

# Briefing on Priority Legislation

Thursday, May 20, 2020  
10:00 – 11:30 a.m.

# Agenda

- Introduction and Overview
- Support Local Recovery Campaign
- Revenue and Taxation
- Public Safety
- Community Services
- Environmental Quality
- Governance, Transparency, and Labor Relations
- Transportation, Communications, and Public Works
- Housing, Community, and Economic Development

# Introduction and Overview

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# Housekeeping Items

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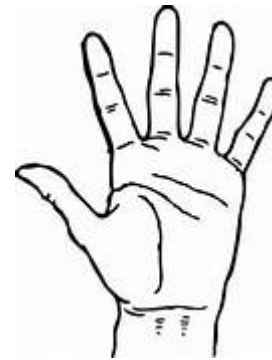
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# League Legislative Representatives

**Melanie Perron,  
Deputy Executive  
Director**

Advocacy and Public Affairs



**Jason Rhine, Assistant  
Legislative Director**

*Housing, Community, and  
Economic Development*



**Derek Dolfie, Legislative  
Representative**

*Community Services,  
Environmental Quality*



**Bijan Mehryar,  
Legislative  
Representative**

*Governance, Transparency,  
and Labor Relations*



**Charles Harvey,  
Legislative  
Representative**

*Public Safety*



**Nick Romo,  
Legislative  
Representative**

*Revenue and Taxation*



# Support Local Recovery

Nick Romo, Legislative Representative  
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# Support Local Recovery



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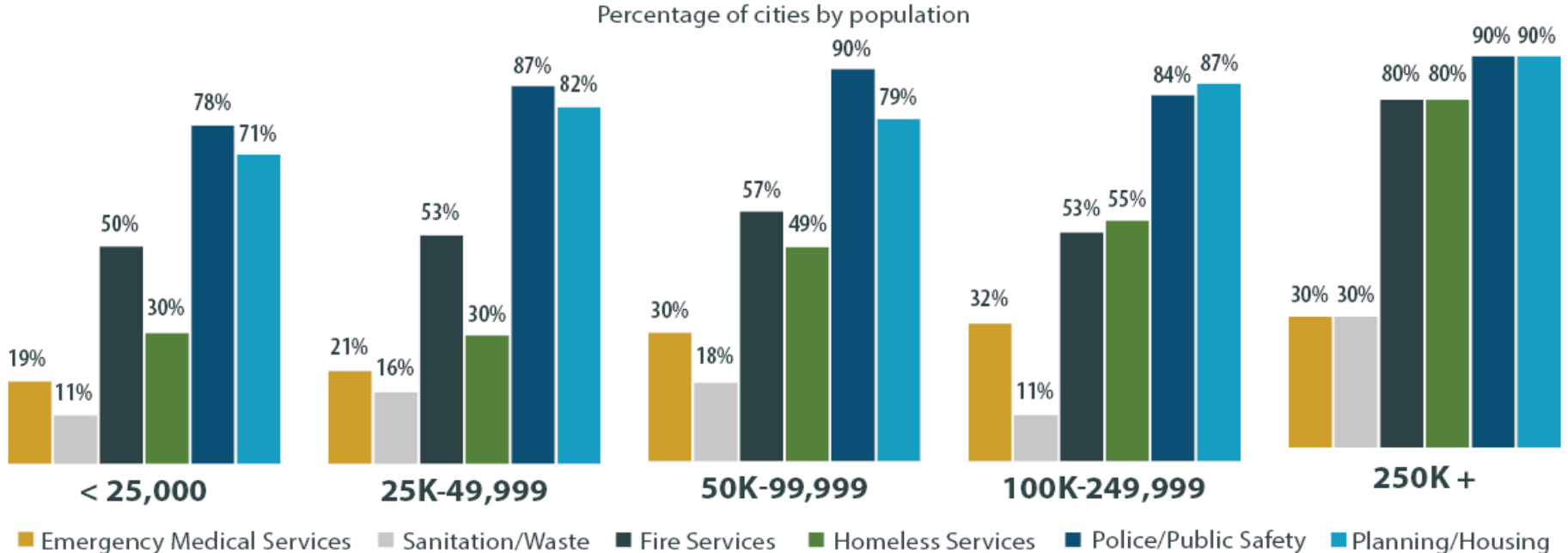
# Key Takeaways from the League's Analysis

- **Cities are bracing for a nearly \$7 billion general revenue shortfall** over the next two fiscal years.
- This **shortfall will grow by billions of dollars if COVID-19 modified stay-at-home orders extend** into the summer months and beyond.
- **All cities**, regardless of size and geography, **are impacted**.
- Over 90 percent of cities report they are considering **cutting/furloughing city staff or reducing public services**, and 72 percent of cities report they may take **both** actions.
- Cities project deep impacts to core services due to revenue shortfalls and deferred revenues, **regardless of size and geography**; 84 percent of cities report that police services will be adversely impacted.

