



**HOUSING, COMMUNICATIONS & ECONOMIC DEVELOPMENT POLICY COMMITTEE**  
**Friday, April 3, 2020**  
**9:30 a.m. – 12:30 p.m**  
**Webex Conferencing**

Instructions on how to participate in the meeting:

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## **AGENDA**

### **I. Welcome and Introductions**

Speaker: Chair, Blanca Pacheco, Mayor, City of Downey  
Marilyn Ashcraft, Mayor, City of Alameda

### **II. Public Comment**

### **III. General Briefing (Handout)**

*Informational Item*

Speaker: Jason Rhine, Assistant Legislative Director, League of California Cities

- Written Update From Each League of California Cities Lobbyists

### **IV. COVID-19 Update (Handout)**

*Informational Item*

Speaker: Jason Rhine, Assistant Legislative Director, League of California Cities

- League of California Cities Resources for Cities [Web page](#)
- 2020/2021 State Budget
- Federal Stimulus

### **V. Legislative Update (Attachment A)**

*Informational Item*

Speaker: Jason Rhine, Assistant Legislative Director, League of California Cities

- AB 1905 (Chiu) Housing and Homeless Response Fund. Personal Income Taxation. Mortgage Interest Deduction
- AB 1907 (Santiago) CEQA Exemption. Emergency Shelters, Supportive Housing, and Affordable Housing
- AB 2843 (Chu) Local Employer. Affordable Housing Fee
- SB 1410 (Gonzalez) Local Development Decisions. Appeals
- Other Bills of Interest
- League's Housing Production Proposal



**Next Meeting: Friday, June 5, So. San Francisco Conference Center, 255 S. Airport Blvd, South San Francisco**

**NOTE:** Policy committee members should be aware that lunch is served at these meetings. The state's Fair Political Practices Commission takes the position that the value of the lunch should be reported on city officials' statement of economic interests form. Because of the service you provide at these meetings, the League takes the position that the value of the lunch should be reported as income (in return for your service to the committee) as opposed to a gift (note that this is not income for state or federal income tax purposes—just Political Reform Act reporting purposes). If you would prefer not to have to report the value of the lunches as income, we will let you know the amount so you may reimburse the League.

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

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

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

**Informational Items:** Any agenda item listed for information purposes may be acted upon by the Policy Committee if the Chair determines such action is warranted and conforms with current League policy. If the committee wishes to revise League policy or adopt new policy for an item listed as informational, committees are encouraged to delay action until the next meeting to allow for preparation of a full analysis of the item.

## Housing, Community and Economic Development Policy Committee Bills of Interest – April 2020

### 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 percent 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 this state as high-resource areas by January 1, 2021, and every five 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

#### **AB 1775 (Reyes) Local Planning. Environmental Justice.**

This measure would require a city, county, or city and county to notify the Department of Justice at least 60 days before the adoption or review of the environmental justice element, or related environmental justice goals, policies, and objectives integrated in other elements.

League Position: Watch

#### **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.

#### **AB 2137 (Wicks) Planning and Zoning. Court Orders. Housing Development Projects.**

This measure would remove the option of a court, when issuing a final order or judgment in favor of a plaintiff challenging the validity of a general plan or mandatory element, to suspend the authority of the city, county, or city and county to issue specified building permits, to grant zoning changes or variances, and to grant subdivision map approvals, for housing development projects, as defined in the Housing Accountability Act.

League Position: Pending

**AB 2343 (Eggman) Local Planning: Housing Element: Emergency shelters.**

This measure would revise the objective standards local governments are authorized to impose on emergency shelters to only include the provision of onsite management and security during hours that the emergency shelter is in operation.

League Position: Pending

**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 50percent more density.

League Position: Pending

**AB 2470 (Kamlager) Splitting Multifamily Dwellings. Ministerial Approvals.**

This measure would authorize a development proponent to submit an application for a development to split one or more dwelling units within a multifamily housing development to create additional smaller dwelling units to be subject to a streamlined, ministerial approval process, provided that development proponent reserves at least 10 percent of the proposed housing units for persons and families of low or moderate income.

League Position: Pending

**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 percent of the proposed housing units for persons and families of low or moderate income. The measure would require a local government to notify the development proponent in writing if the local government determines that the development conflicts with any of those objective standards within 30 days of the application being submitted; otherwise, the development would be deemed to comply with those standards.

