 562
- Carpenters Women’s Auxiliary 007
- Carpenters Women’s Auxiliary 101
- Carpenters Local 805
- Carpenters Women’s Auxiliary 417
- Carpenters Women’s Auxiliary 710
- Carpenters Women’s Auxiliary 1904
- Carpenters Women’s Auxiliary 001
- Carpenters Local 951
- Linc Housing

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**FOR MORE INFORMATION**

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# HCED Bills 2023 Legislative Session

## 3/9/2023

### HCED HOT BILLS

#### [AB 1490 \(Lee D\)](#) Affordable housing development projects: adaptive reuse.

**Status:** 2/18/2023-From printer. May be heard in committee March 20.

**Location:** 2/17/2023-A. PRINT

**Bill Summary:** This bill would require a city or county to provide, to an affordable housing project that is an adaptive reuse project and that guarantees that 100 percent of the units shall be made available for lower income households, 50 percent of which shall be made available to extremely low income households or very low income households, all of the following:

- (1) All entitlements and permits applicable to the project shall be approved within 30 days or less. This shall apply to any agency that governs provision of water or power for a local jurisdiction and that operates independently from the local jurisdiction.
- (2) Local building and permit fees for the project shall be waived.
- (3) Low-income utility rates that are available to low-income projects shall be available to adaptive reuse projects when utilities are not separately metered.
- (4) The project shall be exempt from any minimum floor area ratio, provided that the size of a unit is no less than the size of the unit under its previous occupancy permit, and that the unit is compliant with the Americans with Disabilities Act.
- (5) The number of parking spaces required for the project shall be no more than the number of parking spaces required under the previous occupancy permit, without regard to any change in the zoning of the property that might result from the adaptive reuse of the property.

This bill would require any local source of funding that can be used for the development of affordable housing to include adaptive reuse as an eligible project. No agency with control of a local source of funding shall prohibit or exclude a project proposal that uses an adaptive reuse model for an affordable housing project development solely on the basis that the proposal is for an adaptive reuse project.

“Adaptive reuse” means the retrofitting and repurposing of an existing building to create new residential units.

#### [AB 1532 \(Haney D\)](#) Office conversion projects.

**Status:** 2/18/2023-From printer. May be heard in committee March 20.

**Location:** 2/17/2023-A. PRINT

**Bill Summary:** This bill would make an office conversion project, as defined, that meets certain requirements a use by right in all areas regardless of zoning. The bill would define “office conversion project” to mean the conversion of a building used for office purposes or a vacant office building into residential dwelling units. The bill would define “use by right” to mean that the city or county’s review of the office conversion may not require a conditional use permit, planned unit development permit, or other discretionary city or county review or approval that would constitute a “project” for purposes of CEQA, as specified. By requiring the approval of housing crisis projects as a use by right, the bill would expand the exemption for approval of ministerial projects under CEQA.

This bill would exempt an office conversion project from impact fees, as defined, that are not directly related to the conversion of an office building into residential dwelling units. The bill would allow the proponent of an office conversion project to pay applicable impact fees over a 10-year period, subject to specified requirements.

“Office conversion project” means the conversion of a building used for office purposes or a vacant office building into residential dwelling units.

#### [SB 423 \(Wiener D\)](#) Land use: streamlined housing approvals: multifamily housing developments.

**Status:** 2/22/2023-Referred to Coms. on HOUSING and GOV. & F.

**Location:** 2/22/2023-S. HOUSING

**Bill Summary:** This bill would modify and expand SB 35 provisions that allow certain multifamily housing developments to take advantage of a streamlined, ministerial approval process. Specifically, this bill would:

- (1) Removes the 2026 sunset and makes the statutes permanent.
- (2) Applies SB 35 provisions to the Coastal Zone.
- (3) Allows the State to approve housing developments on property they own or lease.
- (4) Prohibits a city from enforcing its inclusionary housing ordinance if the income limits are higher than those in SB 35.

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# HCED PRIORITY BILLS

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## [AB 68 \(Ward D\)](#) **Housing.**

**Status:** 1/4/2023-Read first time.

**Location:** 12/8/2022-A. PRINT

**Bill Summary:** This bill is currently a spot bill. However, the bill will be amended to pertain to SCSs and housing approvals.