# Key Takeaways from the League's Analysis

**All cities, regardless of size, are being impacted.**

## Core Services Face Significant Impacts Regardless of City Size



# Campaign Goals

- **State:** Secure **\$7 billion in direct and flexible funding** to support critical local services and secure CARES Act funding for all cities for COVID-19-related expenditures.
- **Federal:** Secure \$500 billion in direct and flexible funding for all cities nationwide to support critical local services.

**Fire, Police, Planning, Permitting, and more**



# May Revise

Nick Romo, Legislative Representative  
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# May Revise

- The January proposed budget was **\$222.2 billion** and the May Revision is smaller at **\$203 billion** as the state faces its first deficit in eight years.
- **Core values:** public education, public health, public safety, and people hit hardest by COVID-19.
- Allocates **\$450 million of the state's CARES Act funding** to cities for public health, public safety, and other services to address the COVID-19 pandemic.
- **\$750 million in federal funding** to purchase hotels and motels secured through Project RoomKey.
- Use **\$16.2 billion in the Budget Stabilization Account** (Rainy Day Fund) over three years; build automatic budget triggers for new federal stimulus dollars.

# Revenue and Taxation

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# Property Tax and Related Fees

## **SB 1319 (Bates) Property Taxation. Change in Ownership.**

This measure would further clarify a “change in ownership” of commercial property to include when at least 90 percent of direct or indirect ownership interests in a legal entity are sold or transferred in a single transaction. This clarification would improve property tax collection and reduce the number of new owners of commercial property that evade reassessment of their properties.

**League Position:** Pending Support

# Property Tax and Related Fees

## **SB 1386 (Moorlach) Local Gov't. Assessments, Fees, and Charges. Water.**

This measure would clarify that “water” for purposes of the Proposition 218 Omnibus Implementation Act also includes the public fixtures, appliances, and appurtenances connected to an above-described system of public improvements intended to provide for the production, storage, supply, treatment, or distribution of water from any source.

**League Position:** Watch/Work with Author



# Property Tax and Related Fees

## **SB 1431 (Glazer) Property Taxation. Reassessment. Disaster Relief.**

This measure would require county assessors to reassess certain types of properties based on their ability to generate income from renters during the COVID-19 emergency due to eviction controls ordered statewide by the Governor's Executive Order. This measure would be retroactive to April 5, 2020.

**League Position:** Oppose

# Local Taxes

## **AB 1860 (Santiago) Local Gov't Finance. Special Taxes. Homeless Housing and Services.**

This measure would authorize a local government to impose, extend, or increase a sales and use tax or transactions and use tax that would **exceed a combined rate of 2%** if the revenue is used for the purposes of **funding homeless housing and services**. The new tax would be subject to a majority vote of the electorate of the local government voting on the proposition and a 2/3 vote of the governing board of the local government.

**League Position:** Watch

## **AB 2570 (Stone, Mark) False Claims Act.**

This measure would bolster state and local tax enforcement efforts by allowing authorities to pursue false tax claim actions based on credible information provided by whistleblowers under the California False Claims Act (Act). Under AB 2570, the Act will protect whistleblowers of tax fraud and improve the collection of public funds.

**League Position:** Support

# Local Taxes

## **SB 1067 (Moorlach) Local Agencies. Refunding Bonds. Pension Obligations.**

This measure would require that refunding bonds to be used to refund pension obligation bonds be approved by 55 percent of the voters of the local agency voting on the proposition that authorizes the indebtedness.

**League Position:** Pending Opposition

## **SB 1441 (McGuire) Local Prepaid Mobile Telephony Services Collection Act.**

This measure would remove the sunset on local governments' ability to collect Utility User Taxes (UUTs) from retail sales of prepaid wireless telecommunication products and would assist the California Department of Tax and Fee Administration (CDTFA) with administration of the program.

**League Position:** Support

# Public Safety

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# Cannabis Enforcement

## **AB 2122 (Rubio, B.) Unlawful Cannabis Activity. Enforcement.**

This measure would allow local government agencies to impose a civil penalty on persons aiding and abetting unlicensed commercial cannabis activity of up to \$30,000 for each violation.

