



® Housing, Land Use and Transportation Policy Committee Meeting  
CSAC Legislative Conference  
Wednesday, April 21, 2021 — 11:00 a.m. – 12:00 p.m.  
Via Zoom: [Click here to join](#)  
Meeting ID: 837 6604 8431 | Passcode: HLT2021  
Conference Line: (669) 900-6833  
Meeting ID: 837 6604 8431 | Passcode: 8150110

**Supervisor David Rabbitt, Sonoma County, Chair**  
**Supervisor Jennifer Kreitz, Mono County, Vice Chair**

- 11:00 a.m. I. Welcome and Introductions**  
*Supervisor David Rabbitt, Sonoma County, Chair*  
*Supervisor Jennifer Kreitz, Mono County, Vice Chair*
- 11:05 a.m. II. Update on State Climate Action Plan for Transportation Infrastructure**  
*Darwin Moosavi, Deputy Secretary for Environmental Policy & Housing Coordination, California State Transportation Agency*  
[CAPTI Materials Available Here](#)
- 11:25 a.m. III. Sustainable Communities Strategies Legislation – Regional and Transportation Industry Perspectives**  
*Bill Higgins, Executive Director, California Association of Councils of Government (CALCOG)*  
*Kiana Valentine, Executive Director, Transportation California*  
Attachment One: CSAC Memo on SCS Legislation
- 11:45 a.m. IV. Legislative Update**  
*Chris Lee, Legislative Representative, CSAC*  
*Marina Espinoza, Legislative Analyst, CSAC*  
Attachment Two: HLT Bills with Active or Pending Positions
- 12:00 p.m. V. Closing Comments and Adjournment**  
*Supervisor David Rabbitt, Sonoma County, Chair*  
*Supervisor Jennifer Kreitz, Mono County, Vice Chair*

## LIST OF ATTACHMENTS

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### **Sustainable Communities Strategies Legislation – Regional and Transportation Industry Perspectives**

Attachment One .....CSAC Memo on Sustainable Communities  
Strategies Legislation

### **Legislative Update**

Attachment Two .....HLT Bills with Active or Pending Positions

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**Attachment One**  
CSAC Memo on Sustainable Communities Strategies Legislation



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April 14, 2021

**TO:** CSAC Housing, Land Use and Transportation Policy Committee

**FROM:** Chris Lee, Legislative Representative  
Marina Espinoza, Legislative Analyst

**SUBJECT: Update on Regional Transportation and Land Use Planning  
Legislation – SB 375 Sustainable Communities Strategies**

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Legislators have introduced three significant regional transportation and land use planning bills that would update and change the requirements set forth by SB 375 (Chapter 28, Statutes of 2008). The bills include SB 261 by Senator Allen, SB 475 by Senator Cortese, and AB 1147 by Assemblymember Friedman. Each of these bills have significant implications for land use planning and the investment of state and federal transportation funds via regional agencies for the [37 counties within California’s 18 metropolitan planning organizations](#) (MPOs).

The three bills vary in their approaches, but all are aimed at addressing the issues highlighted in a [2018 CARB report that sought to analyze the performance of SB 375 Sustainable Communities Strategies](#). Provisions range from new longer-range targets for reductions in transportation and land-use related GHG emissions, new planning requirements related to the achievement of 2035 emissions goals, creation of explicit targets for reductions in driving (vehicle miles traveled, or VMT), strengthening the California Air Resources Board’s (CARB’s) role in the review of regional plans and transportation expenditures, changing incentives and disincentives related to the adoption of a compliant regional plan, and imposing new requirements on local government land use planning and reporting.

CSAC has only taken a formal position on one of the three bills: an “oppose” position on SB 261 (Allen), including a request that it be made a two-year bill. Staff have also initiated conversations with the offices of Assemblymember Friedman and Senator Cortese regarding their legislation.

**POLICY CONSIDERATIONS**

The key county-focused policy issues presented by each of the bills include the following:

**[SB 261 \(Allen\) – Referred to the Senate Transportation Committee](#)**

- Implications of additional VMT reduction targets for funding county transportation projects in the unincorporated area, including safety and fix-it-first projects that are like to have no impact on VMT.
- Changes to the relationship between and authority of the California Air Resources Board, Metropolitan Planning Organizations, and local governments.
- Implications of additional VMT reduction targets for housing development and planning in unincorporated areas, including ability to plan for regional housing needs allocation.

- Interactions between additional, currently undefined, state-level policy changes necessary to achieve 2035 GHG emissions reductions and the additional VMT reduction targets

**SB 475 (Cortese) – Referred to Senate Natural Resources Committee**

- Implications and feasibility of replacing the current regional GHG emissions reductions targets with a points-based system.
- Implications of incorporating building policies to reduce GHG emissions associated with buildings—typically a building code matter—within the regional planning framework.