## [AB 309 \(Lee D\)](#) **Social housing.**

**Status:** 2/9/2023-Referred to Com. on H. & C.D.

**Location:** 2/9/2023-A. H. & C.D.

**Bill Summary:** This bill would define “social housing” for purposes of the Zenovich-Moscone-Chacon Housing and Home Finance Act. The bill would make findings and declarations relating to social housing and would state the intent of the Legislature to subsequently further the Social Housing Act to address the shortage of affordable homes by developing housing for people of all income levels, prioritizing low-income households.

## [AB 510 \(Jackson D\)](#) **Local land trusts.**

**Status:** 2/8/2023-From printer. May be heard in committee March 10.

**Location:** 2/7/2023-A. PRINT

**Bill Summary:** This bill would require each city and county to establish a local land trust, as defined, for the purposes of holding and developing real property within the jurisdiction. The bill would require the local land trust to be governed by the city council or board of supervisors of the local government.

The bill would require a local land trust to, at all times, hold at least 5% of the total land within the jurisdiction of the local government in fee simple. The bill would authorize the land in a local land trust to be developed for housing of all types with a focus on affordable housing, supportive housing, transitional housing, emergency shelters, mental health facilities, and child daycare facilities. The bill would require a local government to take affirmative steps to develop the land within the local land trust, as specified. The bill would require a local government to annually submit a report to the Department of Housing and Community Development that contains specified information regarding the land contained in the local land trust.

The bill would exempt a development project on land within a local land trust from CEQA. The bill would also exempt the land placed into a local land trust, and land disposed of out of a local land trust, from the disposal requirements of the Surplus Land Act.

## [AB 516 \(Ramos D\)](#) **Mitigation Fee Act: fees for improvements: timeline for expenditure.**

**Status:** 2/17/2023-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 2/17/2023-A. L. GOV.

**Bill Summary:** This bill would require a local agency that requires a qualified applicant to deposit fees for improvements into an escrow account as a condition for receiving a conditional use permit or equivalent development permit to expend the fees within a reasonable time of the deposit. Any fees for improvements that are collected and that are not expended within this period shall be returned to the qualified applicant that originally deposited the fees.

## [AB 519 \(Schiavo D\)](#) **Affordable housing: consolidated funding application process.**

**Status:** 2/17/2023-Referred to Com. on H. & C.D.

**Location:** 2/17/2023-A. H. & C.D.

**Bill Summary:** This bill would require the department, by July 1, 2024, to establish a workgroup to develop a consolidated application for the purposes of obtaining grants, loans, tax credits, credit enhancement, and other types of financing for building affordable housing, and developing a coordinated review process for the application. The bill would require the workgroup to include representatives of the department, the California Housing Finance Agency, the California Tax Credit Allocation Committee, and the California Debt Limit Allocation Committee. The bill would require the workgroup to identify a lead agency by October 1, 2024 to receive the application and to work directly with applicants and specify the responsibilities of the lead agency.

## [AB 821 \(Grayson D\)](#) **Planning and zoning: development project application.**

**Status:** 2/23/2023-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 2/23/2023-A. L. GOV.

**Bill Summary:** This bill, among other things, would provide that, in the event that a city or county fails to amend an inconsistent zoning ordinance within 90 days after receiving written notice of the inconsistency, a proposed development project shall not be deemed inconsistent with that zoning ordinance and related zoning standard or criteria and shall not be required to be rezoned, if there is substantial evidence that would allow a reasonable person to conclude that the proposed development project is consistent with objective general plan standards and criteria but the zoning for the project site is inconsistent with the general plan.

**AB 1114 (Haney D) Planning and zoning: housing development projects: postentitlement phase permits.**

**Status:** 3/2/2023-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 3/2/2023-A. L. GOV.

**Calendar:**

3/22/2023 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, CECILIA, Chair

**Bill Summary:** This bill would modify the definition of “postentitlement phase permits” to eliminate the nondiscretionary aspect of permits not otherwise excluded, thereby applying the definition to those permits without regard to whether they are nondiscretionary. The bill would require issuance of a postentitlement phase permit, defined as modified in this bill, for a housing development project to be a ministerial duty of the local agency with jurisdiction over the project.

**AB 1287 (Alvarez D) Density Bonus Law: additional density bonus and incentives or concessions: California Coastal Act of 1976.**

**Status:** 3/2/2023-Referred to Coms. on H. & C.D. and NAT. RES.

**Location:** 3/2/2023-A. H. & C.D.

**Bill Summary:** This bill would require a city, county, or city and county to grant an additional density bonus, calculated as specified, when an applicant proposes to construct a housing development that conforms to specified requirements and provides 24% of the base density units to lower income households, conforms to specified requirements and provides 15% of the base density units to very low income households, or conforms to specified requirements and provides 44% of the total units to moderate-income units. The bill would require a city, county, or city and county to grant additional incentives or concessions for a project that meets any of those categories and also includes certain percentages of units for persons and families of moderate income.

