



**Housing, Land Use and Transportation Policy
Committee**

Wednesday, March 28, 2018 — 2:00 – 3:00 p.m.

Call-In Only: 1 (800) 867-2581; Passcode: 8114287

**Supervisor James Ramos, San Bernardino County, Chair
Supervisor Oscar Villegas, Yolo County, Vice Chair**

- 2:00 p.m. I. **Welcome and Introductions**
Supervisor James Ramos, San Bernardino County, Chair
- 2:05 p.m. II. **Consider Recommended Position on SB 3 (Beall, 2017)
Affordable Housing Bond Ballot Measure – Action Item**
Chris Lee, Associate Legislative Representative, CSAC
Attachment One: Staff Recommendation on SB 3 Measure
Attachment Two: SB 3 (Beall, 2017)
- 2:30 p.m. III. **Housing and Land Use Legislative Update**
Chris Lee, Associate Legislative Representative, CSAC
Attachment Three: Active Housing and Land Use Bills
- 2:45 p.m. IV. **Closing Comments and Adjournment**
Supervisor James Ramos, San Bernardino County, Chair
Supervisor Oscar Villegas, Yolo County, Vice Chair



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To: Housing, Land Use and Transportation Policy Committee

From: Chris Lee, Associate Legislative Representative
Kiana Valentine, Senior Legislative Representative

Date: March 28, 2018

Re: **Senate Bill 3 (Beall, 2017) Housing Bond Ballot Measure**

Brief: CSAC supported Senate Bill 3 (Beall, 2017), which would provide \$3 billion to fund affordable housing programs via a statewide general obligation bond and an additional \$1 billion in bond funding to recapitalize California's veterans home ownership loan program. SB 3 was approved by a two-thirds vote in both houses of the Legislature and signed by Governor Brown on September 29, 2017. The bond measure will appear on the November 2018 statewide election ballot.

Staff Recommendation: Staff recommends a support position on the ballot initiative. The bond will support programs that directly address the housing affordability crisis and counties are eligible to apply for the majority of funding to address local housing needs.

Background: As highlighted in CSAC's recent Homelessness Taskforce Report with the League of California Cities, California's housing affordability crisis has reached new heights, with an estimated 2.2 million households competing for only 664,000 affordable rental units. The SB 3 bond measure will provide funding to build new affordable rental units, support infill infrastructure, build farmworker housing, provide home ownership opportunities for both Veterans and the general population, and allocate matching funds to local governments that generate funding to address local housing challenges. Counties can access funding from the majority of the funded programs either directly or in partnership with developers.

Staff recommends approving a support position as expeditiously as possible given the importance of this funding in addressing California's housing affordability crisis as well as to demonstrate CSAC's commitment to promoting housing affordability.

Ballot Measure Summary: The SB 3 housing bond would authorize the issuance of \$4 billion in general obligation bonds to support the following housing affordability programs:

- **\$1.5 billion to the Multifamily Housing Program.** This program provides funding for the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households through loans to local governments and non- and for-profit developers. Funds are for affordable homes for households with incomes up to 60% of area median income. Counties are eligible applicants.
- **\$1 billion to the CalVet Home Loan Program.** This program assists veterans in purchasing homes and farms with low-interest loans. The program is fully self-supporting and does not impose any cost to the General Fund, as the bonds backing the program are repaid by through the payment of principal and interest by CalVet loan holders. Individual veterans are eligible to apply.

- **\$300 million to the CalHome Program.** This program provides grants to local public agencies and nonprofit developers to assist individual households through deferred-payment loans. The funds would provide direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. This money would also be available to self-help mortgage assistance programs and manufactured homes. Counties are eligible applicants. Assistance is provided through applicants to participating families.
- **\$300 million to the Joe Serna, Jr. Farmworker Housing Program.** This program finances the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. Counties are eligible applicants.
- **\$300 million to the Local Housing Trust Fund Matching Grant Program.** This program provides matching grants to local governments and non-profits that raise money for affordable housing. Counties are eligible applicants.
- **\$300 million to the Infill Infrastructure Financing Program.** This program assists in the new construction and rehabilitation of infrastructure that supports higher density affordable and mixed-income housing in locations designated as infill, such as water and sewer extensions. Counties are eligible applicants. Counties are eligible applicants.
- **\$150 million to the Transit-Oriented Development Implementation Program.** This program provides low-interest loans as gap financing for rental housing developments that include affordable units, and as mortgage assistance for homeownership developments. Grants to cities, counties, and transit agencies are for the provision of the infrastructure necessary for the development of higher density uses within close proximity to a transit station and loans for the planning and development of affordable housing within one-quarter mile of a transit station. Counties are eligible applicants.
- **\$150 million to the Self-Help Housing down payment assistance program.** Provides down payment assistance for first-time low- and moderate-income homebuyers where project affordability has been improved through regulatory incentives. Counties are eligible applicants. Assistance is provided through applicants to participating families.

Support: SB 3 was supported by local governments, non-profit and for-profit housing developers, business groups, environmental advocacy organizations, veterans groups, labor unions, and advocates for people experiencing disabilities and poverty.

Opposition: SB 3 was opposed by the Howard Jarvis Taxpayers Association and two business groups.

Action Requested: Staff recommends that the Housing, Land Use and Transportation Policy Committee recommend a “support” position on the SB 3 housing bond ballot measure.

Staff Contact: Chris Lee, Associate Legislative Representative, clee@counties.org or (916) 327-7500.

Ch. 365
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FILED

in the office of the Secretary of State
of the State of California

SEP 29 2017

At 12:10 O'Clock P. M.

By Nick Pambori
Deputy Secretary of State

Senate Bill No. 3

Passed the Senate September 15, 2017

[Signature]
Secretary of the Senate

Passed the Assembly September 14, 2017

[Signature]
Chief Clerk of the Assembly

Approved SEP 29, 2017

[Signature]
Governor

This bill was received by the Governor this 21st day
of September, 2017, at 5:30 o'clock p. M.

[Signature]
Private Secretary of the Governor

CHAPTER _____

An act to add Part 16 (commencing with Section 54000) to Division 31 of the Health and Safety Code, and to add Article 5z (commencing with Section 998.600) to Chapter 6 of Division 4 of the Military and Veterans Code, relating to housing, by providing the funds necessary therefor through an election for the issuance and sale of bonds of the State of California and for the handling and disposition of those funds, and declaring the urgency thereof, to take effect immediately.

LEGISLATIVE COUNSEL'S DIGEST

SB 3, Beall. Veterans and Affordable Housing Bond Act of 2018.

Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and downpayment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law and requires that proceeds from the sale of these bonds be used to finance various existing housing programs, capital outlay related to infill development, brownfield cleanup that promotes infill development, and housing-related parks. Existing law, the Veterans' Bond Act of 2008, authorized, for purposes of financing a specified program for farm, home, and mobilehome purchase assistance for veterans, the issuance, pursuant to the State General Obligation Bond Law, of bonds in the amount of \$900,000,000.

This bill would enact the Veterans and Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$4,000,000,000 pursuant to the State General Obligation Bond Law. Of the proceeds from the sale of these bonds, \$3,000,000,000 would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as provided, and \$1,000,000,000 would be used to provide additional funding for the above-described program for farm, home, and mobilehome purchase assistance for veterans, as provided.

This bill would provide for submission of the bond act to the voters at the November 6, 2018, statewide general election in accordance with specified law.

This bill would declare that it is to take effect immediately as an urgency statute.

The people of the State of California do enact as follows:

SECTION 1. This act shall be known, and may be cited, as the Veterans and Affordable Housing Bond Act of 2018.