**League Position:** Support

## **AB 3330 (O'Donnell) Cannabis. Advertising and Marketing. Penalties.**

This measure would prohibit a person from collecting a fee or any other form of compensation for advertising or marketing the sale or provision of unlicensed cannabis products. This measure would allow a city attorney or city prosecutor to bring an action for a violation of these provisions, subjecting violators of these provisions to a criminal penalty and a civil penalty of up to \$30,000.

**League Position:** Pending Support

# Law Enforcement Agencies

## **AB 2481 (Lackey) Sexual Assault Forensic Evidence. Testing.**

This measure would require law enforcement agencies, for any sexual assault forensic evidence received by the law enforcement agency prior to January 1, 2016, to submit that evidence to the crime lab on or before January 20, 2021. Additionally, it would require the crime labs, for any sexual assault forensic evidence received by the lab prior to January 1, 2016, to process that evidence no later than May 20, 2021.

**League Position:** Watch

# Gun Violence Restraining Orders

## **AB 2617 (Gabriel) Firearms. Prohibited Persons.**

This bill would specify that any person who owns or possesses a firearm, and is subject to an out-of-state issued gun violence restraining order (GVRO), is prohibited from having custody or control of, or attempting to purchase or receive, a firearm or ammunition for a 5-year period, commencing upon the expiration of the existing GVRO.

**League Position:** Watch

## **AB 2532 (Irwin) Firearms. Gun Violence Restraining Orders.**

This bill would add both a district attorney and city attorney to the list of persons authorized to request the issuance or renewal of a gun violence restraining order.

**League Position:** Watch

# Questions?



# Community Services

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# Disaster Preparedness and Community Resiliency

## **AB 2054 (Kamlager) Emergency Services. Community Response. Grant Program.**

This measure would enact the Community Response Initiative to Strengthen Emergency Systems Act or the C.R.I.S.E.S. Act. This would make various changes to community response related to disasters.

**League Position:** Watch

## **AB 2064 (Patterson) Emergency Preparedness. Access and Functional Needs.**

This measure would amend the California Emergency Services Act to require California Office of Emergency Services (Cal OES) to include best practices, including for aiding access and functional needs populations, in the next update of the existing State Emergency Plan.

**League Position:** Pending

# Disaster Preparedness and Community Resiliency

## **AB 2213 (Limón) Office of Emergency Services. Model Guidelines.**

This measure would require the Cal OES to develop model guidelines for local governments and other local entities active in disasters to identify, type, and track community resources that could assist in responding to or recovering from disasters.

**League Position:** Pending

## **SB 1196 (Umberg) Price Gouging.**

This measure would expand existing price gouging protections to also include selling or offering to sell goods or services for a price 10% greater than the price charged immediately prior to a date set by the proclamation or declaration of emergency.

**League Position:** Watch

# Tobacco, E-Cigarettes, and Vaping

## **SB 793 (Hill) Flavored Tobacco Products.**

This measure would prohibit a tobacco retailer from selling, offering for sale, or possessing with the intent to sell or offer for sale, a flavored tobacco product. The measure would make a violation of this prohibition an infraction punishable by a fine of \$250 for each violation.

**League Position:** Watch

# Environmental Quality

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# California Environmental Quality Act (CEQA)

## **AB 2323 (Friedman) California Environmental Quality Act. Exemptions.**

This measure would expand the application of CEQA exemptions for housing and other specified projects.

**League Position:** Watch

## **AB 3279 (Friedman) California Environmental Quality Act. Administrative and Judicial Procedures.**

This measure would revise CEQA litigation procedures in a number of ways including reducing the deadline for a court to commence hearings from one year to 270 days, and providing that a lead agency may decide whether a plaintiff prepares the administrative record.

**League Position:** Watch

## **SB 950 (Jackson) California Environmental Quality Act. Housing and Land Use.**

This measure would make numerous changes to CEQA, including changes to tolling agreements, the CEQA initiative process, and what information is included in the “administrative record.”

**League Position:** Pending

# Climate Change

## **AB 3256 (E. Garcia) Climate Risks. Bond Measure.**

This measure is the vehicle for the Assembly's climate resiliency bond measure. This measure would enact the Wildfire Prevention, Safe Drinking Water, Climate Resilience, Drought Preparation, and Flood Protection Bond Act of 2020. If approved by the voters, would authorize a \$6.98 billion bond for a wildfire prevention, safe drinking water, climate resilience, drought preparation, and flood protection program. The Legislature has until June 25 to place this bond measure on the November 2020 ballot.