**AB 1334 (Pellerin D) Mobilehome parks: additional spaces: exemption from additional fees or charges.**

**Status:** 3/2/2023-Referred to Com. on H. & C.D.

**Location:** 3/2/2023-A. H. & C.D.

**Bill Summary:** This bill would authorize an owner of an existing mobilehome park that is subject to, or intends to qualify for, a valid permit to operate the park, to apply to the enforcement agency to add additional spaces to the mobilehome park not to exceed 10% of the previously approved number of spaces in the mobilehome park. The bill would exempt the additional spaces from any business tax, local registration fee, use permit fee, or other fee that does not apply to the existing spaces in the park.

This bill would prohibit the enforcement agency, city, or county from requiring a conditional use permit, zoning variance, or other zoning approval in order to add the spaces. By requiring a city or county to ministerially approve a project to add the mobilehome park spaces described above, this bill would exempt those projects from CEQA.

**AB 1335 (Zbur D) Local government: transportation planning and land use: sustainable communities strategy.**

**Status:** 3/2/2023-Referred to Com. on TRANS.

**Location:** 3/2/2023-A. TRANS.

**Calendar:**

3/20/2023 2:30 p.m. - 1021 O Street, Room 1100 ASSEMBLY TRANSPORTATION, FRIEDMAN, LAURA, Chair

**Bill Summary:** This bill would require each transportation planning agency to follow certain population projection procedures when updating the regional transportation plan. The bill would require the sustainable communities strategy to be based on population projections produced by the Department of Finance and regional population forecasts used in determining applicable city and county regional housing needs, in consultation with each council of governments. The bill would impose similar reconciliation procedures, as described above, when there are differences in the population forecast provided by the council of governments and the Department of Finance.

This bill would require the annual report to also include the progress of the city or county towards the recommended alignment of land use regulations with applicable sustainable communities strategies or alternative planning strategies.

**AB 1630 (Garcia D) Planning and zoning: housing development approvals: student housing projects.**

**Status:** 2/18/2023-From printer. May be heard in committee March 20.

**Location:** 2/17/2023-A. PRINT

**Bill Summary:** This bill would prohibit a city, county, or city and county from prohibiting a dormitory on any real property located within 1/2 mile of a university campus, as defined. The bill would require a city, county, or city and county to classify student housing as a permitted use on all real property within 1/2 mile of a university campus for zoning purposes. The bill would require a proposed student housing project to be considered ministerially, without discretionary review or a hearing, if specified requirements are met, including that at least 50% of the units in the project be occupied by students of the local university campus to which the project site is proximate. In connection with an application submitted pursuant to these provisions, the bill would require a city, county, or city and county to take specified actions, including, upon the request of the applicant, provide a list of permits and fees that are required by the city, county, or city and county.

**[AB 1657 \(Wicks D\)](#) The Affordable Housing Bond Act of 2024.**

**Status:** 2/18/2023-From printer. May be heard in committee March 20.

**Location:** 2/17/2023-A. PRINT

**Bill Summary:** This bill would enact the Affordable Housing Bond Act of 2024, which, if adopted, would authorize the issuance of bonds in the amount of \$\_\_\_\_\_ pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and homeownership programs.

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

**Status:** 12/6/2022-From printer. May be heard in committee January 5.

**Location:** 12/5/2022-A. PRINT

**Bill Summary:** This measure would authorize a local government to impose, extend, or increase a sales and use tax or transactions and use tax imposed in accordance with specified law or a parcel tax, as defined, for the purposes of funding the construction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing if the proposition proposing that tax is approved by 55% of its voters voting on the proposition and the proposition includes specified accountability requirements. This measure would also make conforming changes to related provisions. The measure would specify that these provisions apply to any local measure imposing, extending, or increasing a sales and use tax, transactions and use tax, or parcel tax for these purposes that is submitted at the same election as this measure.

**[ACA 10 \(Haney D\)](#) Fundamental human right to housing.**

**Status:** 3/7/2023-From printer. May be heard in committee April 6.

**Location:** 3/6/2023-A. PRINT

**Bill Summary:** This measure would declare that the state recognizes the fundamental human right to adequate housing for everyone in California. The measure would make it the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right, by all appropriate means.