SEC. 2. The Legislature finds and declares all of the following:

(a) California is experiencing an extreme housing shortage with 2.2 million extremely low income and very low income renter households competing for only 664,000 affordable rental homes. This leaves more than 1.54 million of California's lowest income households without access to affordable housing.

(b) While homelessness across the United States is in an overall decline, homelessness in California is rising. In 2015, California had 115,738 homeless people, which accounted for 21 percent of the nation's homeless population. This is an increase of 1.6 percent from the prior year. California also had the highest rate of unsheltered people, at 64 percent or 73,699 people; the largest numbers of unaccompanied homeless children and youth, at 10,416 people or 28 percent of the national total; the largest number of veterans experiencing homelessness, at 11,311 or 24 percent of the national homeless veteran population; and the second largest number of people in families with chronic patterns of homelessness, at 22,582 or 11 percent of the state's homeless family population.

(c) It is essential to continue funding, which is soon to expire, for housing programs that are necessary to address the housing needs of the large number of veterans and their families living in California.

(d) California is home to 21 of the 30 most expensive rental housing markets in the country, which has had a disproportionate impact on the middle class and the working poor. California requires the third highest wage in the country to afford housing, behind Hawaii and Washington, D.C. The fair market rent, which indicates the amount of money that a given property would require if it were open for leasing, for a two-bedroom apartment is \$1,386. To afford this level of rent and utilities, without paying more than

30 percent of income on housing, a household must earn an hourly “housing wage” of \$26.65 per hour. This means that a person earning minimum wage must work an average of three jobs to pay the rent for a two-bedroom unit. In some areas of the state, these numbers are even higher.

(e) Low-income families are forced to spend more and more of their income on rent, which leaves little else for other basic necessities. Many renters must postpone or forgo home ownership, live in more crowded housing, commute further to work, or, in some cases, choose to live and work elsewhere.

(f) California has seen a significant reduction of state funding in recent years. The funds from Proposition 46 of 2002 and Proposition 1C of 2006, totaling nearly \$5 billion for a variety of affordable housing programs, have been expended. Combined with the loss of redevelopment funds, \$1.5 billion of annual state investment dedicated to housing has been lost, leaving several critical housing programs unfunded.

(g) High housing costs and the shortage of housing stock in California directly affect the future health of California’s economy and, given the staggering numbers indicated above, bold action is necessary. Investment in existing and successful housing programs to expand the state’s housing stock should benefit California’s homeless and low-income earners, as well as some of the state’s most vulnerable populations, including foster and at-risk youth, persons with developmental and physical disabilities, farmworkers, the elderly, single parents with children, and survivors of domestic violence. Investments should also be made in housing for Medi-Cal recipients served through a county’s Section 1115 Waiver Whole Person Care Pilot program and family day care providers.

(h) Investment in housing creates jobs and provides local benefits. The estimated one-year impacts of building 100 rental apartments in a typical local area include \$11.7 million in local income, \$2.2 million in taxes and other revenue for local governments, and 161 local jobs or 1.62 jobs per apartment. The additional annually recurring impacts of building 100 rental apartments in a typical local area include \$2.6 million in local income, \$503,000 in taxes and other revenue for local governments, and 44 local jobs or .44 jobs per apartment.

(i) California has 109 federally recognized tribes and 723,000 residents with Native American ancestry, the largest number of

tribes and residents in the United States. Due to historic dislocation and lack of housing choices, most do not live on tribal lands and those who do live in severely substandard, overcrowded homes lacking quality water and sewer services at rates greater than the general population.

SEC. 3. Part 16 (commencing with Section 54000) is added to Division 31 of the Health and Safety Code, to read:

PART 16. VETERANS AND AFFORDABLE HOUSING BOND ACT OF 2018

CHAPTER 1. GENERAL PROVISIONS

54000. Together with Article 5z (commencing with Section 998.600) of Chapter 6 of Division 4 of the Military and Veterans Code, this part shall be known, and may be cited, as the Veterans and Affordable Housing Bond Act of 2018.

54002. As used in this part, the following terms have the following meanings:

(a) “Board” means the Department of Housing and Community Development for programs administered by the department, and the California Housing Finance Agency for programs administered by the agency.

(b) “Committee” means the Housing Finance Committee created pursuant to Section 53524 and continued in existence pursuant to Sections 53548 and 54014.

(c) “Fund” means the Affordable Housing Bond Act Trust Fund of 2018 created pursuant to Section 54006.

54004. This part shall only become operative upon adoption by the voters at the November 6, 2018, statewide general election.

CHAPTER 2. AFFORDABLE HOUSING BOND ACT TRUST FUND OF 2018 AND PROGRAM

54006. The Affordable Housing Bond Act Trust Fund of 2018 is hereby created within the State Treasury. It is the intent of the Legislature that the proceeds of bonds (exclusive of refunding bonds issued pursuant to Section 54026) be deposited in the fund and used to fund the housing-related programs described in this chapter. The proceeds of bonds issued and sold pursuant to this

part for the purposes specified in this chapter shall be allocated in the following manner:

(a) One billion five hundred million dollars (\$1,500,000,000) to be deposited in the Housing Rehabilitation Loan Fund established pursuant to Section 50661. The moneys in the fund shall be used for the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, to be expended to assist in the new construction, rehabilitation, and preservation of permanent and transitional rental housing for persons with incomes of up to 60 percent of the area median income (AMI). These funds may also be used to provide technical assistance pursuant to Section 54007.

(b) One hundred fifty million dollars (\$150,000,000) to be deposited into the Transit-Oriented Development Implementation Fund, established pursuant to Section 53561, for expenditure, upon appropriation by the Legislature, pursuant to the Transit-Oriented Development Implementation Program authorized by Part 13 (commencing with Section 53560) to provide local assistance to cities, counties, cities and counties, transit agencies, and developers for the purpose of developing or facilitating the development of higher density uses within close proximity to transit stations that will increase public transit ridership. These funds may also be expended for any authorized purpose of this program and for state incentive programs, including loans and grants, within the department. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

(c) Three hundred million dollars (\$300,000,000) to be deposited in the Regional Planning, Housing, and Infill Incentive Account, which is hereby created within the fund. Moneys in the account shall be available, upon appropriation by the Legislature, pursuant to the Infill Incentive Grant Program of 2007 established by Section 53545.13 for infill incentive grants to assist in the new construction and rehabilitation of infrastructure that supports high-density affordable and mixed-income housing in locations designated as infill, including, but not limited to, any of the following:

- (1) Park creation, development, or rehabilitation to encourage infill development.
- (2) Water, sewer, or other public infrastructure costs associated with infill development.
- (3) Transportation improvements related to infill development projects.
- (4) Traffic mitigation.

These funds may also be expended for any authorized purpose of this program. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

(d) One hundred fifty million dollars (\$150,000,000) to be transferred to the Self-Help Housing Fund established pursuant to Section 50697.1. Notwithstanding Section 13340 of the Government Code and Section 50697.1, these funds are hereby continuously appropriated to the Department of Housing and Community Development without regard to fiscal years, which funds shall be transferred by the department to the California Housing Finance Agency for purposes of the home purchase assistance program established pursuant to Chapter 6.8 (commencing with Section 51341) of Part 3.

(e) Three hundred million dollars (\$300,000,000) to be deposited in the Joe Serna, Jr. Farmworker Housing Grant Fund, established pursuant to Section 50517.5, to fund grants or loans, or both, for local public entities, nonprofit corporations, limited liability companies, and limited partnerships, for the construction or rehabilitation of housing for agricultural employees and their families or for the acquisition of manufactured housing as part of a program to address and remedy the impacts of current and potential displacement of farmworker families from existing labor camps, mobilehome parks, or other housing. These funds may also be expended for any authorized purpose of this program. These funds may also be used to provide technical assistance pursuant to Section 54007. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department

of Housing and Community Development determines that funds should revert sooner due to diminished demand.