League Position: Pending

**AB 2894 (McCarty) General Plan. Early Childhood Education Facilities.**

This measure would require, upon the next revision of the land use element on or after January 1, 2022, the land use to be revised and updated to address the need for early childhood facilities. The measure would require the update and revision to include, among other things, information regarding the location and capacity of existing early childhood education facilities and the barriers to locating and increasing the capacity of existing and any needed future early childhood education facilities. The measure would require the element include a set of goals, policies, and objectives based on that information and a set of feasible implementation measures designed to carry out those goals, policies, and objectives.

League Position: Pending

**AB 3107 (Bloom) Planning and Zoning. Housing Developments.**

This measure would require, notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation, a housing development in which at least 20 percent of the units have an affordable housing cost or affordable rent for lower income households shall be an allowable use on a site designated in any element of the general plan for commercial uses.

League Position: Pending

**AB 3155 (Rivas. R) Subdivision Map Act. Small Lot Subdivisions.**

This measure would require a small lot subdivision to be located on a parcel zoned for multifamily residential use and consist of individual housing units that comply with existing height, floor area, and setback requirements applicable to the presubdivided parcel. The bill would prohibit the total number of units created by the small lot subdivision from exceeding the allowable residential density permitted by the existing general plan and zoning designations for the presubdivided parcel.

League Position: Pending

**AB 3156 (Rivas. R) Coastal Resources Coastal Development Permits. Affordable Housing.**

This measure would require the Coastal Commission, on or before July 1, 2021, to adopt regulations to expedite the process of reviewing and acting upon applications for coastal development permits for projects that either include affordable housing units or in which 100 percent of the units will be affordable to households making 80 percent or below the median income.

League Position: Watch

**AB 3173 (Bloom) Microunit Buildings.**

This measure would require a city or county with a population of more than 400,000 people to permit the building of microunit buildings in any zone where multifamily residential buildings are permitted. The measure would require that microunit buildings be permitted on the same basis as multifamily dwelling units. The measure would set minimum standards for the construction of microunit buildings, including floor-space ratios and setback requirements. The measure would require that specified percentages of microunit buildings be set aside for affordable housing, as specified.

League Position: Pending

**AB 3234 (Gloria) Subdivision Map Act.**

This measure would specify that no tentative or final map shall be required for the creation of a parcel or parcels necessary for the development of a subdivision for a housing development project, as defined in the Housing Accountability Act, that meets specified criteria, including that the site is an infill site, as defined, is located in an urbanized area or urban cluster, as defined, and the proposed site to be subdivided is no larger than five acres, among other requirements.

League Position: Pending

**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.

League Position: Pending

**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

**SB 906 (Skinner) Housing. Joint Living Quarters.**

Current law permits a city or county to adopt alternative building regulations for the complete or partial conversion of commercial or industrial buildings to joint living and work quarters. Current law defines a joint living and work quarter as residential occupancy by a family or not more than 4 unrelated persons maintaining a common household of one or more rooms or floors in a building originally designed for industrial or commercial occupancy, as specified. This measure would redefine joint living and work quarters to mean residential occupancy by a group of persons, whether those persons are related or unrelated.

League Position: Watch

**SB 1070 (Leyva) General Plan. Environmental Justice Element.**

This measure would build off existing law and require every city, county, and city and county to adopt an environmental justice element upon the next revision of the housing element or January 1, 2023, whichever occurs first.

League Position: Pending

**SB 1079 (Skinner) Residential Property Warehousing.**

This measure would authorize a local agency to adopt an ordinance that imposes a civil penalty in an unspecified amount on an owner of residential property located within its jurisdiction if the residential property has been vacant for at least 90 calendar days and the property is owned by a corporation or a limited liability company in which at least one member is a corporation. The measure would require the local agency to earmark and use the moneys collected from the civil penalty for homeless diversion, rental assistance, and other affordable housing purposes. This measure would also allow a city, county, or city and county to acquire a residential property within its jurisdiction by eminent domain if the property has been vacant for at least 90 days, the property is owned by a corporation or a limited liability company in which at least one member is a corporation, and the local agency provides just compensation to the owner based on the lowest assessment obtained for the property by the local agency.