**[SB 4 \(Wiener D\)](#) Planning and zoning: housing development: higher education institutions and religious institutions.**

**Last Amended:** 2/22/2023

**Status:** 2/22/2023-From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.

**Location:** 2/1/2023-S. HOUSING

**Bill Summary:** This bill would require that a housing development project be a use by right upon the request of an applicant who submits an application for streamlined approval, on any land owned by an independent institution of higher education or religious institution on or before January 1, 2024, if the development satisfies specified criteria, including that the development is not adjoined to any site where more than one-third of the square footage on the site is dedicated to industrial use. The bill would define various terms for these purposes. Among other things, the bill would require that 100% of the units, exclusive of manager units, in a housing development project eligible for approval as a use by right under these provisions be affordable to lower income households, except that 20% of the units may be for moderate-income households.

**[SB 7 \(Blakespear D\)](#) Regional housing needs allocation: homelessness.**

**Last Amended:** 2/13/2023

**Status:** 2/22/2023-Re-referred to Com. on HOUSING.

**Location:** 2/22/2023-S. HOUSING

**Bill Summary:** This bill, for regional housing need assessments on or after January 1, 2024, would require "homeless" to be included as an income category for purposes of the regional housing needs allocation plan.

**[SB 747 \(Caballero D\)](#) Surplus land: notice of exemption determination.**

**Status:** 3/1/2023-Referred to Com. on GOV. & F.

**Location:** 3/1/2023-S. GOV. & F.

**Bill Summary:** This bill would authorize a local agency to declare administratively that land is exempt surplus land if the declaration and findings are published and available for public comment, and the local public entities and housing sponsors described above are notified at least 30 days before the declaration takes effect.

**[SB 834 \(Portantino D\)](#) Housing: California Family Home Construction and Homeownership Bond Act of 2023.**

**Status:** 3/7/2023-Set for hearing March 21.

**Location:** 3/1/2023-S. HOUSING

**Calendar:**

3/21/2023 1:30 p.m. - 1021 O Street, Room 1200 SENATE HOUSING, WIENER, SCOTT, Chair

**Bill Summary:** This bill would enact the California Family Home Construction and Homeownership Bond Act of 2023 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of \$25 billion pursuant to the State General Obligation Bond Law to finance the California Family Home Construction and Homeownership Program. The bill would authorize the California Housing Finance Agency to award California Socially Responsible Second Mortgage Loans to eligible applicants to use as a down payment or to pay closing costs on the purchase of a new home. The bill would also authorize the agency to award Family Homeownership Opportunity

Infrastructure Improvement Loans to developers to be used for predevelopment infrastructure improvements and other upfront costs typically incurred in connection with new home construction. The bill would require that moneys received from a loan recipient for the repayment of financing provided under the program be used to pay debt service when due on bonds issued pursuant to the bond act.

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## HCED BILLS OF INTEREST

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### **[AB 312 \(Reyes D\)](#) State Partnership for Affordable Housing Registries in California Grant Program.**

**Status:** 2/9/2023-Referred to Coms. on H. & C.D. and JUD.

**Location:** 2/9/2023-A. H. & C.D.

**Bill Summary:** This bill would establish, subject to appropriation by the Legislature, the State Partnership for Affordable Housing Registries in California Grant Program to provide technical assistance to eligible entities, for the purpose of creating a state-managed online platform of affordable housing listings, information, and applications.

The bill would require the HCD to develop a housing preapplication to standardize applications for affordable housing and to solicit participation of eligible entities no later than January 1, 2026, and to launch the platform no later than July 1, 2027. The bill would require the department to provide technical assistance to participating entities and to ensure equitable access to database users.

The bill would exempt from disclosure as a public record any personally identifiable information collected by the platform or shared between eligible entities and the department in administering the program.

### **[AB 457 \(Patterson, Joe R\)](#) Surplus Land Act: exempt surplus land: leases.**

**Last Amended:** 2/27/2023

**Status:** 2/28/2023-Re-referred to Com. on L. GOV.

**Location:** 2/23/2023-A. L. GOV.

**Bill Summary:** This bill would expand “exempt surplus land” to include land that is (1) identified in an approved plan for the agency’s future use, (2) no larger than 2 acres, (3) proposed to be leased to a property owner or business located within one-half mile of the applicable land, and (4) proposed to be leased for a term no longer than 15 years.