(f) Three hundred million dollars (\$300,000,000) to be deposited in the Affordable Housing Innovation Fund established pursuant to subparagraph (F) of paragraph (1) of subdivision (a) of Section 53545. Moneys in the fund shall be available, upon appropriation by the Legislature, pursuant to the Local Housing Trust Fund Matching Grant Program established by Section 50842.2 to fund competitive grants or loans to local housing trust funds that develop, own, lend, or invest in affordable housing and used to create pilot programs to demonstrate innovative, cost-saving approaches to creating or preserving affordable housing. Local housing trust funds shall be derived on an ongoing basis from private contribution or governmental sources that are not otherwise restricted in use for housing programs. These funds may also be expended for any authorized purpose of this program. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7 (commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

(g) Three hundred million dollars (\$300,000,000) to be deposited in the Self-Help Housing Fund established pursuant to Section 50697.1. The moneys in the fund shall be available for the CalHome Program authorized by Chapter 6 (commencing with Section 50650) of Part 2, to provide direct, forgivable loans to assist development projects involving multiple home ownership units, including single-family subdivisions, for self-help mortgage assistance programs, and for manufactured homes. These funds may also be expended for any authorized purpose of this program. At least thirty million dollars (\$30,000,000) of the amount deposited in the Self-Help Housing Fund shall be used to provide grants or forgivable loans to assist in the rehabilitation or replacement, or both, of existing mobilehomes located in a mobilehome or manufactured home community. These funds may also be used to provide technical assistance pursuant to Section 54007. Any funds not encumbered for the purposes of this subdivision by November 6, 2028, shall revert for general use in the Multifamily Housing Program authorized by Chapter 6.7

(commencing with Section 50675) of Part 2, unless the Department of Housing and Community Development determines that funds should revert sooner due to diminished demand.

54007. (a) (1) Notwithstanding any other provision of this part, the Department of Housing and Community Development may provide technical assistance to eligible counties and eligible cities, or developers of affordable housing within eligible counties and eligible cities, to facilitate the construction of housing for the target populations for the following programs funded pursuant to this part:

(A) The Multifamily Housing Program (Chapter 6.7 (commencing with Section 50675) of Part 2).

(B) The Joe Serna, Jr. Farmworker Housing Grant Program (Chapter 3.2 (commencing with Section 50515.2) of Part 2).

(C) The CalHome Program (Chapter 6 (commencing with Section 50650) of Part 2).

(2) Technical assistance pursuant to this section shall be provided using the bond proceeds allocated pursuant to Section 54006 to the program for which the technical assistance is provided.

(3) The Department of Housing and Community Development shall not provide more than three hundred sixty thousand dollars (\$360,000) total in technical assistance pursuant to this section, and an eligible county or eligible city shall not receive more than thirty thousand dollars (\$30,000) in technical assistance annually.

(b) For purposes of this section, the following definitions shall apply:

(1) "Eligible city" means a city that is located within a county with a population of 150,000 residents or fewer.

(2) "Eligible county" means a county with a population of 150,000 residents or fewer.

(3) "Technical assistance" includes engineering assistance and environmental review related to an affordable housing project and reimbursement of administrative costs related to developing a grant proposal.

54008. (a) The Legislature may, from time to time, amend any law related to programs to which funds are, or have been, allocated pursuant to this chapter for the purposes of improving the efficiency and effectiveness of those programs or to further the goals of those programs.

(b) The Legislature may amend this chapter to reallocate the proceeds of bonds issued and sold pursuant to this part among the programs to which funds are to be allocated pursuant to this chapter as necessary to effectively promote the development of affordable housing in this state.

54009. Programs funded with bond proceeds shall, when allocating financial support, give preference to projects that are “public works” for purposes of Chapter 1 (commencing with Section 1720) of Part 7 of Division 2 of the Labor Code and other projects on which all construction workers will be paid at least the general prevailing rate of per diem wages as determined by the Director of Industrial Relations.

CHAPTER 3. FISCAL PROVISIONS

54010. Bonds in the total amount of three billion dollars (\$3,000,000,000), exclusive of refunding bonds issued pursuant to Section 54026, or so much thereof as is necessary as determined by the committee, are hereby authorized to be issued and sold for carrying out the purposes expressed in this part and to reimburse the General Obligation Bond Expense Revolving Fund pursuant to Section 16724.5 of the Government Code. All bonds herein authorized which have been duly issued, sold, and delivered as provided herein shall constitute valid and binding general obligations of the state, and the full faith and credit of the state is hereby pledged for the punctual payment of both principal of and interest on those bonds when due.

54012. The bonds authorized by this part shall be prepared, executed, issued, sold, paid, and redeemed as provided in the State General Obligation Bond Law (Chapter 4 (commencing with Section 16720) of Part 3 of Division 4 of Title 2 of the Government Code), except subdivisions (a) and (b) of Section 16727 of the Government Code, and all of the provisions of that law as amended from time to time apply to the bonds and to this part, except as provided in Section 54028, and are hereby incorporated in this part as though set forth in full in this part.

54014. (a) Solely for the purpose of authorizing the issuance and sale, pursuant to the State General Obligation Bond Law, of the bonds authorized by this part, the committee is continued in existence. For the purposes of this part, the Housing Finance

Committee is “the committee” as that term is used in the State General Obligation Bond Law.

(b) The Department of Housing and Community Development may adopt guidelines establishing requirements for administration of its financing programs. The guidelines shall not constitute rules, regulations, orders, or standards of general application and are not subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

(c) For the purposes of the State General Obligation Bond Law, the Department of Housing and Community Development is designated the “board” for programs administered by the department, and the California Housing Finance Agency is the “board” for programs administered by the agency.

54016. Upon request of the board stating that funds are needed for purposes of this part, the committee shall determine whether or not it is necessary or desirable to issue bonds, and, if so, the amount of bonds to be issued and sold. Successive issues of bonds may be authorized and sold to carry out those actions progressively, and are not required to be sold at any one time. Bonds may bear interest subject to federal income tax.

54018. There shall be collected annually, in the same manner and at the same time as other state revenue is collected, a sum of money in addition to the ordinary revenues of the state, sufficient to pay the principal of, and interest on, the bonds each year. It is the duty of all officers charged by law with any duty in regard to the collections of state revenues to do or perform each and every act which is necessary to collect that additional sum.

54020. Notwithstanding Section 13340 of the Government Code, there is hereby appropriated from the General Fund in the State Treasury, for the purposes of this part, an amount that will equal the total of both of the following:

(a) The sum annually necessary to pay the principal of, and interest on, bonds issued and sold pursuant to this part, as the principal and interest become due and payable.

(b) The sum which is necessary to carry out Section 54024, appropriated without regard to fiscal years.

54022. The board may request the Pooled Money Investment Board to make a loan from the Pooled Money Investment Account, in accordance with Section 16312 of the Government Code, for purposes of this part. The amount of the request shall not exceed

the amount of the unsold bonds that the committee has, by resolution, authorized to be sold, excluding any refunding bonds authorized pursuant to Section 54026, for purposes of this part, less any amount loaned pursuant to this section and not yet repaid and any amount withdrawn from the General Fund pursuant to Section 54024 and not yet returned to the General Fund. The board shall execute any documents as required by the Pooled Money Investment Board to obtain and repay the loan. Any amount loaned shall be deposited in the fund to be allocated in accordance with this part.