**League Position:** Watch

# Climate Change

## **SB 45 (Allen) Wildfire Prevention, Safe Drinking Water, Drought Preparation, and Flood Protection Bond Act of 2020.**

This measure is the vehicle for the Senate's climate resiliency bond measure. This measure would authorize the issuance of \$5.51 billion in bonds for wildfire prevention, safe drinking water, drought preparation, and flood protection programs. The Legislature has until June 25 to place this bond measure on the November 2020 ballot.

**League Position:** Watch



# Disaster Preparedness and Response

## **AB 2178 (Levine) Emergency Services.**

This measure would amend the California Emergency Services Act to additionally include deenergization, defined as a planned public safety power shutoff, within those conditions constituting a state of emergency and a local emergency. Similar to SB 862 (Dodd).

**League Position:** Pending

## **SB 378 (Wiener) Electrical Corporations: Deenergization Events. Procedures: Allocation of Costs. Reports.**

This measure would require electrical corporations, such as Pacific Gas and Electric; Southern California Edison; and San Diego Gas and Electric to collect more data on their electrical corporation equipment and ensure that costs accrued by local governments and customers during a utility-initiated power shutoff are recovered in a timely manner. This measure also establishes a civil penalty imposed on electrical corporations during a de-energization event as determined by the California Public Utilities Commission (CPUC). Electrical corporations must also notify cities and counties as early as possible of any utility-initiated power shutoff and provide all specific local information.

**League Position:** Support

# Disaster Preparedness and Response

## **SB 862 (Dodd) Planned Power Outage. Public Safety.**

This measure would make numerous changes related to deenergization events and how investor owned utilities (IOUs) operate during such an event. These changes include expanding the definition for what constitutes an emergency to include deenergization events and directing IOUs to work with local governments on siting and operating community resource centers during deenergization events.

**League Position:** Pending

## **SB 1099 (Dodd) Emergency Backup Generators. Critical Facilities. Exemption.**

This measure would require air districts to adopt a rule, or revise its existing rules, to allow critical facilities with a permitted emergency backup generator to use that emergency backup generator during a deenergization event or other loss of power, and to test and maintain that emergency backup generator without having that usage, testing, or maintenance count toward that emergency backup generator's time limitation on actual usage and routine testing and maintenance. This measure would prohibit air districts from imposing a fee on the issuance or renewal of a permit issued for those critical facility emergency backup generators.

**League Position:** Pending

# Energy and Utilities

## **SB 1215 (Stern) Electricity. Microgrids. Grant Program.**

This measure would make a number of changes to who can build and operate a microgrid. Additionally, this bill would direct Cal OES to develop a database of critical infrastructure to determine if they are in high fire threat areas.

**League Position:** Pending

## **SB 1312 (McGuire) Electrical Corporations: Deenergization.**

This measure would create a framework to shorten and decrease utility-initiated power shutoff events and to ultimately reduce their use. This measure also requires IOUs to take both short and long-term steps to harden their infrastructure and reduce the impacts of utility initiated power shutoff events on Californians.

**League Position:** Pending

# Solid Waste and Recycling

## **SB 54 (Allen)/AB 1080 (Gonzalez) Solid Waste. Packaging and Products.**

These identical measures would direct the California Department of Resources Recycling and Recovery (CalRecycle) to establish a comprehensive framework to reduce plastic pollution and waste, and increase recycling in California.

**League Position:** Support

## **SB 1044 (Allen) Firefighting Equipment and Foam. PFAS Chemicals.**

This measure, commencing January 1, 2022, would require any person, including a manufacturer, that sells firefighter personal protective equipment to any person or public entity to provide a written notice to the purchaser at the time of sale if the firefighter personal protective equipment contains perfluoroalkyl and polyfluoroalkyl substances (PFAS). This measure would also, commencing January 1, 2022, prohibit a manufacturer of class B firefighting foam from manufacturing, or selling class B firefighting foam that has had PFAS chemicals intentionally added to it.

**League Position:** Pending

# Governance, Transparency, and Labor Relations

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# Workers' Compensation

## **AB 664 (Cooper) Workers' Compensation. Injury. Communicable Disease.**

This measure would define “injury” for certain state and local firefighting personnel, peace officers, certain hospital employees, and certain fire and rescue services coordinators to include being exposed to or contracting, on or after January 1, 2020, a communicable disease, including coronavirus disease 2019 (COVID-19). This measure would create a conclusive presumption. It would apply to injuries that occurred prior to the declaration of the state of emergency. This measure would also exempt these provisions from the apportionment requirements.

