



California Association of Housing Authorities

MARCH 2020 - FIRST LOOK AT BILLS WE ARE FOLLOWING

SPONSOR

- SCA 1** **Repeals Article 34**
(Allen)
Polling for this bill is not positive at this point. Supporters are considering dropping the bill until public opinion is more positive.
- ACA 1** **Lowers local voter approval requirement for housing and infrastructure bonds to 55%.**
(Aguiar-Curry)
The author is reintroducing ACA1 after it was held in Assembly Appropriations last year. Several local bonds failed to meet the two-thirds test in 2018, so passing this bill remains crucial to increasing housing supply. Held at Assembly desk 9/10

HIGH IMPACT BILLS

- AB3300** **Allocates \$2 Billion annually from the General Fund to support homelessness reduction efforts**
(Santiago)
\$1.1 Billion to Continuum of Care, \$800 million to large cities and \$100 million to non-profits. Negotiations in high gear. Opinion is more positive.
- SB 899** **Creates State zoning overlay to allow religious institutions to build 100% affordable housing on their property.**
(Wiener)
May be extended to include hospitals and other non-profit entities. Held at Assembly desk 9/10
- SB902** **Creates a by-right approval process for multifamily projects at a density of 10 units per acre if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site. The project would not be subject to CEQA review.**
(Wiener)
A “softer touch” version of SB50, which would have created much higher densities in these neighborhoods. It also prohibits the destruction of sound rental housing and housing that has been placed on national or state historic registers.



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- AB2058** Creates \$500 million tax credit program for owners of naturally occurring affordable housing, including mobile home parks, who sell their properties to non-profits who would keep the units affordable. *Modeled on successful program in Alameda County. Question whether rehab or repairs would be required.*
(Gabriel)
- AB1907** Extends a bill which exempted all Los Angeles County Permanent Supportive Housing Programs from CEQA requirements to the entire state. *Efforts to include other affordable housing programs, including MHP underway.*
(Santiago)
- AB2988** Increases the number of units of Permanent Supportive Housing that can apply for by-right development from 50 to 120. The bill would also allow Permanent Supportive Housing projects to by-right processes in areas already allowing Emergency Shelters.
- AB434** Requires the Department of Housing and Community Development (HCD) to consolidate its many categorical programs into a single application process under the MHP program, with uniform regulations. *Lots of moving parts. Many efforts over the years to create universal application process have failed. This is much more ambitious.*
(Daly)
- AB3107** Allows residential development with at least a 20% affordable component to be developed on commercially zoned land, by providing a state zoning overlay on local zoning maps. *Potentially increases available land supply.*
(Bloom)



CAHA

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HIGH IMPACT BILLS

- AB3144** Establishes a state reimbursement program to local cities and counties that waive fees on affordable projects.
(Grayson) *Currently set at 75%, but that could change.*
- AB3148** Reduces impact fees for affordable units in a density bonus project.
(Chiu) *Reduced fees would be offset by greater number of market rate units paying full freight.*

OTHER BILLS ON WATCH LIST

- AB2506** Creates a California Housing Agency, which would include HCD, CalHFA, TCAC/CDLAC, the Department of Real Estate, and the Homeless Coordinating and Finance Council. The Agency would be under the supervision of the Secretary of Housing, appointed by the Governor.
(Irwin) *Expect fierce opposition from Treasurer's Office, as well as the Homeless Council.*
- AB1845** Creates the Governor's Office to End Homelessness under the direction of the Secretary of Housing Insecurity and Homelessness. Moves the Homelessness Coordinating and Financing County (HCFC) from Business and Consumer Services (BCSH) into the Governor's office.
(Luz Rivas) *Attempting to coordinate the efforts of housing, local government, and health and human services departments is a monumental effort, but given the huge resources now available for homelessness, it makes sense to make sure they are spent wisely.*