54024. For purposes of carrying out this part, the Director of Finance may, by executive order, authorize the withdrawal from the General Fund of any amount or amounts not to exceed the amount of the unsold bonds that the committee has, by resolution, authorized to be sold, excluding any refunding bonds authorized pursuant to Section 54026, for purposes of this part, less any amount loaned pursuant to Section 54022 and not yet repaid and any amount withdrawn from the General Fund pursuant to this section and not yet returned to the General Fund. Any amounts withdrawn shall be deposited in the fund to be allocated in accordance with this part. Any moneys made available under this section shall be returned to the General Fund, plus the interest that the amounts would have earned in the Pooled Money Investment Account, from moneys received from the sale of bonds which would otherwise be deposited in that fund.

54026. The bonds may be refunded in accordance with Article 6 (commencing with Section 16780) of Chapter 4 of Part 3 of Division 4 of Title 2 of the Government Code. Approval by the electors of this act shall constitute approval of any refunding bonds issued to refund bonds issued pursuant to this part, including any prior issued refunding bonds. Any bond refunded with the proceeds of a refunding bond as authorized by this section may be legally defeased to the extent permitted by law in the manner and to the extent set forth in the resolution, as amended from time to time, authorizing that refunded bond.

54028. Notwithstanding any provisions in the State General Obligation Bond Law, the maturity date of any bonds authorized by this part shall not be later than 35 years from the date of each such bond. The maturity of each series shall be calculated from the date of issuance of each bond.

54030. The Legislature hereby finds and declares that, inasmuch as the proceeds from the sale of bonds authorized by this part are not "proceeds of taxes" as that term is used in Article XIII B of the California Constitution, the disbursement of these proceeds is not subject to the limitations imposed by that article.

54032. Notwithstanding any provision of the State General Obligation Bond Law with regard to the proceeds from the sale of bonds authorized by this part that are subject to investment under Article 4 (commencing with Section 16470) of Chapter 3 of Part 2 of Division 4 of Title 2 of the Government Code, the Treasurer may maintain a separate account for investment earnings, may order the payment of those earnings to comply with any rebate requirement applicable under federal law, and may otherwise direct the use and investment of those proceeds so as to maintain the tax-exempt status of tax-exempt bonds and to obtain any other advantage under federal law on behalf of the funds of this state.

54034. All moneys derived from premiums and accrued interest on bonds sold pursuant to this part shall be transferred to the General Fund as a credit to expenditures for bond interest; provided, however, that amounts derived from premiums may be reserved and used to pay the costs of bond issuance prior to transfer to the General Fund.

SEC. 4. Article 5z (commencing with Section 998.600) is added to Chapter 6 of Division 4 of the Military and Veterans Code, to read:

Article 5z. The Veterans and Affordable Housing Bond Act of
2018

998.600. Together with Part 16 (commencing with Section 54000) of Division 31 of the Health and Safety Code, this article shall be known and may be cited as the Veterans and Affordable Housing Bond Act of 2018.

998.601. (a) The State General Obligation Bond Law (Chapter 4 (commencing with Section 16720) of Part 3 of Division 4 of Title 2 of the Government Code), as amended from time to time, except as otherwise provided herein, is adopted for the purpose of the issuance, sale, and repayment of, and otherwise providing with respect to, the bonds authorized to be issued by this article, and the provisions of that law are included in this article as though set

out in full in this article. All references in this article to "herein" refer both to this article and that law.

(b) For purposes of the State General Obligation Bond Law, the Department of Veterans Affairs is designated the board.

998.602. As used herein, the following terms have the following meanings:

(a) "Board" means the Department of Veterans Affairs.

(b) "Bond" means a veterans' bond, a state general obligation bond, issued pursuant to this article adopting the provisions of the State General Obligation Bond Law.

(c) "Bond act" means this article authorizing the issuance of state general obligation bonds and adopting the State General Obligation Bond Law by reference.

(d) "Committee" means the Veterans Finance Committee of 1943, established by Section 991.

(e) "Fund" means the Veterans' Farm and Home Building Fund of 1943, established by Section 988.

(f) "Payment Fund" means the Veterans' Bonds Payment Fund established by Section 988.6.

998.603. For the purpose of creating a fund to provide farm and home aid for veterans in accordance with the Veterans' Farm and Home Purchase Act of 1974 (Article 3.1 (commencing with Section 987.50)), and of all acts amendatory thereof and supplemental thereto, the committee may create a debt or debts, liability or liabilities, of the State of California, in the aggregate amount of not more than one billion dollars (\$1,000,000,000), exclusive of refunding bonds, in the manner provided herein.

998.604. (a) All bonds authorized by this article, when duly sold and delivered as provided herein, constitute valid and legally binding general obligations of the State of California, and the full faith and credit of the State of California is hereby pledged for the punctual payment of both principal and interest thereof.

(b) There shall be collected annually, in the same manner and at the same time as other state revenue is collected, a sum of money, in addition to the ordinary revenues of the state, sufficient to pay the principal of, and interest on, these bonds as provided herein, and all officers required by law to perform any duty in regard to the collection of state revenues shall collect this additional sum.

(c) On the dates on which funds are to be remitted pursuant to Section 16676 of the Government Code for the payment of debt service on the bonds in each fiscal year, there shall be transferred to the Payment Fund to pay the debt service all of the money in the fund, not in excess of the amount of debt service then due and payable. If the money transferred on the remittance dates is less than debt service then due and payable, the balance remaining unpaid shall be transferred to the General Fund out of the fund as soon as it shall become available, together with interest thereon from the remittance date until paid, at the same rate of interest as borne by the bonds, compounded semiannually. Notwithstanding any other provision of law to the contrary, this subdivision shall apply to all veterans' farm and home purchase bond acts pursuant to this chapter. This subdivision does not grant any lien on the fund, the Payment Fund, or the moneys therein to the holders of any bonds issued under this article. For the purposes of this subdivision, "debt service" means the principal (whether due at maturity, by redemption, or acceleration), premium, if any, or interest payable on any date with respect to any series of bonds. This subdivision shall not apply, however, in the case of any debt service that is payable from the proceeds of any refunding bonds.

998.605. There is hereby appropriated from the General Fund, for purposes of this article, a sum of money that will equal both of the following:

(a) That sum annually necessary to pay the principal of, and the interest on, the bonds issued and sold as provided herein, as that principal and interest become due and payable.

(b) That sum necessary to carry out Section 998.606, appropriated without regard to fiscal years.

998.606. For the purposes of this article, the Director of Finance may, by executive order, authorize the withdrawal from the General Fund of a sum of money not to exceed the amount of the unsold bonds which have been authorized by the committee to be sold pursuant to this article. Any sums withdrawn shall be deposited in the fund. All moneys made available under this section to the board shall be returned by the board to the General Fund, plus the interest that the amounts would have earned in the Pooled Money Investment Account, from the sale of bonds for the purpose of carrying out this article.

998.607. The board may request the Pooled Money Investment Board to make a loan from the Pooled Money Investment Account, in accordance with Section 16312 of the Government Code, for the purposes of carrying out this article. The amount of the request shall not exceed the amount of unsold bonds which the committee has, by resolution, authorized to be sold for the purpose of carrying out this article. The board shall execute whatever documents are required by the Pooled Money Investment Board to obtain and repay the loan. Any amounts loaned shall be deposited in the fund to be allocated by the board in accordance with this article.