**League Position:** Oppose

## **SB 1159 (Hill) Workers' Compensation. COVID-19. Critical Workers.**

This measure would, until an unspecified date, define “injury” for a critical worker, as specified, to include illness or death that results from exposure to coronavirus disease 2019 (COVID-19) under specified circumstances. The bill would create a disputable presumption, as specified, that an injury that develops or manifests itself while a critical worker is employed arose out of and in the course of the employment.

**League Position:** Watch

## **AB 2473 (Cooper) Public Investment Funds.**

This measure would exempt from disclosure under the California Public Records Act specified records regarding an internally managed private loan made directly by a public investment fund, including quarterly and annual financial statements of the borrower or its constituent owners, unless the information has already been publicly released by the keeper of the information.

**League Position:** Support



# Labor Relations

## **AB 2999 (Low) Employees. Bereavement Leave.**

This measure would enact the Bereavement Leave Act of 2020. The bill would require an employer to grant an employee up to 10 business days of unpaid bereavement leave upon the death of a spouse, child, parent, sibling, grandparent, grandchild, or domestic partner, in accordance with certain procedures, and subject to certain exclusions. The bill would prohibit an employer from interfering with or restraining the exercise or attempt to exercise the employee's right to take this leave. This bill would authorize an employee who has been discharged, disciplined, or discriminated against for exercising their right to bereavement leave to file a complaint with the Division of Labor Standards Enforcement or bring a civil action against their employer for reinstatement, specified damages, and attorney's fees.

**League Position:** Watch

# Labor Relations

## **AB 3216 (Kalra) Employee Leave. Authorization.**

This measure would revise provisions of the California Family Rights Act (CFRA), to make it an unlawful employment practice for any employer to refuse to grant a request by an employee, with qualified employment service, to take up to 12 workweeks of unpaid protected leave during any 12-month period. The request may be for family care and medical leave, including birth of the employee's child or adoption, to care for the employee's own medical condition, or for a child, parent, grandparent, grandchild, sibling, spouse, or domestic partner, as specified. The bill would also make it an unlawful business practice for an employer to refuse to grant an employee up to 12 workweeks of leave in a 12-month period for emergency leave, as defined.

**League Position:** Watch

# Labor Relations

## **SB 1173 (Durazo) Public Employment. Labor Relations. Employee Information.**

This measure would generally authorize an exclusive representative to file a charge of an unfair labor practice with the Public Employment Relations Board, as specified, alleging a violation of the requirements to provide employee information. Current law requires public employers to provide certain labor representatives with the names and home addresses of newly hired employees, as well as their job titles, departments, work locations, telephone numbers, and personal email addresses, within 30 days of hire or by the first pay period of the month following hire. Current law also requires the public employers to provide this information for all employees in a bargaining unit at least every 120 days, except as specified.

**League Position:** Oppose

# Questions?

# Transportation, Communications, and Public Works

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# Micromobility

## **AB 1286 (Muratsuchi) Shared Mobility Devices. Agreements.**

This measure would prohibit shared mobility device providers (such as Lime and Bird) from waiving the legal rights and remedies of their users, require them to maintain general liability insurance coverage, and have prior authorization from the jurisdictions in which they wish to operate. The bill also would require local governments that authorize the deployment of these devices within their jurisdiction to adopt operation, parking, and maintenance rules through ordinance, agreement, or permit terms.

**League Position:** Support/Co-Sponsor with the Consumer Attorneys of California

## **AB 3116 (Irwin) Mobility Devices. Personal Information.**

This measure would limit the type of data local agencies receive from mobility service providers, operating in their jurisdictions, to aggregated deidentified data. The bill would authorize a public agency to share anonymized trip data with a contractor, agent, or other public agency only if specified conditions are met.

AB 3116 is not limited to data for micromobility, but also future modes of transit.

**League Position:** Oppose

# Permitting Shot Clocks

## **AB 2168 (McCarty) Planning and Zoning. Electric Vehicle Charging Stations. Permit Application. Approval.**

This measure would require cities and counties to deem permit applications for electric vehicle charging stations complete within five business days and approved within 15 business days.

**League Position:** Oppose

## **AB 2421 (Quirk) Land Use. Permitting. Wireless Communications.**

This measure would require local agencies to adopt completed permit applications to install an emergency standby generator within the physical footprint of a macro cell tower site within 60 days of submittal of the application. If a local agency has not approved or denied such permit applications within 60 days, the permit would be deemed approved.