**AB 1147 (Friedman) – Referred to Assembly Natural Resources Committee**

- Changes to the relationship between Metropolitan Planning Organizations and local governments, including a new requirement for local governments to make “good faith effort” to support its region’s sustainable community strategy, “including, but not limited to, when amending or developing its general plan.”

**BACKGROUND**

SB 375 (Steinberg, 2008) requires metropolitan planning organizations to adopt sustainable communities strategies to achieve greenhouse gas (GHG) reductions targets established by CARB through regional transportation spending and land use planning. In a 2018 report that sought to analyze the performance of SB 375 sustainable communities strategies, the State Air Resource Board (CARB) wrote that “emissions from the transportation sector continuing to rise despite increases in fuel efficiency and decreases in the carbon content of fuel” and “California will not achieve the necessary greenhouse gas emissions reductions to meet mandates for 2030 and beyond without significant changes to how communities and transportation systems are planned, funded.”

**SB 261 (Allen) - Regional Transportation Plans - Sustainable Communities Strategies**

SB 261 would require that the sustainable communities strategy (SCS) be developed to additionally achieve greenhouse gas (GHG) emission reduction targets for the automobile and light truck sector for 2045 and 2050 and authorize CARB to create new vehicle miles traveled (VMT) reduction targets for 2035, 2045, and 2050. It would make various conforming changes to integrate those additional targets into regional transportation plans.

SB 261 would require (rather than encourage) metropolitan planning organizations (MPOs) to work with CARB when developing technical methodology they intend to use to estimate the GHG emissions from the SCS. This bill would also require that the SCS be submitted within 60 days of adoption and would require the state board to reject the MPO’s determination that the strategy submitted would achieve GHG emission vehicle miles traveled reduction targets if it meets the following criteria:

- The technical methodology will not yield accurate estimates of GHG emissions and vehicle miles traveled;

- The data or documentation provided to support the estimates of GHG emissions and vehicle miles traveled is insufficient for the state board’s review;
- The calculations to estimate GHG emissions and vehicle miles traveled do not demonstrate the region achieving GHG emissions and vehicle miles traveled reduction targets for all target years; and,
- The SCS does not include strategies that sufficiently demonstrate reductions in GHG emissions or vehicle miles traveled to achieve the region’s GHG emissions and vehicle miles traveled targets.

In areas served by high-quality transit or prioritized for new employment or housing growth under the regional plan, the bill would require a local government to biennially report to its MPO the number of housing units and jobs, as well as transit-supportive infrastructure, both existing and planned, which demonstrate implementation of strategies included in the applicable sustainable communities strategy.

#### SB 475 (Cortese) - Transportation Planning – Sustainable Communities Strategies

This bill would require the State Air Resources Board (state board), on or before June 30, 2023, and in coordination with the California Transportation Commission (CTC) and the Department of Housing and Community Development (HCD), to issue new guidelines on sustainable communities strategies (SCS) and require these guidelines to be updated thereafter at least every 4 years.

#### *State-Regional Collaborative for Climate, Equity, and Resilience*

SB 475 would delete the provisions under current law related to the Regional Targets Advisory Committee and instead require the state board to appoint, on or before January 31, 2022, the State-Regional Collaborative for Climate, Equity, and Resilience, consisting of representatives of various entities. The State-Regional Collaborative for Climate, Equity, and Resilience would be required to:

- Develop a quantitative tool for MPOs to use to evaluate a transportation plan’s consistency with long-range greenhouse gas (GHG) emission reduction targets and recommend guidelines for MPOs to use when crafting long-range strategies that integrate state goals related to climate resilience and social equity;
- Identify best practice implementation actions and generate point-based climate impact scores for each implementation action;
- Issue, on or before December 31, 2022, its recommendations to the state board for incorporation into the new guidelines for SCS; and,
- In consultation with CTC and HCD, to identify regional GHG emission reduction targets for long-range strategies through 2050 and near-term implementation actions through 2030 to reduce emissions from automobiles and light trucks.

#### *Metropolitan Planning Organization Requirements*

SB 475 would delete the provisions under existing law requiring the preparation of an alternative planning strategy and would also require an MPO to identify near-term implementation actions and calculate the climate points of each action before adopting

an SCS. It would encourage an MPO unable to meet the near-term targets through identified implementation actions to work with the state board, as specified, to identify additional feasible implementation actions. If no additional feasible implementation actions are identified, SB 475 would allow the MPO to adopt an SCS but would make the MPO ineligible for state funds that require an adopted SCS that is compliant with state targets, until the time that an updated compliant plan is adopted.

After adopting an SCS, this bill would require an MPO to submit a progress report on its implementation actions every 4 years to the state board for review. SB 475 would allow the state board to make a determination that a sustainable communities strategy is noncompliant if there is sustained and demonstrated lack of implementation activity from prior sustainable communities strategies. SB 475 would make metropolitan regions ineligible for funds that require a compliant SCS during this period of noncompliance. The bill would allow the MPO to appeal this determination of noncompliance annually.