998.608. Upon request of the board, supported by a statement of its plans and projects approved by the Governor, the committee shall determine whether to issue any bonds authorized under this article in order to carry out the board's plans and projects, and, if so, the amount of bonds to be issued and sold. Successive issues of bonds may be authorized and sold to carry out these plans and projects progressively, and it is not necessary that all of the bonds be issued or sold at any one time.

998.609. (a) As long as any bonds authorized under this article are outstanding, the Secretary of Veterans Affairs shall, at the close of each fiscal year, require a survey of the financial condition of the Division of Farm and Home Purchases, together with a projection of the division's operations, to be made by an independent public accountant of recognized standing. The results of each survey and projection shall be reported in writing by the public accountant to the Secretary of Veterans Affairs, the California Veterans Board, the appropriate policy committees dealing with veterans affairs in the Senate and the Assembly, and the committee.

(b) The Division of Farm and Home Purchases shall reimburse the public accountant for these services out of any money that the division may have available on deposit with the Treasurer.

998.610. (a) The committee may authorize the Treasurer to sell all or any part of the bonds authorized by this article at the time or times established by the Treasurer.

(b) Whenever the committee deems it necessary for an effective sale of the bonds, the committee may authorize the Treasurer to sell any issue of bonds at less than their par value, notwithstanding Section 16754 of the Government Code. However, the discount on the bonds shall not exceed 3 percent of the par value thereof.

998.611. Out of the first money realized from the sale of bonds as provided herein, there shall be redeposited in the General Obligation Bond Expense Revolving Fund, established by Section 16724.5 of the Government Code, the amount of all expenditures made for the purposes specified in that section, and this money may be used for the same purpose and repaid in the same manner whenever additional bond sales are made.

998.612. Any bonds issued and sold pursuant to this article may be refunded in accordance with Article 6 (commencing with Section 16780) of Chapter 4 of Part 3 of Division 4 of Title 2 of the Government Code. The approval of the voters for the issuance of bonds under this article includes approval for the issuance of bonds issued to refund bonds originally issued or any previously issued refunding bonds.

998.613. Notwithstanding any provision of the bond act, if the Treasurer sells bonds under this article for which bond counsel has issued an opinion to the effect that the interest on the bonds is excludable from gross income for purposes of federal income tax, subject to any conditions which may be designated, the Treasurer may establish separate accounts for the investment of bond proceeds and for the earnings on those proceeds, and may use those proceeds or earnings to pay any rebate, penalty, or other payment required by federal law or take any other action with respect to the investment and use of bond proceeds required or permitted under federal law necessary to maintain the tax-exempt status of the bonds or to obtain any other advantage under federal law on behalf of the funds of this state.

998.614. The Legislature hereby finds and declares that, inasmuch as the proceeds from the sale of bonds authorized by this article are not "proceeds of taxes" as that term is used in Article XIII B of the California Constitution, the disbursement of these proceeds is not subject to the limitations imposed by Article XIII B.

SEC. 5. Sections 3 and 4 of this act shall become operative upon the adoption by the voters of the Veterans and Affordable Housing Bond Act of 2018.

SEC. 6. Sections 3 and 4 of this act shall be submitted by the Secretary of State to the voters as a single measure, the Veterans and Affordable Housing Bond Act of 2018, at the November 6, 2018, statewide general election.

SEC. 7. This act is an urgency statute necessary for the immediate preservation of the public peace, health, or safety within the meaning of Article IV of the Constitution and shall go into immediate effect. The facts constituting the necessity are:

In order to maximize the time available for the analysis and preparation of the proposed issuance of bonds pursuant to Sections 3 and 4 of this act, it is necessary that this act take effect immediately.

Housing and Land Use Bills Active or Pending Positions as of 3/23/2018

- [AB 686](#) (Santiago D) Housing discrimination: affirmatively further fair housing.**
Introduced: 2/15/2017
Last Amend: 7/17/2017
Status: 7/21/2017-Failed Deadline pursuant to Rule 61(a)(11). (Last location was T. & H. on 7/14/2017) (May be acted upon Jan 2018)
Location: 7/21/2017-S. 2 YEAR
Summary: Would require a public agency to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is inconsistent with this obligation. The bill would make it unlawful under the California Fair Employment and Housing Act for a public agency to fail to meet its obligation to affirmatively further fair housing, and would provide that failure would constitute housing discrimination under the act.
Organization CSAC Position
Chris Lee Pending
- [AB 1759](#) (McCarty D) General plans: housing element: production report: withholding of transportation funds.**
Introduced: 1/4/2018
Status: 2/12/2018-Referred to Coms. on TRANS. and H. & C.D.
Location: 2/12/2018-A. TRANS.
Summary: Would require the Department of Housing and Community Development, on or before June 30, 2022, and on or before June 30 every year thereafter and until June 30, 2051, to review each production report submitted by a city or county in accordance with the provisions as specified to determine whether that city or county has met the applicable minimum production goal for that reporting period. The bill would provide that, if the department determines that a city or county has met its applicable minimum production goal for that reporting period, the department shall, no later than June 30 of that year, submit a certification of that result to the Controller.
Organization CSAC Position
Kiana Valentine Pending
- [AB 1771](#) (Bloom D) Planning and zoning: regional housing needs assessment.**
Introduced: 1/4/2018
Last Amend: 3/19/2018
Status: 3/20/2018-Re-referred to Com. on H. & C.D.
Location: 3/19/2018-A. H. & C.D.
Summary: The Planning and Zoning Law requires the appropriate council of governments, or, for cities and counties without a council of governments, the Department of Housing and Community Development, to adopt a final regional housing need allocation plan that allocates a share of the regional housing need to each city, county, or city and county and is consistent with specified objectives, including that the plan increase the housing supply and the mix of housing types, tenure, and affordability in all cities and counties within the region in an equitable manner. This bill would revise the objectives required to be addressed in the regional housing needs allocation plan and additionally require the plan to include an objective to increase access to areas of high opportunity for lower-income residents, while avoiding displacement and affirmatively furthering fair housing.
Organization CSAC Position
Chris Lee Pending
- [AB 1804](#) (Berman D) California Environmental Quality Act: categorical exemption: infill development.**
Introduced: 1/10/2018
Status: 1/22/2018-Referred to Com. on NAT. RES.
Location: 1/22/2018-A. NAT. RES.
Summary: CEQA requires the Office of Planning and Research to prepare and develop, and the Secretary of the Natural Resources Agency to certify and adopt, guidelines for the implementation of CEQA. CEQA requires the guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and that are required to be exempt from CEQA (categorical exemption). Current guidelines for the implementation of CEQA exempts from the requirements of CEQA infill development meeting certain requirements, including the requirement that the proposed development occurs within city limits. This bill would revise the above-described categorical exemption to include proposed residential and mixed-use housing projects occurring within an unincorporated area of a county.
Organization CSAC Position
Chris Lee Support