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

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

This measure would revise the requirements of the housing element, as described above, 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 the Department of Housing and Community Development 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: Oppose

**SB 1410 (Gonzalez. L) Housing. Local Development Decisions. Appeals.**

This measure would establish a Housing Accountability Committee within the Housing and Community Development Department. The measure would set forth the committee’s powers and duties, including the review of appeals regarding multifamily housing projects that cities and counties have denied or subjected to unreasonable conditions that make the project financially infeasible. This measure would require a local agency to carry out a committee order within 30 days of entry, and if the local agency fails to do so, the bill would authorize an applicant to enforce the committee orders in court and would entitle the applicant to attorney’s fees and costs, as specified.

League Position: Pending

Accessory Dwelling Units (ADUs)

**AB 953 (Ting) Accessory Dwelling Units (ADUs).**

This measure would deem a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit approved if the local agency has not acted upon the completed application within 60 days.

**SB 773 (Skinner) Accessory Dwelling Units (ADUs)**

This measure would deem a permit application for the creation of an accessory dwelling unit or junior accessory dwelling unit approved if the local agency has not acted upon the completed application within 60 days.

Affordable Housing

**AB 2843 (Chu) Local Employer. Affordable Housing Fee.**

This measure would require a city, county, or city and county to collect an additional annual fee from any applicant for a local business license in an amount depending on the number of employees employed by the business. The measure would require the local entity to create a fund, entitled the “Affordable Housing Assistance Fund,” in which the fees collected under these provisions would be deposited. The moneys in the fund would be used for first-time homebuyer programs, vouchers for individuals experiencing homelessness, funding and subsidizing affordable housing development projects, and rental assistance.

League Position: Pending

Homelessness

**AB 1845 (Rivas) Office to End Homelessness**

This measure would create the Governor’s Office to End Homelessness, which would be administered by the Secretary on Housing Insecurity and Homelessness appointed by the Governor. The bill would require that the office serve the Governor as the lead entity for ending homelessness in California and would task the office with coordinating the various federal, state, and local departments and agencies that provide housing and services to individuals experiencing homelessness or at risk of homelessness.

League Position: Watch

**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

**AB 1907 (Santiago) CEQA. Emergency Shelters, Supportive Housing, and Affordable Housing.**

This measure would, until January 1, 2029, exempt from environmental review under CEQA certain activities in furtherance of providing emergency shelters, supportive housing, or affordable housing. The measure would require a lead agency that determines to carry out or approve an activity that is within this CEQA exemption to file a notice of exemption.

League Position: Watch

**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

**AB 2988 (Chu) Planning and Zoning. Supportive Housing. Emergency Shelters.**

Under Planning and Zoning Law, supportive housing is a use by right in zones where multifamily and mixed uses are permitted if the developer provides the planning agency with a plan for providing supportive services and the proposed housing development meets specified criteria, including that the housing development consist of 50 units or fewer if it is located in an unincorporated area of a county or city that has a population of fewer than 200,000 and a population of persons experiencing homelessness of 1,500 or fewer. This measure would, additionally, make supportive housing a use by right in zones where emergency shelters are permitted.

League Position: Watch

**AB 3122 (Santiago) Housing Element. Emergency Shelters, Temporary Housing, and Supportive Housing.**

Current law requires that the housing element include, among other things, an inventory of land suitable for residential development and an analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female



heads of households, and families and persons in need of emergency shelter. This measure would additionally require the inventory to include an analysis of potential sites available for the development of emergency shelters, temporary housing, and supportive housing necessary to provide shelter to the locality's homeless population.

League Position: Pending

**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

**SB 933 (Wilk) Homeless Emergency Aid Program.**

This measure would continuously appropriate the sum of \$250 million from the General Fund to be used to provide an allocation of funds to administrative entities under the Homeless Emergency Aid Program. The measure would specify an allocation formula based on the homeless point-in-time count for each administrative entity and require administrative entities to apply for funding in a manner similar to existing provisions of the program.

League Position: Pending

**Mitigation Fees/Development Fees**

**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

**AB 1924 (Grayson) Housing Development Fees.**

This measure would require that a fee levied or imposed on a housing development project by a local agency be proportionate to the square footage of the proposed unit or units.