### **[AB 480 \(Ting D\)](#) Surplus land.**

**Status:** 2/17/2023-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 2/17/2023-A. L. GOV.

**Bill Summary:** This bill would make a number of changes to the Surplus Lands Act including, expanding the definition of exempt surplus land to include land that is owned by a California public-use airport on which residential use is prohibited pursuant to specified federal law; and requiring the department to also maintain on its internet website a list of all entities, including housing sponsors, that have notified the department of their interest in surplus land for the purpose of developing low- and moderate-income housing.

### **[AB 837 \(Alvarez D\)](#) Surplus land: exempt surplus land: SPA plans.**

**Status:** 2/23/2023-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 2/23/2023-A. L. GOV.

**Bill Summary:** This bill would add to the definition of “exempt surplus land” land acquired by a local agency for the development of a university and innovation district in accordance with a sectional plan area (SPA) plan adopted by the local agency prior to January 1, 2019, provided that the land is developed in a manner substantially consistent with the SPA plan.

### **[AB 894 \(Friedman D\)](#) Parking requirements: shared parking.**

**Status:** 3/2/2023-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 3/2/2023-A. L. GOV.

**Bill Summary:** This bill would require a public agency, to allow existing land uses with underutilized parking, as defined, to share the underutilized parking with the public, a private entity, a public agency, or other users. The bill would require a public agency to allow shared parking to be counted toward meeting automobile parking requirements for a new or existing development or use, including underutilized parking spaces, when the parking spaces meet specified conditions regarding the distance of the spaces from the applicable site.

The bill would require a public agency to accept a parking analysis using peer-reviewed methodologies developed by a professional planning association, as specified, when determining the number of shared parking spaces that can be reasonably shared between different uses. The bill would require a public agency, private landowner, or lessor to examine the feasibility of shared parking arrangements to replace new parking construction or limit the number of new parking spaces that will be constructed when state funds are being used on a proposed new development or before a parking structure or surface parking lot is developed using public funds.

**[AB 932 \(Ting D\)](#) Planning and zoning: junior accessory dwelling units: application approval time period.**

**Status:** 3/2/2023-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 3/2/2023-A. H. & C.D.

**Bill Summary:** This bill would require a local agency to approve or deny an application for a junior accessory dwelling unit within 45 days of receiving a completed application if there is an existing single-family dwelling on the lot.

**[AB 976 \(Ting D\)](#) Accessory dwelling units: owner-occupancy requirements.**

**Status:** 2/23/2023-Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 2/23/2023-A. H. & C.D.

**Bill Summary:** This bill would prohibit a local agency from imposing an owner-occupancy requirement on any accessory dwelling unit.

**[AB 1183 \(Holden D\)](#) Streamlined construction projects: construction permits: notice.**

**Status:** 3/2/2023-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 3/2/2023-A. L. GOV.

**Calendar:**

3/22/2023 1:30 p.m. - State Capitol, Room 127 ASSEMBLY LOCAL GOVERNMENT, AGUIAR-CURRY, CECILIA, Chair

**Bill Summary:** This bill, if a city or county approves a construction project through an expedited, streamlined permitting process, would require a city or county to require the development proponent to place a sign on the parcel in which the project is located to provide notice to the owners and occupants in the area of the project, as specified.

**[AB 1308 \(Quirk-Silva D\)](#) Planning and Zoning Law: single-family residences: parking requirements.**

**Status:** 3/2/2023-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 3/2/2023-A. L. GOV.

**Bill Summary:** This bill would prohibit a public agency, as defined, from imposing a new minimum parking requirement on a project to remodel, renovate, or add to a single-family residence, except as specified. By imposing additional duties on local officials, the bill would impose a state-mandated local program.

**[AB 1317 \(Carrillo, Wendy D\)](#) Unbundled parking.**

**Status:** 3/2/2023-Referred to Com. on JUD.

**Location:** 3/2/2023-A. JUD.

**Calendar:**

3/21/2023 9 a.m. - State Capitol, Room 437 ASSEMBLY JUDICIARY, MAIENSCHIN, BRIAN, Chair

**Bill Summary:** This bill would require the owner of residential real property that provides parking with a residential unit to unbundle parking from the price of rent. The bill would provide a tenant of a residential unit a right of first refusal to parking spaces built for their unit. The bill, for residential units where unbundled parking is not possible, would require an owner of residential property to annually provide a tenant with an itemization of the market rate cost of parking, as defined, for the parking spaces they have leased.