- [AB 2065](#) (Ting D) Local agencies: surplus land.**
Introduced: 2/7/2018
Status: 2/22/2018-Referred to Com. on L. GOV.
Location: 2/22/2018-A. L. GOV.
Summary: Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "local agency" for these purposes as every city, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property. This bill would expand the definition of "local agency" to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus land.
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| Organization | CSAC Position |
| Chris Lee | Pending |
- [AB 2071](#) (Bloom D) Accessory dwelling units: improvements: liability.**
Introduced: 2/7/2018
Status: 2/22/2018-Referred to Coms. on L. GOV. and JUD.
Location: 2/22/2018-A. L. GOV.
Summary: Would provide that a public entity, including, but not limited to, a city, county, or city and county; public officer, including, but not limited to, a member of the legislative body of a city, county, or city and county; or an employee of a public entity, is not liable for any personal injury, death, property damage, or inverse condemnation, that has arisen from or is related to the use of an accessory dwelling unit and that is proximately caused by any utility system, including, but not limited to, a water system or electrical system equipment, that the public entity owns, operates, or maintains if the legislative body of a local agency has permitted the water, electrical system equipment, or accessory dwelling unit, to remain in the same location as it existed prior to January 1, 2018.
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| Organization | CSAC Position |
| Chris Lee | Pending |
- [AB 2132](#) (Levine D) Building permit fees: waiver.**
Introduced: 2/12/2018
Status: 2/22/2018-Referred to Com. on L. GOV.
Location: 2/22/2018-A. L. GOV.
Summary: The State Housing Law authorizes cities and counties to prescribe fees for permits required or authorized pursuant to the State Housing Law. This bill would authorize these entities to waive or reduce all building permit fees for improvements to the home of a person at least 60 years of age with a qualifying disability that are made to accommodate that disability.
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| Organization | CSAC Position |
| Chris Lee | Pending |
- [AB 2162](#) (Chiu D) Planning and zoning: housing development: supportive housing.**
Introduced: 2/12/2018
Status: 3/21/2018-From committee: Do pass and re-refer to Com. on L. GOV. (Ayes 4. Noes 1.) (March 21). Re-referred to Com. on L. GOV.
Location: 3/21/2018-A. L. GOV.
Summary: Would require that supportive housing be a use by right in zones where multiple dwelling uses are permitted, including commercial zones, if the proposed housing development meets specified criteria and would require a local government to approve, within specified periods, a supportive housing development that complies with these requirements. The bill would require that a developer of supportive housing provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services, as provided.
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| Organization | CSAC Position |
| Chris Lee | Pending |
- [AB 2219](#) (Ting D) Landlord-tenant: 3rd-party payments.**
Introduced: 2/12/2018
Status: 3/15/2018-In committee: Set, first hearing. Hearing canceled at the request of author.
Location: 3/1/2018-A. JUD.
Summary: Would prohibit a landlord or a landlord's agent from refusing to accept payment from a third party of a tenant's rent if the third party does not reside on the premises and provides the landlord or agent with a signed acknowledgment that acceptance of the rent does not establish a landlord-tenant relationship between the landlord and the third party.
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| Organization | CSAC Position |
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[AB 2273](#) (Jones-Sawyer D) Electrified security fences: permitted use.

Introduced: 2/13/2018

Last Amend: 3/19/2018

Status: 3/20/2018-Re-referred to Com. on L. GOV.

Location: 3/1/2018-A. L. GOV.

Summary: Current law authorizes an owner of real property to install and operate an electrified security fence, as defined, that meets specified requirements on his or her property, except where a local ordinance prohibits that installation and operation. If a local ordinance allows the installation and operation of an electrified security fence, current law requires the installation and operation of the electrified security fence to meet those specified requirements and the requirements of that ordinance. This bill would include among the specified requirements the requirement that the property owner notify the local fire department of the installation and operation of the fence and the location of the property where the fence is installed.

Organization CSAC Position

Chris Lee Pending

[AB 2341](#) (Mathis R) California Environmental Quality Act: aesthetic impacts.

Introduced: 2/13/2018

Status: 3/1/2018-Referred to Com. on NAT. RES.

Location: 3/1/2018-A. NAT. RES.

Summary: The California Environmental Quality Act requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would specify that, except as provided, the aesthetic effects of projects meeting certain requirements are not significant effects on the environment for purposes of CEQA and that the lead agency is not required to evaluate the aesthetic effects of those projects.

Organization CSAC Position

Chris Lee Pending

[AB 2372](#) (Gloria D) Planning and zoning: density bonus: floor area ratio bonus.

Introduced: 2/14/2018

Status: 3/1/2018-Referred to Coms. on H. & C.D. and L. GOV.

Location: 3/1/2018-A. H. & C.D.

Summary: Would authorize a city council or county board of supervisors to establish a procedure by ordinance to grant a developer of an eligible housing development a floor area ratio bonus in lieu of a density bonus awarded on the basis of dwelling units per acre. The bill would define "eligible housing development" as a development that meets specified criteria related to residential use, location, zoning, and affordability. The bill would prohibit the city council or county board of supervisors from imposing any parking requirement on an eligible housing development in excess of specified ratios.

Organization CSAC Position

Chris Lee Pending

[AB 2447](#) (Reyes D) California Environmental Quality Act: land use: environmental justice.

Introduced: 2/14/2018

Last Amend: 3/15/2018

Status: 3/19/2018-Re-referred to Com. on NAT. RES.

Location: 3/15/2018-A. NAT. RES.

Summary: CEQA requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA prohibits a lead agency from approving or carrying out a project for which a certified EIR identifies one or more significant effects on the environment unless the lead agency makes certain findings. This bill would require the Office of Environmental Health Hazard Assessment, by June 30, 2019, to publish a list of subject land uses, as specified, and a map that identifies disadvantaged communities and areas within 1/2 mile radius of the disadvantaged communities.

Organization CSAC Position

Chris Lee Pending

[AB 2485](#) (Chau D) Code enforcement: financially interested parties.

Introduced: 2/14/2018

Status: 3/5/2018-Referred to Com. on L. GOV.

Location: 3/5/2018-A. L. GOV.

Summary: Would prohibit a code enforcement officer or local health officer of a city, county, or city and county from being accompanied by a financially interested individual, as defined, when inspecting a commercial building or commercial property or activity at that building or property. This bill contains other related provisions.

Organization **CSAC Position**
Chris Lee Pending

[AB 2598](#) (Quirk D) Cities: ordinances: violations.

Introduced: 2/15/2018

Last Amend: 3/22/2018

Status: 3/22/2018-Referred to Com. on L. GOV. From committee chair, with author's amendments: Amend, and re-refer to Com. on L. GOV. Read second time and amended.

Location: 3/22/2018-A. L. GOV.

Summary: Current law authorizes the legislative body of a city or a county to make, by ordinance, any violation of an ordinance subject to an administrative fine or penalty and limits the maximum fine or penalty amounts for infractions. For violations of city or county building and safety codes determined to be an infraction, existing law limits the amount of the fine to \$100 for a first violation, \$500 for a 2nd violation of the same ordinance within one year, and \$1,000 for each additional violation of the same ordinance within one year of the first violation. This bill would, for infractions, increase the amounts of the fines to \$130 for a first violation, \$300 for a 2nd violation of the same ordinance within one year, and \$800 for each additional violation of the same ordinance within one year of the first violation.

Organization **CSAC Position**
Chris Lee Pending

[AB 2631](#) (Allen, Travis R) Planning and zoning: affordable housing: streamlined approval process.

Introduced: 2/15/2018

Status: 3/12/2018-Referred to Coms. on L. GOV. and H. & C.D.

Location: 3/12/2018-A. L. GOV.

Summary: Current law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development, which satisfies specified planning objective standards, that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit. This bill would authorize a development property to submit an application for a development to be subject to a streamlined, ministerial approval process provided that development meet specified objective planning standards, such as that the development contains fewer than 25 residential units and provides housing for persons and families of low or moderate income.

Organization **CSAC Position**
Chris Lee Pending

[AB 2753](#) (Friedman D) Density bonuses: density bonus application.

Introduced: 2/16/2018

Status: 3/8/2018-Referred to Coms. on H. & C.D. and L. GOV.

Location: 3/8/2018-A. H. & C.D.

