

CALIFORNIA 2019  
SENATE BILL 50

AS OF  
APRIL 24,  
2019



Is site zoned for Housing?



NO CHANGE TO ZONING

SB 50 is designed to protect tenants, agriculture/industrial land, and also to avoid new development in high fire-risk areas or near small beach towns.

NOTE:

Additional Details Pending in Revised Bill Text.



Does site  
- Have existing rental housing  
OR  
- in a Very High Fire Hazard Zone  
OR  
- in a Coastal Zone in city with population under 50,000?

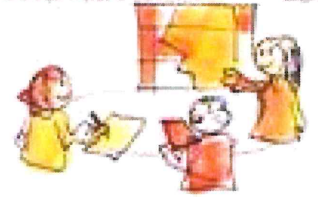


Is site in a low-income Sensitive Community?



COMMUNITY PLANNING PROCESS

Community has until 2025 to determine their own zoning.



COUNTY POPULATION

OVER 600,000

UNDER 600,000

Near Rail or Ferry?



Near Jobs, Good Schools, or Bus Stop With Bus Every 10 Minutes or Less?



Near Rail or Ferry?



Within 1/4 MILE of stop  
55' FEET



Within 1/2 MILE  
45' FEET



\*ADDITIONAL HEIGHT WITH AFFORDABLE HOUSING DENSITY BONUS.

Same Zoning with Density Limits Removed\*



Parking: 1/2 space per unit.

EMERGENCY ESCAPE ROUTE

Duplexes, Triplexes, & Fourplexes



No Demolition of existing houses, but existing houses can be subdivided with small additions.

Within 1/4 MILE AND IN CITY WITH OVER 100,000 PEOPLE



No Parking Needed

+1 FLOOR

Within 1/2 MILE



Parking 1/2 space per unit

APRIL 2019

mail@firstcultural.com



# 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.

**AB 1763**  
80% density bonus for affordable housing.

## 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](http://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.

**AB 725**  
Limits use of sprawl as way to meet housing planning goals.

## 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.

## 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.

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

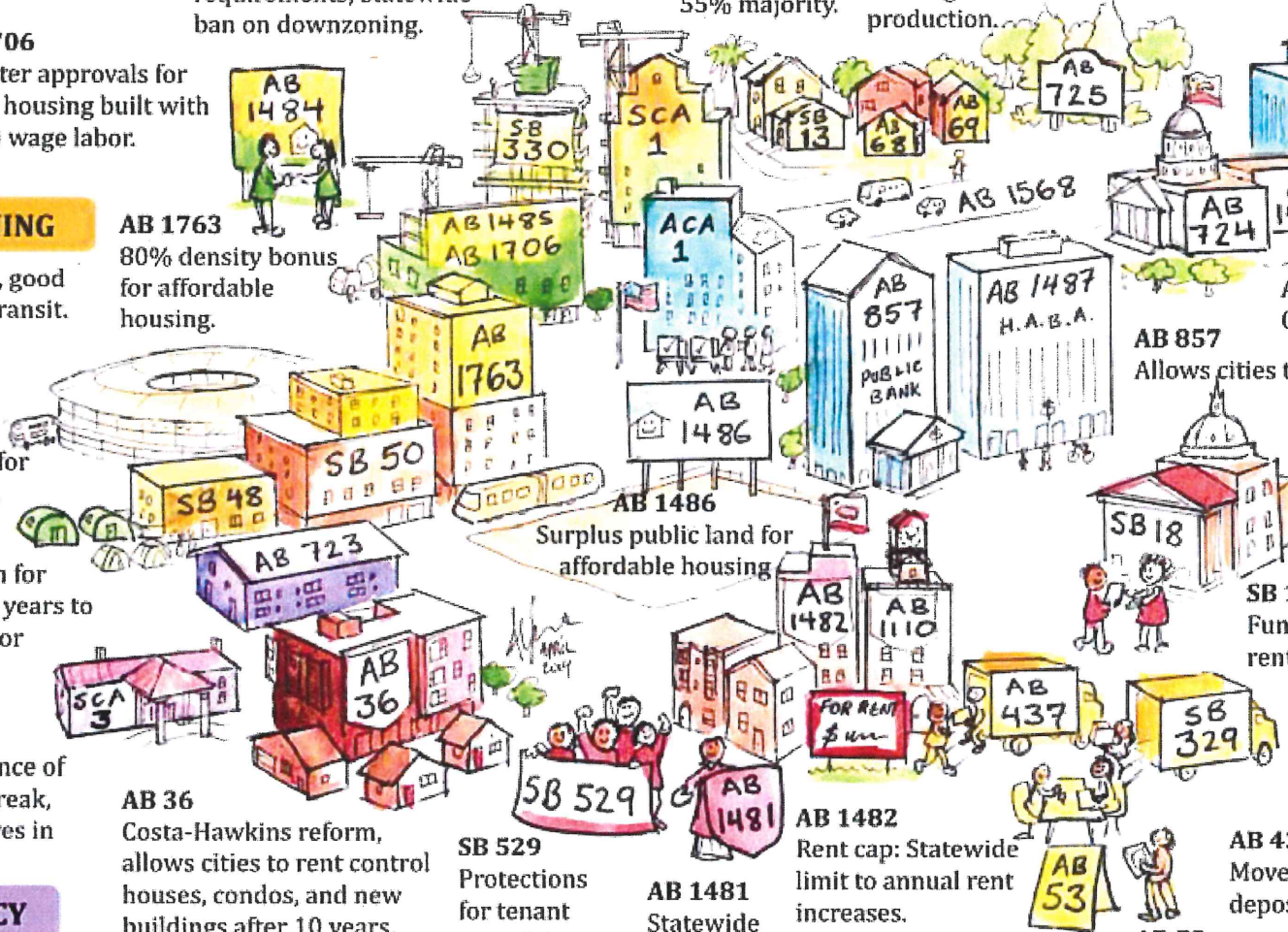
**AB 1110**  
Longer notice required for rent increases: 60 days for under 10%, 90 days for 10-15%, 120 days for 15%+