This bill would require an owner of a residential real property that is subject to these provisions and that does not unbundle parking as of January 1, 2024, to take prescribed action, including lowering the rental rate such that the rent of a parking space added to the rent of a dwelling unit is equal to the current cost of rent. The bill would specify that this requirement does not require an owner of residential real property to accept a lower total amount for the rental of a residential unit under a lease in effect as of January 1, 2024.

Beginning January 1, 2025, this bill would require the Department of Housing and Community Development to annually adjust certain amounts of the market rate cost of parking, as specified, for inflation.

“Unbundled parking” means the practice of selling or leasing parking spaces separate from the lease of the residential use.

**[AB 1319 \(Wicks D\)](#) Bay Area Housing Finance Authority: housing revenue.**

**Status:** 3/2/2023-Referred to Coms. on H. & C.D. and NAT. RES.

**Location:** 3/2/2023-A. H. & C.D.

**Bill Summary:** This bill would authorize the Bay Area Housing Finance Authority to issue mortgage revenue bonds; acquire, hold, develop, operate, and dispose of real property; and create one or more California limited liability companies of which the authority is the sole member.

This bill would exempt from CEQA any actions taken by the authority to raise, administer, or allocate funding for tenant protection, affordable housing preservation, or new affordable housing production or to provide technical assistance consistent with the authority’s purpose.

**[AB 1485 \(Haney D\)](#) Housing element: enforcement: Attorney General.**

**Status:** 2/18/2023-From printer. May be heard in committee March 20.

**Location:** 2/17/2023-A. PRINT

**Bill Summary:** This bill would permit the Office of the Attorney General to intervene as a matter of unconditional right in any legal



action addressing a violation of the housing laws for which the department may notify the office of the Attorney General that a city, county, or city and county has violated.

**[AB 1633 \(Ting D\)](#) Housing Accountability Act: disapprovals: California Environmental Quality Act.**

**Status:** 2/18/2023-From printer. May be heard in committee March 20.

**Location:** 2/17/2023-A. PRINT

**Bill Summary:** This bill would define “disapprove the housing development project” as also including any instance in which a local agency fails to issue a project an exemption from CEQA for which it is eligible, as described, or fails to adopt a negative declaration or addendum for the project, to certify an environmental impact report for the project, or to approve another comparable environmental document, if certain conditions are satisfied. Among other conditions, the bill would require a housing development project subject to these provisions to be located within an urbanized area, as defined, and meet or exceed 15 dwelling units per acre. By imposing additional duties on local officials, the bill would create a state-mandated local program.

This bill would provide that a local agency’s failure to make a determination that the project is exempt from CEQA or failure to adopt, approve, or certify a negative declaration, addendum, environmental impact report, or comparable environmental review document, is deemed a final disapproval of the housing project for purposes of filing a petition to enforce the provisions of the act if the applicant gives timely written notice to the local agency, as specified, and the agency does not issue the exemption or adopt, approve, or certify a negative declaration, addendum, environmental impact report, or comparable environmental review document within 90 days of the applicant’s notice.

**[SB 20 \(Rubio D\)](#) Joint powers agreements: regional housing trusts.**

**Status:** 1/18/2023-Referred to Coms. on GOV. & F. and HOUSING.

**Location:** 1/18/2023-S. GOV. & F.

**Bill Summary:** This bill would authorize 2 or more cities, by entering into a joint powers agreement pursuant to the Joint Exercise of Powers Act, to create a regional housing trust for the purposes of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within their jurisdictions. The bill would require a regional housing trust created pursuant to these provisions to be governed by a board of directors consisting of a minimum of 9 directors. The bill would authorize a regional housing trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds. The bill would require the joint powers agreement establishing the regional housing trust to incorporate specified annual financial reporting and auditing requirements.

**[SB 34 \(Umberg D\)](#) Surplus land disposal: violations: Orange County.**

**Last Amended:** 2/22/2023

**Status:** 2/22/2023-From committee with author's amendments. Read second time and amended. Re-referred to Com. on GOV. & F.

**Location:** 1/18/2023-S. GOV. & F.

**Bill Summary:** This bill, until January 1, 2030, would require the County of Orange, or any city located within Orange County, if notified by the department that its planned sale or lease of surplus land is in violation of existing law, to cure or correct the alleged violation within 60 days, as prescribed. The bill would prohibit an Orange County jurisdiction that has not cured or corrected any alleged violation from disposing of the parcel until the department determines that it has complied with existing law or deems the alleged violation not to be a violation.