Summary: Current law requires a city or county to adopt procedures and timelines for processing a density bonus application and provide a list of documents and information required to be submitted with the application in order for it to be deemed complete. Current law requires a city or county to notify an applicant whether the application is complete within 30 calendar days or receiving the application, or a resubmittal of that application, and establishes an appeal process for that decision. This bill would recast those requirements, and would require that if a city or county does not determine whether a density bonus application is complete within 30 calendar days after it was submitted, or within 10 days in the case of a resubmitted application, then that application is deemed approved.

Organization **CSAC Position**
Chris Lee Pending

[AB 2797](#) (Bloom D) Planning and zoning: density bonuses.

Introduced: 2/16/2018

Status: 3/8/2018-Referred to Coms. on H. & C.D. and NAT. RES.

Location: 3/8/2018-A. H. & C.D.

Summary: Would prohibit any density bonus, incentives or concessions, waivers or reductions of development standards, and parking ratios from being a basis for finding a project inconsistent with a specified provision of the California Coastal Act of 1976.

Organization **CSAC Position**
Chris Lee Pending

[AB 2890](#) (Ting D) Land use: accessory dwelling units.

Introduced: 2/16/2018

Last Amend: 3/22/2018

Status: 3/22/2018-Referred to Coms. on H. & C.D. and L. GOV. From committee chair, with author's amendments: Amend, and re-refer to Com. on H. & C.D. Read second time and amended.

Location: 3/22/2018-A. H. & C.D.

Summary: The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones, requires the ordinance to designate areas within the local jurisdiction where accessory dwelling units may be permitted, and sets forth standards the ordinance is required to impose, including, among others, maximum unit size, parking, lot coverage, and height standards. This bill would authorize accessory dwelling units to also be created in areas that are developed with single-family or multifamily units.

Organization **CSAC Position**

Chris Lee Pending

AB 2923 (Chiu D) San Francisco Bay Area Rapid Transit District: transit-oriented development.

Introduced: 2/16/2018

Status: 3/12/2018-Referred to Coms. on L. GOV. and NAT. RES.

Location: 3/12/2018-A. L. GOV.

Summary: Current law establishes the San Francisco Bay Area Rapid Transit District (BART) with various powers and duties and establishes a board of directors as the legislative body of the district. This bill would require the board to adopt new transit-oriented development (TOD) guidelines by a majority vote at a duly noticed public meeting that establish minimum local zoning requirements for BART-owned land that is located on contiguous parcels larger than 0.25 acres, within 1/2 mile of an existing or planned BART station entrance, in areas having representation on the BART board of directors.

Organization **CSAC Position**

Chris Lee Pending

AB 2939 (Ting D) Accessory dwelling units.

Introduced: 2/16/2018

Status: 3/8/2018-Referred to Coms. on H. & C.D. and L. GOV.

Location: 3/8/2018-A. H. & C.D.

Summary: Would require the local agency to ministerially approve an application for a building permit to create within a multifamily zone at least one accessory dwelling unit within an existing multifamily structure with at least 5 residential units if specified conditions are met. The bill would prohibit an application ministerially approved pursuant to this provision from having a limit on the number of accessory dwelling units created within the existing residential units or accessory structures or both. By increasing the duties of local officials, this bill would create a state-mandated local program.

Organization **CSAC Position**

Chris Lee Pending

AB 2973 (Gray D) Land use: Subdivision Map Act: expiration dates.

Introduced: 2/16/2018

Status: 3/8/2018-Referred to Coms. on L. GOV. and H. & C.D.

Location: 3/8/2018-A. L. GOV.

Summary: The Subdivision Map Act vests the authority to regulate and control the design and improvement of subdivisions in the legislative body of a local agency, and sets forth procedures governing the local agency's processing, approval, conditional approval or disapproval, and filing of tentative, final, and parcel maps, and the modification thereof. This bill would extend by 24 months the expiration date of any approved tentative map or vesting tentative map that was approved on or after January 1, 2002, and not later than July 11, 2013, within a county that meets certain criteria, and for which the expiration date has been previously extended pursuant to specified provisions, if tentative map, vesting tentative map, or parcel map relates to the construction of single or multifamily housing, as specified.

Organization **CSAC Position**

Chris Lee Pending

AB 2999 (Bonta D) Income taxes: credits: affordable housing: employer-assisted housing programs.

Introduced: 2/16/2018

Status: 3/12/2018-Referred to Coms. on REV. & TAX. and H. & C.D.

Location: 3/12/2018-A. REV. & TAX

Summary: The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2019, in an amount equal to 50% of the amount of cash paid or incurred, or the equivalent value of land or property donated, by an employer during the taxable year

for the construction of affordable housing, as defined, for employees or the investment in an employer-assisted housing program, as defined.

Organization CSAC Position
Chris Lee Pending

[AB 3061](#) (Gloria D) Massage establishments.

Introduced: 2/16/2018

Status: 3/22/2018-Referred to Com. on B. & P.

Location: 3/22/2018-A. B.&P.

Summary: Current law, the Massage Therapy Act, regulates massage therapists, massage practitioners, and massage establishments by the California Massage Therapy Council. This bill would express the intent of the Legislature to enact legislation that would create a massage establishment owner registry to assist a city, county, or city and county in reporting and tracking the activities of massage establishment owners.

Organization CSAC Position
Chris Lee Pending

[AB 3147](#) (Caballero D) Fee mitigation act: housing developments.

Introduced: 2/16/2018

Status: 3/12/2018-Referred to Coms. on H. & C.D. and L. GOV.

Location: 3/12/2018-A. H. & C.D.

Summary: The Mitigation Fee Act requires a local agency that establishes, increases, or imposes a fee as a condition of approval of a development project to, among other things, determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed. This bill would prohibit a housing development project, as defined, from being subject to a fee, charge, dedication, reservation, or other exaction that is more than that in effect at the time that the application for the housing development project is determined to be complete.

Organization CSAC Position
Chris Lee Pending

[AB 3194](#) (Daly D) Housing Accountability Act: project approval.

Introduced: 2/16/2018

Status: 3/15/2018-Referred to Coms. on H. & C.D. and L. GOV.

Location: 3/15/2018-A. H. & C.D.

Summary: Would prohibit a housing development project from being found inconsistent, not in compliance, or not in conformity, with the applicable zoning ordinance, and would prohibit a local government from requiring a rezoning of the project site, if the existing zoning ordinance does not allow the maximum residential use, density, and intensity allocable on the site by the land use or housing element of the general plan.

Organization CSAC Position
Chris Lee Pending

[ACA 4](#) (Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.

Introduced: 2/17/2017

Status: 4/24/2017-Referred to Coms. on L. GOV. and APPR.

Location: 4/24/2017-A. L. GOV.

Summary: Local government financing: affordable housing and public infrastructure: voter approval.

Organization CSAC Position
Kiana Valentine Support

[SB 277](#) (Bradford D) Land use: zoning regulations.

Introduced: 2/9/2017

Last Amend: 7/13/2017

Status: 2/8/2018-Ordered to inactive file on request of Assembly Member Calderon.

Location: 2/8/2018-A. INACTIVE FILE

Summary: The Planning and Zoning Law authorizes the legislative body of any city or county to adopt ordinances regulating zoning within its jurisdiction, as specified. This bill would additionally authorize the legislative body of any city or county to adopt ordinances to require, as a condition of development of residential rental units, that the development include a certain percentage of residential rental units affordable to, and occupied by, moderate-income, lower income, very low income, or extremely low income households, as specified.

Organization CSAC Position
Chris Lee Support

SB 827 (Wiener D) Planning and zoning: transit-rich housing bonus.

Introduced: 1/3/2018

Last Amend: 3/1/2018

Status: 3/1/2018-From committee with author's amendments. Read second time and amended. Re-referred to Com. on T. & H.