**AB 1481**  
Statewide Just Cause limits to evictions.

**SB 529**  
Protections for tenant organizing

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

## TENANT PROTECTIONS



Contact your representatives @ [leginfo.ca.gov](http://leginfo.ca.gov)



## Housing, Community and Economical Development Bills with Positions 5/13/2019

**AB 10 (Chiu D) Income taxes: credits low-income housing: farmworker housing.**

Would, under the law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law, for the 2020 to 2024 calendar years, inclusive, would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by an additional \$500,000,000, as specified, and would allocate to farmworker housing projects \$25,000,000 per year of that amount. The bill, under those laws, would modify the definition of applicable percentage relating to qualified low-income buildings to depend on whether the building is a new or existing building and federally subsidized, or a building that is, among other things, at least 15 years old, serving households of very low income or extremely low income, and will complete substantial rehabilitation, as specified.

**League Position:** Support

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCED

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptured
1st House				2nd House							

**League Position Letter(s) & City Sample Letter(s):**

AB 10 (Chiu) SAMPLE Support

AB 10 (Chiu) Author Support Letter 1/16/19

**AB 68 (Ting D) Land use: accessory dwelling units.**

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 required ordinance standards, including, among others, lot coverage. This bill would delete the provision authorizing the imposition of standards on lot coverage and would prohibit an ordinance from imposing requirements on minimum lot size.

**League Position:** Oppose Unless Amend

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCED

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**League Position Letter(s) & City Sample Letter(s):**

AB 68 (Ting) Sample Oppose Unless Amended Letter ASM Appropriations

**AB 68 (Ting) Oppose Unless Amended, Asm. Local Gov., 4-5-19**

**AB 881 (Bloom D) Accessory dwelling units.**

The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law requires the ordinance to designate areas where accessory dwelling units may be permitted and authorizes the designated areas to be based on criteria that includes, but is not limited to, the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. This bill would instead require a local agency to designate these areas based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety.

**League Position:** Oppose Unless Amend

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCED

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**League Position Letter(s) & City Sample Letter(s):**

AB 881 (Bloom) Sample Oppose Unless Amended ASM Appropriations

AB 881 (Bloom) Oppose unless Amended, Asm. Local Gov., 4-5-19

**AB 1253 (Rivas, Robert D) Local agency formation commissions: grant program.**

This bill would require the Strategic Growth Council, until July 31, 2025, to establish and administer a local agency formation commissions grant program for the payment of costs associated with initiating and completing the dissolution of districts listed as inactive, the payment of costs associated with a study of the services provided within a county by a public agency to a disadvantaged community, as defined, and for other specified purposes, including the initiation of an action, as defined, that is limited to service providers serving a disadvantaged community and is based on determinations found in the study, as approved by the commission. The bill would specify application submission, reimbursement, and reporting requirements for a local agency formation commission to receive grants pursuant to the bill. The bill would require the council, after consulting with the California Association of Local Agency Formation Commissions, to develop and adopt guidelines, timelines, and application and reporting criteria for development and implementation of the program, as specified, and would exempt these guidelines, timelines, and criteria from the rulemaking provisions of the Administrative Procedure Act. The bill would make the grant program subject to an appropriation for the program in the annual Budget Act, and would repeal these provisions on January 1, 2026. This bill contains other existing laws.

**League Position:** Support

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCED

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**League Position Letter(s) & City Sample Letter(s):**

AB 1253 (R. Rivas) League Letter of SUPPORT 3-8-19

AB 1253 (R. Rivas) SAMPLE Letter of SUPPORT

**AB 1568 (McCarty D) Housing law compliance: prohibition on applying for state grants.**

A measure that would withhold and divert critical transportation funds from the Road Repair and Accountability Act (SB 1, Beall), for cities' basic maintenance and road repair needs.