**League Position:** Concerns

# Emergency Telecommunications

## **SB 794 (Jackson) Emergency Services. Telecommunications.**

This measure would authorize cities to enter into agreements with their own social services departments and/or public utility or to utilize its own records to automatically enroll their residents into the city or county-operated public emergency warning system. This measure would require local governments that exercise this authority to provide an opt-out for residents that do not wish to be enrolled in the system.

**League Position:** Support

## **SB 1058 (Hueso) Communications. Moore Universal Telephone Service Act and Internet Service Providers.**

This measure would require the California Public Utilities Commission (CPUC) to evaluate the extent to which federal reductions in lifeline telephone service subsidies and the lack of access to reliable, affordable broadband voice service would result in rates limiting access to basic voice service. This measure would also require the commission to direct every internet service provider to file an annual emergency operations plan.

**League Position:** Support



# Other Bills of Interest

## **SB 865 (Hill) Excavations. Subsurface Installations.**

This measure would strengthen safe excavation practices by increasing collaboration between excavators and operators, requiring data sharing amongst key stakeholders, and moving the Dig Safe Board to the Office of Energy Infrastructure Safety. Entities that violate the requirements of SB 865 would face civil penalties.

**League Position:** Support

## **SB 1130 (Gonzalez) Telecommunications. California Advanced Services Fund.**

This measure would require the California Public Utilities Commission (CPUC) to develop, implement, and administer the California Advanced Services Fund program to encourage deployment of 21st century-ready communications. This measure would provide that the goal of the program is to approve funding for infrastructure projects that will provide high-capacity, future-proof infrastructure to unserved areas or unserved high-poverty areas.

**League Position:** Support

# Other Bills of Interest

## **AB 2730 (Cervantes) Access and Functional Needs. Local Government. Agreement for Emergency Management, Transportation, and Paratransit Services.**

This measure would require a county to enter into an agreement with an adjacent county for emergency management and transportation services in the event of an emergency that requires the evacuation and relocation of the access and functional needs population in the adjacent county.

**League Position:** Watch

# Other Bills of Interest (con't)

## **SB 1069 (Jackson) Telecommunications. Emergencies and Natural Disasters. Critical Communications Infrastructure.**

This measure would require each provider of telecommunications service to notify local emergency management officials about the location and status of the provider's critical communications infrastructure, provide the contact information for an official representative of the provider able to assist local emergency operations, report to local emergency management authorities transmission status of emergency alerts, notifications, and messages, and notify local and state emergency management officials of impacted critical communications infrastructure within their jurisdictions that has been damaged or otherwise rendered inoperable.

**League Position:** Watch

# Housing, Community, and Public Works

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# Planning and Zoning

## **AB 725 (Wicks) Housing Element. Moderate-income and Above Moderate-income Housing.**

This measure would require incorporated areas within a metropolitan jurisdiction, at least 25% of the jurisdiction's share of the regional housing need for both the moderate-income and above moderate-income housing categories must be allocated to sites with zoning that allows at least two units of housing, but no more than 35 units of housing per acre.

**League Position:** Pending

## **AB 1279 (Bloom) Housing Developments. High-resource Areas.**

This measure would require HCD to designate areas in the state as high-resource areas by January 1, 2021, and every 5 years thereafter. In any area designated as a high-resource area, this measure would require cities, at the request of a developer, to allow up to fourplexes in single-family zones and up to 100 units per acre in commercial zones. These projects shall receive ministerial approval (use by right).

**League Position:** Pending

# Planning and Zoning

## **AB 1851 (Wicks) Faith-based Organizations. Housing Developments. Parking Requirements.**

This measure would, upon the request of a developer of a housing development project, require a local agency to ministerially approve a request to that local agency to reduce or eliminate any parking requirements that would otherwise be imposed by that local agency on the development if the housing development project qualifies as a faith-based organization affiliated housing development project. This measure would prohibit a local agency from requiring the replacement of religious-use parking spaces proposed to be eliminated by a faith-based organization's housing project or from requiring the curing of any preexisting deficit of religious-use parking as a condition of approval of a faith-based organization affiliated housing development project.

**League Position:** Pending

# Planning and Zoning

## **AB 2580 (Eggman) Conversion of Motels and Hotels. Streamlining.**

This measure would authorize a development proponent to submit an application for a development for the conversion of a motel, hotel, or commercial use into multifamily housing units to be subject to a streamlined, ministerial approval process, provided that development proponent reserves at least 20% of the proposed housing units for persons and families of low or moderate income.

