



California Housing Legislation Highlights

as of April 4, 2019

FASTER APPROVALS

AB 1484
Development fees published and constant throughout project approval process.

SB 330
Faster approvals for housing & zoning changes; no parking requirements; statewide ban on downzoning.

AB 1485 & AB 1706
Incentives and faster approvals for moderate-income housing built with prevailing (union) wage labor.

UPZONING

SB 50
Upzoning near jobs, good schools, and mass transit.

SHELTERS

SB 48
By-right approval for homeless shelters.

AB 723
Property tax exemption for housing leased for 35+ years to nonprofits in Alameda or Contra Costa County.

SCA 3
Ends inheritance of Prop 13 tax break, unless heir lives in the house.

TAX POLICY

CC-BY Alfred Twu
mail@firstcultural.com
more details at tinyurl.com/2019housingbills

BALLOT MEASURES

SCA 1
Eliminates requirement that public housing be approved by ballot measure.

ACA 1
Allows bonds for housing & infrastructure to pass with a 55% majority.

TRANSPORT

AB 1568
Ties transport funding to housing production.

FUNDING

AB 10
Expands Low Income Housing Tax Credit funding program by \$500 million per year.

AB 11 & SB 5
Creates new local funding agencies for affordable housing, infrastructure, and community investment.

DATA

AB 1483
Creates housing production database.

AB 724
Creates rental housing database.

AB 857
Allows cities to create Public Banks.

FUNDING

AB 1487
Creates Housing Alliance for the Bay Area, regional entity to raise \$1.5 billion via ballot measure for affordable housing.

SB 18
Funds for legal aid and rent assistance.

LEGAL AID

SB 329
Requires landlords to accept Section 8 vouchers.

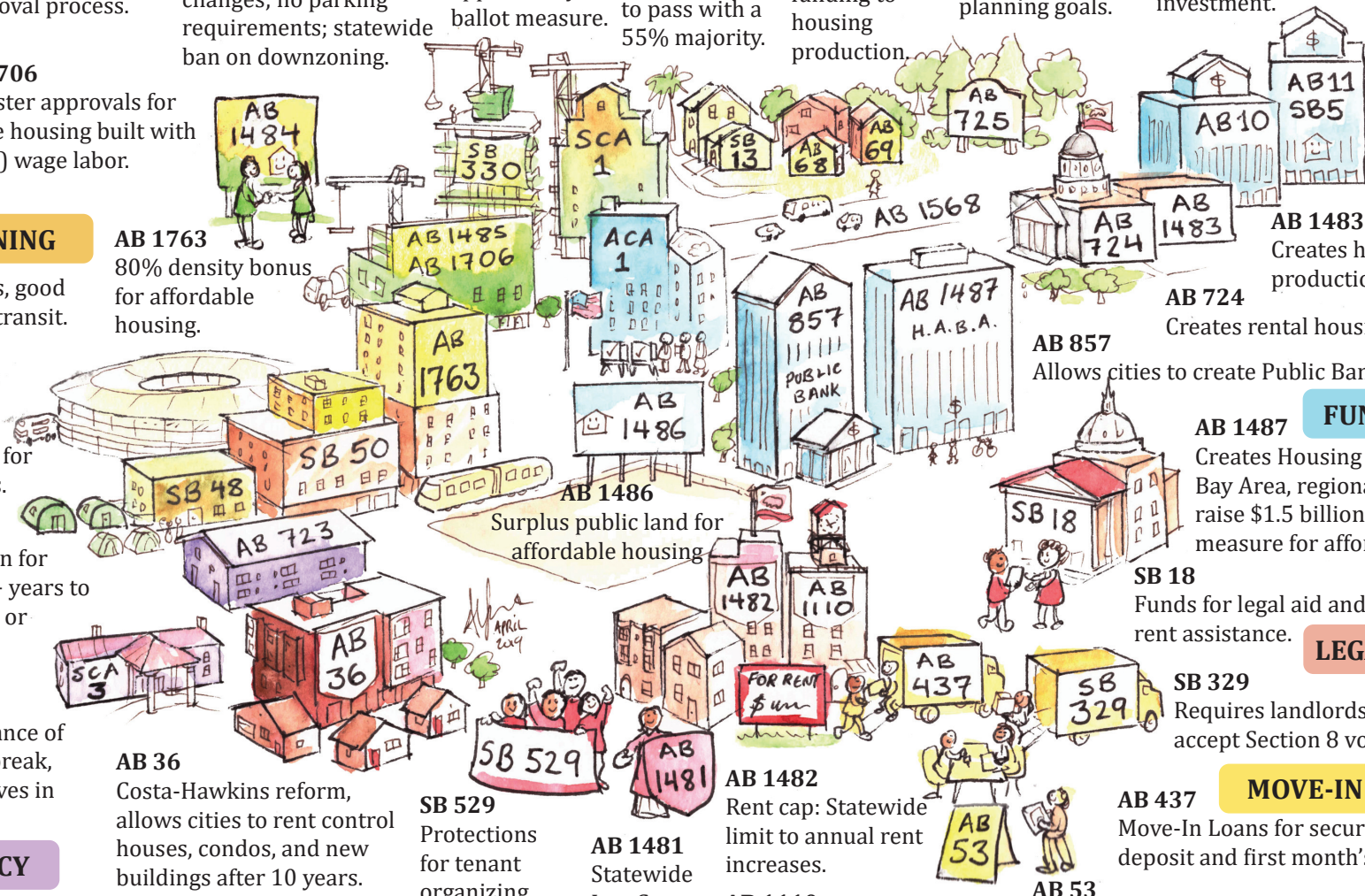
MOVE-IN ASSISTANCE

AB 437
Move-In Loans for security deposit and first month's rent.

AB 53
Ban the Box: no questions on criminal record on initial rental applications.

ACCESSORY DWELLING UNITS

SB 13, AB 68, & AB 69
Simplifies process of approvals and allows more houses to add Accessory Dwelling Units.



AB 1486
Surplus public land for affordable housing

SB 529
Protections for tenant organizing

AB 36
Costa-Hawkins reform, allows cities to rent control houses, condos, and new buildings after 10 years.

AB 1481
Statewide Just Cause limits to evictions.

AB 1482
Rent cap: Statewide limit to annual rent increases.

AB 1110
Longer notice required for rent increases: 60 days for under 10%, 90 days for 10-15%, 120 days for 15%+