League Position: Pending

**AB 2722 (McCarty) Development Fees and Charges. Deferral.**

This measure would prohibit a noncompliant local agency, as defined, that imposes any fees or charges on a qualified development, as defined, from requiring the payment of those fees or charges until 20 years from the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. "Noncompliant local agency" means a local agency that did not meet its regional housing needs during the most recent complete regional housing needs assessment cycle and for the current regional housing needs assessment cycle, the local agency meets either of the following: 1) the local agency has not submitted its latest production report to the department by the deadline set forth in Section 65400; 2) the local agency has

submitted its latest production report to the department by the deadline set forth in Section 65400 and that production report reflects that there were fewer units of low- or moderate-income housing issued building permits than were required for the regional housing needs assessment cycle for that reporting period.

League Position: Oppose

**AB 3144 (Grayson) Housing Cost Reduction Incentive Program.**

This measure would establish the Housing Cost Reduction Incentive Program, to be administered by the Department of Housing and Community Development, for the purpose of reimbursing cities, counties, and cities and counties for development impact fee waivers or reductions provided to qualified rental housing developments. Upon appropriation, the bill would require the department to provide grants to applicants in an amount equal to 50 percent of the amount of development impact fee waived or reduced for a qualified rental housing development by issuing a Notice of Funding Availability for each calendar year in which funds are made available for the program. The measure would require an applicant that receives a grant under the program to use those funds solely for those purposes for which the development impact fee that was waived or reduced would have been used.

League Position: Pending

**AB 3145 (Grayson) Local Government. Housing Development Projects. Fees and Exactions Cap.**

This measure would prohibit a city or county from imposing a specified fee or exaction if the total dollar amount of the fees and exactions that a city or county would impose on a proposed housing development is greater than 12 percent of the city's or county's median home price unless approved by the Department of Housing and Community Development. The measure would authorize a city or county to seek approval from the department to impose a fee or an exaction that would result in the total dollar amount of fees and exactions exceeding that limitation by making a specified finding and submitting a completed application for a waiver.

League Position: Oppose

**AB 3147 (Gabriel) Fees for Development Projects.**

This measure would delete the provisions requiring a judicial action or proceeding to attack, review, set aside, void, or annul an ordinance within 120 days of the effective date of the ordinance or increase, as applicable. This measure would instead require a judicial action or proceeding to be conducted in accordance with other procedures that, among other things, require a protest to be filed within 90 days after the imposition of the fees and an action to attack, review, set aside, void, or annul the imposition of the fees to be filed within 180 days after delivery of a specified notice by the local agency. This measure would require revenues in excess of actual cost to be used to reimburse the payor of the fee or service charge.

League Position: Pending

**AB 3148 (Chiu) Density Bonus. Fess Reductions.**

This measure would require a city, county, special district, water corporation, utility, or other local agency, except a school district, to reduce an impact fee or other charges imposed on the construction of a deed restricted affordable housing unit that is built pursuant to a density bonus, to amounts that are, depending on the affordability restriction on the unit, a specified percentage of the impact fee or other charge that would be imposed on a market rate unit within the development. The bill would exempt from these provisions units that are required to be affordable pursuant to a local inclusionary housing ordinance. The bill would define "impact fee" for purposes of these provisions.

League Position: Pending

## CEQA

### **AB 3051 (Diep) California Environmental Quality Act. Housing Developments.**

This measure would apply to any action or proceeding brought to attack, review, set aside, void, or annul the certification or adoption of any environmental impact report for a housing development or the granting of any project approvals, to require the action or proceeding, including any potential appeals therefrom, to be resolved, to the extent feasible, within 270 days of the filing of the certified record of proceedings with the court. On or before July 1, 2021, the Judicial Council shall amend the California Rules of Court, as necessary, to implement this subdivision.

League Position: Watch

### **SB 1289 (Chang) CEQA. Exemptions. Housing Projects.**

This measure would exempt from CEQA the following projects: 1) housing project occurs within an area that was previously developed; 2) housing project site has no value as habitat for endangered, rare, or threatened species; 3) housing project site can be adequately served by all required utilities and public services.