**League Position:** Pending

## **AB 3040 (Chiu) Local Planning. Regional Housing Need.**

This measure would create a voluntary program to incentivize local governments to allow four units per parcel, by-right, in exchange for additional credit towards the city or county's share of the regional housing need allocation for each site identified under these provisions. The measure would prohibit the cumulative credit received by a city or county from exceeding more than 25% of the total units needed to meet its regional housing needs allocation.

**League Position:** Support in concept.

# Planning and Zoning

## **SB 899 (Wiener) Housing Development. Nonprofit Hospitals or Religious Institutions.**

This measure would require that a housing development project be a use by right upon the request of a nonprofit hospital, nonprofit diagnostic or treatment center, nonprofit rehabilitation facility, nonprofit nursing home, or religious institution that partners with a qualified developer on any land owned in fee simple by the applicant if the development satisfies specified criteria. Under specified circumstances, the housing development project may include up to 150 units and have a height up to 55 feet.

**League Position:** Pending



# Planning and Zoning

## **SB 902 (Wiener) Neighborhood Multifamily Project. Use By Right.**

This measure would provide that a neighborhood multifamily project (up to fourplexes, based on population) is a use by right in zones where residential uses are permitted if the project is not located in a very high fire severity zone, does not demolish sound rental housing or housing that has been placed on a national or state historic register, and follows specified local objective criteria. This measure would also allow a local government to pass an ordinance, notwithstanding any local restrictions on adopting zoning ordinances enacted by the jurisdiction, including restrictions enacted by a local voter initiative, that limit the legislative body's ability to adopt zoning ordinances, to zone any parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, and not be subject to CEQA.

**League Position:** Pending

# Planning and Zoning

## **SB 1138 (Wiener) Housing Element. Emergency Shelters. Zoning of Sites.**

This measure would revise the requirements of the housing element, in connection with identifying zones or zoning designations that allow residential use, including mixed use, where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. This would also, for the 6th and each subsequent revision of the housing element, require that a local government that fails to adopt a housing element that HCD has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete the rezoning no later than one year (instead of three years under current law) from the statutory deadline for the adoption of the housing element.

**League Position:** Pending

# Planning and Zoning

## **SB 1299 (Portantino) Housing Development. Incentives. Rezoning of Idle Retail Sites.**

This measure would, upon appropriation by the Legislature, require HCD to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing.

**League Position:** Support

## **SB 1385 (Caballero) Local Planning. Housing in Commercial Zones.**

This measure, the Neighborhood Homes Act, would deem a housing development project, as defined, an authorized use on a neighborhood lot that is zoned for office or retail commercial use under a local agency's zoning code or general plan. This measure would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction.

**League Position:** Watch

# Density Bonus

## **AB 2345 (Gonzalez) Planning and Zoning. Density Bonus.**

This measure would greatly expand Density Bonus law and allow developers to receive up to five concessions and incentives from local governments and up to 50% more density. This measure would also require local governments to award up to six concessions and incentives to 100% affordable housing developments.

**League Position:** Pending

## **SB 1085 (Skinner) Density Bonus Law. Housing for Lower-income Students.**

This measure would require a city or county to grant one incentive or concession for a project that will contain a specified percentage of units for lower income students in a student housing development.

**League Position:** Pending

# Homelessness

## **ACA 10 (Ting) Personal Rights. Right to Housing.**

This measure would declare that the fundamental human right to housing exists in this state. The measure would declare that this right is exclusively enforceable by a public right of action. The measure would specify that it is the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right through progressively implemented measures, consistent with available resources, within an aggressive but reasonable time frame.

**League Position:** Pending

# Homelessness

## **AB 1905 (Chiu) Housing and Homelessness Response Fund. Mortgage Interest Deduction.**

This measure would entirely eliminate the option to claim the mortgage interest deduction (MID) on second homes. On qualified home loans acquired in 2018 or later for primary homes, the amount of interest a filer can claim would be reduced from the current level of \$1 million to \$750,000, conforming California's tax regulations with federal law. The savings from the elimination and reform of these tax deductions, which is estimated to be between \$400-\$500 million annually, would be redirected to the Housing and Homelessness Response Fund to alleviate California's homelessness crisis.