**League Position:** Oppose

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCED

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**League Position Letter(s) & City Sample Letter(s):**

[AB 1568 \(McCarty\) - Coalition Opposition Letter](#)

[AB 1568 \(McCarty\) - City Opposition Sample Ltr](#)

[AB 1568 \(McCarty\) - League Opposition](#)

**AB 1763 (Chiu D) Planning and zoning: density bonuses: affordable housing.**

Would require a density bonus to be provided to a developer who agrees to construct a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households, as defined. The bill would also require that a housing development that meets this criteria receive 4 incentives or concessions under the Density Bonus Law.

**League Position:** Oppose Unless Amend

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCED

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**League Position Letter(s) & City Sample Letter(s):**

[AB 1763 \(Chiu\) Oppose unless Amended, Asm. Local Gov., 4-18-19](#)

**SB 5 (Beall D) Affordable Housing and Community Development Investment Program.**

Would establish in state government the Affordable Housing and Community Development Investment Program, which would be administered by the Affordable Housing and Community Development Investment Committee. The bill 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.

**League Position:** Support

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCEDRT

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
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**League Position Letter(s) & City Sample Letter(s):**

[SB 5 \(Beall/McGuire\) SAMPLE Support 3-8-19](#)

[SB 5 \(Beall/McGuire\) SUPPORT 3-8-19](#)

**SB 13 (Wieckowski D) Accessory dwelling units.**

Would authorize the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling use. The bill would also revise the requirements for an accessory dwelling unit by providing that the accessory dwelling unit may be attached to, or located within, an attached garage, storage area, or other structure, and that it does not exceed a specified amount of total floor area.

**League Position:** Oppose Unless Amend

**Primary Lobbyist:** [Rhine, Jason](#)

**Policy Committee :** [HCED](#)

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**League Position Letter(s) & City Sample Letter(s):**

[SB 13 \(Wieckowski\) Sample Oppose Unless Amended Letter SEN Appropriations](#)

[SB 13 \(Wieckowski\) Oppose Unless Amended Letter 4-5-19](#)

**SB 50 (Wiener D) Planning and zoning: housing development: incentives.**

Would authorize a development proponent of a neighborhood multifamily project located on an eligible parcel to submit an application for a streamlined, ministerial approval process that is not subject to a conditional use permit. The bill would define a “neighborhood multifamily project” to mean a project to construct a multifamily structure on vacant land, or to convert an existing structure that does not require substantial exterior alteration into a multifamily structure, consisting of up to 4 residential dwelling units and that meets local height, setback, and lot coverage zoning requirements as they existed on July 1, 2019.

**League Position:** Oppose Unless Amend

**Primary Lobbyist:** [Rhine, Jason](#)

**Policy Committee :** [HCED](#)

Desk	Policy	Fiscal	Floor	Desk	Policy	Fiscal	Floor	Conf. Conc.	Enrolled	Vetoed	Chaptered
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**League Position Letter(s) & City Sample Letter(s):**

[SB 50 \(Wiener\) Sample Oppose Unless Amended Letter Senate Approps](#)

[SB 50 \(Wiener\) Oppose unless Amended, Sen. Approps., 5-8-19](#)

[SB 50 \(Wiener\) Oppose Unless Amended Letter 4-17-19](#)

[SB 50 \(Wiener\) Sample Oppose Unless Amended Letter Senate Gov and Finance](#)

[SB 50 \(Wiener\) Oppose Unless Amended Letter 3-27-19](#)

**SB 330 (Skinner D) Housing Crisis Act of 2019.**

The The Housing Accountability Act requires a local agency that proposes to disapprove a housing development project that complies with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by substantial evidence on the record that specified conditions exist, and places the burden of proof on the local agency to that effect. The act requires a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least \$10,000 per housing unit in the housing development project on the date the application was deemed complete. This bill would, until January 1, 2030, specify that an application is deemed complete for these purposes if a preliminary application was submitted, as specified.

**League Position:** Oppose

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCED

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**League Position Letter(s) & City Sample Letter(s):**

SB 330 (Skinner) Sample Oppose Letter SEN Housing.

SB 330 (Skinner) Oppose, Sen. Gov & Finance, 4-3-19

**SB 672 (Hill D) Planning and zoning: regional housing need allocation: City of Brisbane.**

Would, for the 5th and 6th cycle of the housing element planning period for the City of Brisbane, prohibit the Association of Bay Area Governments from allocating to the City of Brisbane a share of the regional housing need that exceeds the share allocated to the city for the current planning period if specified conditions apply. Among these conditions, the bill would require that the City of Brisbane has taken action during the current planning period to zone or rezone sites sufficient to accommodate 615% or more of its regional housing need allocation for the current planning period.

**League Position:** Support

**Primary Lobbyist:** Rhine, Jason

**Policy Committee :** HCED

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**League Position Letter(s) & City Sample Letter(s):**

SB 672 (Hill) Support Letter 4-17-19

Total Measures: 11

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