Location: 1/16/2018-S. T. & H.

Summary: Would require a local government to, if requested, grant a development proponent of a transit-rich housing project a transit-rich housing bonus if that development meets specified planning standards, including complying with demolition permit requirements, local inclusionary housing ordinance requirements, preparing a relocation benefits and assistance plan, any locally adopted objective zoning standards, and any locally adopted minimum unit mix requirements. The bill would define a transit-rich housing project as a residential development project the parcels of which are all within a 1/2 mile radius of a major transit stop or a 1/4 mile radius of a stop on a high-quality transit corridor.

| Organization | CSAC Position |
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| Chris Lee | Pending |

SB 828 (Wiener D) Land use: housing element.

Introduced: 1/3/2018

Last Amend: 3/14/2018

Status: 3/21/2018-Re-referred to Com. on T. & H.

Location: 3/21/2018-S. T. & H.

Summary: The Planning and Zoning Law requires a city or county to adopt a comprehensive, long-term general plan for the physical development of the city or county and of any land outside its boundaries that bears relation to its planning. That law also requires the general plan to include a housing element and requires a planning agency to submit a draft of the housing element to the Department of Housing and Community Development for review, as specified. Current law requires the program to accommodate 100% of the need for housing for very low and low-income households, allocated, as specified. This bill would increase the percentage of the need for housing for very low and low-income households that the program is required to accommodate to 200%.

| Organization | CSAC Position |
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| Chris Lee | Pending |

SB 829 (Wiener D) Employee Housing Act: agricultural employee housing.

Introduced: 1/3/2018

Last Amend: 3/14/2018

Status: 3/21/2018-Re-referred to Coms. on T. & H. and JUD.

Location: 3/21/2018-S. T. & H.

Summary: Would require a credible housing organization to obtain a permit from an enforcement agency in order to operate or maintain agricultural employee housing by submitting an application to the applicable enforcement agency. The bill would require the enforcement agency to review any application so submitted, and to grant the application if it meets specified requirements, including that the organization has been certified by the Department of Housing and Community Development as a credible housing organization pursuant to a specified process, and that the housing complies with applicable building standards and related requirements.

| Organization | CSAC Position |
|---------------------|----------------------|
| Chris Lee | Pending |

SB 831 (Wieckowski D) Land use: accessory dwelling units.

Introduced: 1/4/2018

Last Amend: 3/13/2018

Status: 3/13/2018-From committee with author's amendments. Read second time and amended. Re-referred to Com. on T. & H.

Location: 1/16/2018-S. T. & H.

Summary: The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones and sets forth standards the ordinance is required to impose, including, among others, maximum unit size, parking, and height standards. Current law authorizes a local agency, special district, or water corporation to require a new or separate utility connection between the accessory dwelling unit and the utility and authorizes a fee to be charged, except as specified. Current law requires a local agency to submit an ordinance adopted for the creation of accessory dwelling units to the Department of Housing and Community Development and authorizes the department to review and comment on the ordinance. This bill would delete the requirement that the area be zoned to allow single-family or multifamily use.

| Organization | CSAC Position |
|---------------------|----------------------|
| Chris Lee | Oppose |

SB 912 (Beall D) Housing: homelessness programs and affordable housing.

Introduced: 1/18/2018

Last Amend: 3/8/2018

Status: 3/21/2018-Re-referred to Com. on T. & H.

Location: 3/21/2018-S. T. & H.

Summary: Would, upon appropriation in the annual Budget Act, require that the sum of \$2,000,000,000 be allocated from the General Fund to the Department of Housing and Community Development. The bill would require that \$1,000,000,000 of that money be transferred to the Housing Rehabilitation Loan Fund and expended to assist in the new construction, rehabilitation, and preservation of permanent and transitional rental housing for persons with incomes of up to 60% of the area median income.

| Organization | CSAC Position |
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| Chris Lee | Pending |

SB 1056 (Beall D) Property taxes: welfare exemption: community land trust.

Introduced: 2/12/2018

Status: 2/22/2018-Referred to Com. on GOV. & F.

Location: 2/22/2018-S. GOV. & F.

Summary: Current property tax law, in accordance with the California Constitution, provides for a "welfare exemption" for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. This bill, for lien dates occurring on and after January 1, 2019, would provide that property is within the welfare exemption if that property is owned by a community land trust, as defined, otherwise qualifying for the welfare exemption, and specified conditions are met.

| Organization | CSAC Position |
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| Chris Lee | Pending |

SB 1115 (Hill D) Property taxation: welfare exemption: low income housing.

Introduced: 2/13/2018

Status: 3/21/2018-Set for hearing April 4.

Location: 2/22/2018-S. GOV. & F.

Summary: Current law limits the total exemption amount allowed to a taxpayer, with respect to a single property or multiple properties for any fiscal year on the sole basis of the application of this criterion, to \$10,000,000 of tax. This bill would delete the \$10,000,000 limitation with respect to lien dates occurring on and after January 1, 2019. The bill would require any outstanding qualified ad valorem property tax in excess of the \$10,000,000 limitation, and related interest or penalty, which was levied or imposed on and after January 1, 2017, and before January 1, 2019, with respect to qualified property for which a qualified claim was filed, to be canceled.

| Organization | CSAC Position |
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| Chris Lee | Pending |

SB 1226 (Bates R) Building standards: accessory dwelling units.

Introduced: 2/15/2018

Status: 3/1/2018-Referred to Com. on T. & H.

Location: 3/1/2018-S. T. & H.

Summary: Would, notwithstanding other provisions of law, authorize the enactment of a local ordinance to authorize, when a record of the issuance of a building permit for an accessory dwelling unit does not exist, specified described enforcement officials to make a determination of when the accessory dwelling unit was constructed and apply the State Housing Law, the building standards published in the California Building Standards Code, and other specified rules and regulations in effect when the accessory dwelling unit was determined to be constructed in order to issue a building permit for the accessory dwelling unit.

| Organization | CSAC Position |
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| Chris Lee | Pending |

SB 1227 (Skinner D) Density bonuses.

Introduced: 2/15/2018

Last Amend: 3/20/2018

Status: 3/20/2018-From committee with author's amendments. Read second time and amended. Re-referred to Com. on T. & H.

Location: 3/1/2018-S. T. & H.

Summary: Would require a density bonus to be provided to a developer that agrees to construct a housing development in which all units in the development are used for students enrolled full-time at an institution of higher education accredited by the Western Association of Schools and Colleges, and that 20% of the units are used for lower income students, as defined, and provided at a specified rent

level. The bill would require that these units be subject to a recorded affordability restriction of 55 years.

| Organization | CSAC Position |
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| Chris Lee | Pending |

[SB 1469](#) ([Skinner D](#)) Land use: accessory dwelling units.

Introduced: 2/16/2018

Last Amend: 3/22/2018

Status: 3/22/2018-From committee with author's amendments. Read second time and amended. Re-referred to Com. on RLS.

Location: 2/16/2018-S. RLS.

Summary: The Planning and Zoning Law authorizes a local agency to provide by ordinance for the creation of accessory dwelling units in single-family and multifamily residential zones, requires the ordinance to designate areas within the local jurisdiction where accessory dwelling units may be permitted, and sets forth standards the ordinance is required to impose, including, among others, maximum unit size, parking, lot coverage, and height standards. This bill would authorize accessory dwelling units to also be created in areas that are developed with single-family or multifamily units.

| Organization | CSAC Position |
|---------------------|----------------------|
| Chris Lee | Oppose |

Total Measures: 38

Total Tracking Forms: 38