**[SB 229 \(Umberg D\)](#) Surplus land: disposal of property: violations: public meeting.**

**Last Amended:** 2/23/2023

**Status:** 2/23/2023-From committee with author's amendments. Read second time and amended. Re-referred to Com. on GOV. & F.

**Location:** 2/1/2023-S. GOV. & F.

**Bill Summary:** This bill would require a local agency that has received a notification of violation from the department to hold an open and public session to review and consider the substance of the notice of violation. The bill would require the local agency’s governing body to provide prescribed notice no later than 14 days before the public session. The bill would prohibit the local agency’s governing body from taking final action to ratify or approve the proposed disposal until a public session is held as required.

**[SB 294 \(Wiener D\)](#) Housing development projects: floor area ratios.**

**Status:** 2/15/2023-Referred to Coms. on GOV. & F. and HOUSING.

**Location:** 2/15/2023-S. GOV. & F.

**Bill Summary:** This bill would delete the 10-unit maximum for eligible projects, and would prohibit a local agency from imposing a floor area ratio standard that is less than 2.5 on a housing development project that consists of 11 to 20 units. The bill would prohibit a local agency from imposing a floor area ratio standard that is less than 1.25 for every ten housing units, rounded to the nearest ten units, on a housing development project that consists of more than 20 units.

**[SB 320 \(Skinner D\)](#) Property taxation: possessory interests: independent: publicly owned housing project.**

**Status:** 2/15/2023-Referred to Com. on GOV. & F.

**Location:** 2/15/2023-S. GOV. & F.

**Bill Summary:** This bill would provide that there is no independent possession or use of land or improvements if the possession or use is

for a tenancy, as defined, in a residential unit, as defined, in a publicly owned housing project, as defined, is part of a governmental assistance program, and directly fulfills the governmental, public purpose of providing the housing, as described in the governmental assistance program. The bill would also provide that there is no independent possession or use of land or improvements if the possession or use is for onsite managerial duties for a publicly owned housing project, is necessary for the administration of the governmental assistance program, and directly fulfills the governmental, public purpose of the provision of housing under the governmental assistance program.

**[SB 393 \(Glazer D\)](#) California Environmental Quality Act: judicial challenge: identification of contributors: housing projects.**

**Status:** 2/27/2023-Set for hearing March 15.

**Location:** 2/22/2023-S. E.Q.

**Calendar:**

3/15/2023 9 a.m. - 1021 O Street, Room 1200 SENATE ENVIRONMENTAL QUALITY, ALLEN, BENJAMIN, Chair

**Bill Summary:** This bill would require a plaintiff or petitioner, in an action brought pursuant to the act, to disclose the identity of a person or entity that contributes in excess of \$1,000, as specified, toward the plaintiff's or petitioner's costs of the action. The bill also would require the plaintiff or petitioner to identify any pecuniary or business interest related to the project of any person or entity that contributes in excess of \$1,000 to the costs of the action, as specified. The bill would provide that a failure to comply with these requirements may be grounds for dismissal of the action by the court.

**[SB 405 \(Cortese D\)](#) Planning and zoning: housing element: inventory of sites: regional housing need.**

**Status:** 2/22/2023-Referred to Com. on HOUSING.

**Location:** 2/22/2023-S. HOUSING

**Bill Summary:** This bill, for a housing element or amendment adopted as part of the seventh planning period, would require the planning agency to provide notice to the owner of a site included in the above-described inventory that the site is included in that inventory, if the owner's identity and contact information is known, as specified. If the site owner notifies the planning agency or the department that the owner does not intend to develop at least 80% of the number of units for the site, determined as described above, during the current planning period, the bill would provide that the site would not be considered a site that can be developed to meet the jurisdiction's share of the regional housing need, except as specified. The bill would require the planning agency to make a reasonable effort to identify an owner and the owner's contact information and to determine the intent of the owner to develop the site. The bill would require that the information be an important factor for the department in determining whether the housing element identifies sufficient sites to meet the jurisdiction share of regional housing.