**League Position:** Pending

# Homelessness

## **AB 2405 (Burke) Housing. Homelessness. Children and Families.**

This measure would require local jurisdictions to, on or before January 1, 2022, establish and submit to the Department of Housing and Community Development an actionable plan to house their homeless populations based on their latest point-in-time count.

**League Position:** Watch

## **AB 2553 (Ting) Shelter Crisis Declaration.**

This measure would allow a city, county, or city and county, in lieu of compliance with local building approval procedures or state housing, health, habitability, planning and zoning, or safety standards, procedures, and laws, may adopt by ordinance reasonable local standards and procedures for the design, site development, and operation of homeless shelters and the structures and facilities therein, to the extent that it is determined at the time of adoption that strict compliance with state and local standards or laws in existence at the time of that adoption would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis.

**League Position:** Pending

# Homelessness

## **AB 2746 (Gabriel) Funding Accountability. State Funding for Homelessness.**

This measure would require a recipient that receives state funds for the HHAPP, CESH, CalWORKs, Housing and Disability Income Advocacy Program, Bringing Families Home Program, or any other program receiving state funding to address homelessness, or that receives state funds appropriated in the Budget Act of 2019 for a Whole Person Care pilot program, to submit a report regarding the use of state funds to the appropriate agency. This measure would require the recipient to submit the report on a form and method provided by the agency within 90 days of receiving program funds, or by April 1, 2021, if the recipient already received program funds as of January 1, 2021.

**League Position:** Watch



# Homelessness

## **AB 3269 (Chiu) State and Local Homelessness Plans.**

This measure, upon appropriation by the Legislature, would require the Homeless Coordinating and Financing Council to conduct, or contract with an entity to conduct, a statewide needs and gaps analysis to identify, among other things, state programs that provide housing or services to persons experiencing homelessness and funding required to move persons experiencing homelessness into permanent housing. This measure would also state the intent of the Legislature that each state and local agency aim to reduce homelessness within its jurisdiction by 90% by December 31, 2028.

**League Position:** Pending

# Homelessness

## **AB 3300 (Santiago) Homelessness Grant Funds.**

This measure would appropriate, commencing with the 2020–21 fiscal year and every fiscal year thereafter, without regard to fiscal year, \$2 billion from the General Fund to the Department of Housing and Community Development for the purpose of providing local jurisdictions and other specified entities with ongoing grant funds to sustain or expand efforts to address their immediate and long-term homelessness challenges. The measure would require \$1.1 billion to be distributed to counties and continuums of care, \$800 million to be distributed to cities with a population of at least 300,000, and \$100 million to nonprofit housing developers for specified purposes relating to the provision of housing. The measure would require the method of allocation to be based on a formula that considers specified data.

**League Position:** Pending

# Affordable Housing Funding

## **SB 795 (Beall) Affordable Housing and Community Development Investment Program.**

This measure would invest \$2 billion annually for 5 years into the immediate construction of affordable housing units and programs that address and prevent homelessness. Additionally, this measure creates two new programs administered by the Office of Business and Economic Development Office (GoBiz) to help local governments with their economic recovery and natural disaster preparedness.

Of the \$2 billion, \$1.15 billion shall be used to construct affordable housing, spur economic development and create jobs through infrastructure and employment programs. Funds will be distributed as follows: 1) Multi-family Housing Program—\$500 million (25%); 2) Infill Incentive Grant Program--\$300 million (15%); 3) Local Housing Trust Fund Matching Grant Program--\$200 million (10%); 4) Cal Home Program \$75 million (3.75%); 5) Joe Serna, Jr. Farmworker Housing Grant Fund--\$75 million (3.75%)

**League Position:** Support

# Mitigation Fee Act

## **AB 1484 (Grayson) Mitigation Fee Act.**

This measure would prohibit a local agency from imposing a housing impact requirement adopted by the local agency on a housing development project unless specified requirements are satisfied by the local agency, including that the housing impact requirement be roughly proportional in both nature and extent to the impact created by the housing development project.

**League Position:** Oppose

# Building Inspections

## **AB 3352 (Friedman) State Housing Law. Enforcement Response to Complaints.**

This measure would, beginning July 1, 2021, require a city or county that receives a complaint of a substandard building or a lead hazard violation from a tenant, resident, or occupant, or an agent of a tenant, to inspect the building, cite the lead hazard violations or the substandard build conditions, and provide free copies of the inspection report and citations issued, if any, to the tenant, resident, occupant, or agent, and to all potentially affected tenants, residents, occupants, or the agents of those individuals.

**League Position:** Oppose Unless Amended

# Questions?

# Thank You!