League Position: Watch

### **SB 1302 (Morrell) CEQA. Judicial Proceedings.**

This measure would prohibit additional or subsequent CEQA actions or proceedings if an action or proceeding under CEQA has already been instituted against a housing development project, as defined, and a trial court has issued a peremptory writ of mandate, as prescribed. The measure would require that any claims regarding the lead agency's noncompliance with the peremptory writ be raised during the public comment period provided in connection with the lead agency's action to comply with the peremptory writ and when the lead agency makes a return to the peremptory writ.

League Position: Watch

### **SB 1378 (Borgeas) CEQA. Litigation Transparency.**

This measure would require a plaintiff or petitioner, in an action or proceeding brought pursuant to CEQA, to disclose the identity of a person or entity that contributes \$1,000 or more, as specified, toward the plaintiff's or petitioner's costs of the action or proceeding. The measure also would require the plaintiff or petitioner to identify any pecuniary or business interest related to the project or issues involved in the action or proceeding of those persons or entities. The measure would provide that a failure to comply with these requirements may be grounds for dismissal of the action or proceeding by the court.

League Position: Watch

## Mobilehomes

### **AB 2690 (Low) Mobilehome Parks. Local Ordinances. Rent Stabilization.**

This measure would require each city, county, or city and county, shall, by January 1, 2023, do one of the following: 1) Adopt a mobilehome park rent stabilization ordinance; or 2) Adopt and submit to the Department of Housing and Community Development, in writing, a justification as to why a mobilehome park rent stabilization ordinance is not necessary for the city, county, or city and county.

League Position: Pending

**SB 999 (Umberg) Mobilehome Park Residencies. Rent Control Exemption.**

The Mobilehome Residency Law prescribes various terms and conditions of tenancies in mobilehome parks. Current law exempts a rental agreement in a mobilehome park that is in excess of 12 months' duration, and that meets other specified requirements, from local ordinances and initiative measures that establish a maximum amount that a landlord may charge a tenant for rent, commonly referred to as rent control. This measure would prohibit the above-described exemption from rent control in mobilehome parks for rental agreements from applying to a rental agreement entered into on and after January 1, 2020. The bill would repeal these provisions on January 1, 2025. The bill would declare that these provisions are severable.  
League Position: Watch

**Miscellaneous**

**AB 3146 (Bonta) Housing Data Collection and Reporting.**

This measure would require a planning agency to include in its housing element annual report additional information regarding housing development projects located within the jurisdiction, and information related to local requirements or incentives for proposed housing development projects.

League Position: Pending

**AB 3205 (Salas) Regions Rise Grant Program.**

This measure would establish the Regions Rise Grant Program within the Governor's Office of Business and Economic Development for the purpose of enabling regions to collaborate and create interdisciplinary and cross-sector regional strategies to address key regional issues and challenges. The measure would define "region" for these purposes as a group consisting of at least one government agency, one local business, and one nonprofit organization, that spans a geographic area that includes an area in at least 2 different counties, and is comprised of an area that experiences common community issues and challenges.

League Position: Support

**AB 2852 (Mullin) Public Employee Housing. Local Agencies.**

This measure would authorize a school district to make units in a rental housing facility that is constructed, reconstructed, or renovated with financing proceeds, as specified, available to employees of other school districts, community college districts, cities, counties, and special districts. This measure would also allow a city, county, or city and county to offers affordable rental housing for its employees that are financed by federal or state funds or tax credits, including, but not limited to, an allocation of federal low-income housing tax credits.

League Position: Pending

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

This measure would establish the Affordable Housing and Community Development Investment Program, which would be administered by the Affordable Housing and Community Development Investment Committee. The measure would authorize a city, county, city and county, joint powers agency, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, transit village development district, or a combination of those entities, to apply to the Affordable Housing and Community Development Investment Committee to participate in the program and would authorize the committee to approve or deny plans for projects meeting specific criteria. This measure would provide up to \$2 billion annually for affordable housing, infrastructure, and community revitalization.

League Position: Support

**SB 1049 (Glazer) Local Ordinances. Short-term Rentals.**

Current law authorizes a city legislative body to impose fines, penalties, and forfeitures for violations of ordinances, provided that a fine may not exceed \$1,000. This measure would authorize a city legislative body to impose a fine of up to \$5,000 for a violation of a short-term rental ordinance. The measure would define “short-term rental” for these purposes as a residential property that is rented to a visitor for fewer than 30 days through a centralized online platform where the rental is advertised and payments for the rental are securely processed.

League Position: Watch