**[SB 406 \(Cortese D\)](#) California Environmental Quality Act: exemption: financial assistance: housing.**

**Status:** 2/27/2023-Set for hearing March 15.

**Location:** 2/22/2023-S. E.Q.

**Calendar:**

3/15/2023 9 a.m. - 1021 O Street, Room 1200 SENATE ENVIRONMENTAL QUALITY, ALLEN, BENJAMIN, Chair

**Bill Summary:** CEQA exempts for its requirements actions taken by the Department of Housing and Community Development or the California Housing Finance Agency to provide financial assistance or insurance for the development and construction of residential housing, as provided.

This bill would extend the above exemption to actions taken by a local agency to provide financial assistance or insurance for the development and construction of residential housing.

**[SB 450 \(Atkins D\)](#) Housing Accountability Act: standards, forms, and definitions.**

**Status:** 2/22/2023-Referred to Coms. on HOUSING and G.O.

**Location:** 2/22/2023-S. HOUSING

**Bill Summary:** This bill would authorize the Department of Housing and Community Development to review, adopt, amend, and repeal the standards, forms, or definitions to implement the Housing Accountability Act without compliance with those procedural requirements of the Administrative Procedure Act.

**[SB 466 \(Wahab D\)](#) Costa-Hawkins Rental Housing Act: rental rates.**

**Status:** 3/7/2023-Set for hearing March 28.

**Location:** 2/22/2023-S. JUD.

**Calendar:**

3/28/2023 1:30 p.m. - 1021 O Street, Room 2100 SENATE JUDICIARY, UMBERG, THOMAS, Chair

**Bill Summary:** This bill would amend the Costa-Hawkins Rental Housing Act to authorize an owner of residential real property to establish the initial rental rate for a dwelling or unit when the residential real property has been issued a certificate of occupancy issued within the 15 years preceding the date on which the owner seeks to establish a rental rate under these provisions. The bill would also remove the authorizations for an owner of residential real property to establish the initial rental rate if the residential real property (1) has already been exempt from the residential rent control pursuant to an ordinance of a public entity on or before February 1, 1995, and (2) when the residential real property is alienable and separate from title to any other dwelling units.

**[SB 555 \(Wahab D\)](#) Social Housing Act of 2023.**

**Status:** 2/22/2023-Referred to Com. on HOUSING.

**Location:** 2/22/2023-S. HOUSING

**Bill Summary:** This bill, the Social Housing Act of 2023, would declare a 10-year goal of creating 1.2 million units of social housing through a mix of acquisition and new production and a 5-year goal of creating 200,000 units of social housing that are affordable to extremely low and very low income households. This bill would establish the California Social Housing Fund, upon appropriation by the Legislature, to be made available to the Department of Housing and Community Development for the purposes of this act, including promoting the achievement of the aforementioned goals. This bill would require the department, no later than January 1, 2025, to develop, adopt, and submit to the Legislature a California Social Housing Plan for achieving the aforementioned goals.

**[SB 571 \(Allen D\)](#) Development projects: emergency preparedness.**

**Status:** 2/22/2023-Referred to Com. on GOV. & F.

**Location:** 2/22/2023-S. GOV. & F.

**Bill Summary:** This bill would require a proponent of a new development within a state responsibility area or local responsibility area that is within a high or very high fire hazard severity zone to include an evacuation plan with its application submitted to the local government for the development. The bill would subject the evacuation plan to the independent approval of the local government, as defined, the respective law enforcement and fire agencies that have jurisdictional response authority over the relevant area, and the California Highway Patrol if the proposed evacuation routing utilizes state or federal highways. The bill would require the evacuation plan to consist of specified information, including a wildfire behavior study, a traffic engineering study, and the best available routes for evacuation egress by populations within the development when threatened by wildfire. By imposing new duties on local governments in reviewing and approving developments in high and very high fire hazard severity zones, the bill would impose a state-mandated local program.

This bill would require all data elements of the evacuation plan to be preserved and maintained by the respective city or county and consolidated in a countywide evacuation database for local fire, law, and emergency service agencies to execute efficient evacuations and mass notifications, as specified. The bill would require the applicable county to, among other things, review and update evacuation plan information in its system on an annual basis and as new information becomes available.

**[SB 713 \(Padilla D\)](#) Planning and zoning: density bonuses: preemption.**

**Status:** 3/1/2023-Referred to Coms. on HOUSING and GOV. & F.

**Location:** 3/1/2023-S. HOUSING

**Bill Summary:** This bill would specify that the provisions of the Density Bonus Law prevail in the event of a conflict between that law and an ordinance, regulation, or other local law enacted by initiative.

**Total Measures: 51**

**Total Tracking Forms: 51**