#### *State Air Resources Board Requirements*

SB 475 would also require the state board to:

- Demonstrate, by March 30, 2023, how the targets could be achieved with existing revenues using tools developed by the State-Regional Collaborative for Climate, Equity, and Resilience, and would require an opportunity for public comment and a public hearing, before adoption of targets on or before June 30, 2023; and,
- Update the regional GHG emission reduction targets for near-term implementation actions every 4 years consistent with each MPO's timeframe for updating its regional transportation plan under federal law until 2050 and ensure that the targets are achievable within the context of each region's approach to meeting specified housing goals and climate adaptation strategies.

#### *Energy Commission Requirements*

SB 475 would also require the State Energy Resources Conservation and Development Commission, on or before July 1, 2023, and in consultation with various state entities, to set regional building decarbonization targets for 2030 and 2045 consistent with the state's targets for reducing emissions of GHGs in the state's residential and commercial building stock for each geographic area represented by a metropolitan planning organization.

#### AB 1147 (Friedman) - Regional Transportation Plans and Active Transportation Program

AB 1147 would require the Strategic Growth Council (SGC) to convene key state agencies, metropolitan planning agencies, and local governments to assist the council in completing the report required under existing law, which is required to provide an overview of the California Transportation Plan and all sustainable communities strategies and alternative planning strategies, an assessment of how implementation of the California Transportation Plan, sustainable communities strategies, and

alternative planning strategies will influence the configuration of the statewide integrated multimodal transportation system, and a review of the potential impacts and opportunities for coordination of specified funding programs. AB 1147 would require that the report be completed by January 1, 2023, and additionally assess barriers to the achievement of, and recommend actions at the state, regional, and local level to achieve, state and regional greenhouse gas emissions reduction targets related to the California Transportation Plan and all sustainable communities strategies and alternative planning strategies.

This bill would expressly authorize transportation planning agencies with populations greater than 200,000 to also use, as part of their policy elements, the percentage share of trips made by bicycling using an electric bicycle.

The bill would also impose additional requirements on metropolitan planning organizations (MPOs), the State Air Resources Board, local governments, the California Transportation Commission (CTC), and the California Department of Transportation (Caltrans). It would also implement a Sustainable Communities Strategy Block Grant Program. The additional requirements set forth by the bill and the provisions related to the Sustainable Communities Strategy Block Grant Program are summarized below.

#### *Local Government Requirements*

This bill would require local governments to make a good faith effort to take actions that support its region's sustainable community strategy or, as applicable, alternative planning strategy, including, but not limited to, when amending or developing its general plan.

AB 1147 would require that the action element incorporate and be consistent with the 2035 target action plan. The bill would also require that a local agency consult with an MPO if the MPO concludes that the local agency's land use decisions are interfering with the region's achievement of those targets and requests the consultation.

#### *Metropolitan Planning Organization and State Air Resources Board Requirements*

AB 1147 would require each MPO to submit data to the state board that delineates how transportation funds have been spent in relation to the sustainable communities strategy, and would require the state board to require, by regulation, each MPO to provide any data the state board determines is necessary for specified purposes. The bill would require the state board, on or before July 1, 2023, to make specified determinations relative to each MPO and applicable regional greenhouse gas emissions reduction targets for 2035. The bill would require each MPO, on or before July 1, 2023, to submit a 2035 target action plan to the state board for review and approval.



### *Sustainable Communities Strategy Block Grant Program Provisions*

AB 1147 would create the Sustainable Communities Strategy Block Grant Program, which would be administered by the SGC, to provide block grants, upon appropriation by the Legislature, to each MPO with an approved 2035 target action plan to support the MPO's efforts to meet its regional GHG emission reduction targets. This bill would require the SGC to develop guidelines for the program and would require MPOs to consider whether a local government has made a good faith effort to take actions that support its region's sustainable communities strategy or, as applicable, alternative planning strategy when allocating its block grant.

### *California Transportation Commission and Department of Transportation Requirements*

AB 1147 would require the CTC, on or before July 1, 2023, in consultation with the Active Transportation Program Workgroup, to revise the adopted guidelines and project selection criteria to include provisions for pilot innovative and transformative active transportation projects and projects that facilitate the creation of fifteen minute cities, as defined, through active transportation investments.

This bill would require the Department of Transportation (Caltrans), on or before January, 1 2023, to submit a proposal for the development, including the selection, of sites for a pilot program establishing branded networks of bicycle highways that are numbered and signed within 2 of California's major metropolitan areas. It would also require Caltrans to present the proposal to the CTC for approval, and, if approved, would require that the proposal be eligible for funding through the Active Transportation Program. The bill would require Caltrans, on or before July 1, 2026, to report to the relevant policy committees of the Legislature on the status of the pilot program and recommendations for the development of additional networks of bicycle highways.

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**Attachment Two**  
HLT Bills with Active or Pending Positions

## Housing, Land Use & Transportation Committee Bills with Active and Pending Positions - 4/14/2021

### [AB 43](#)

#### **(Friedman D) Traffic safety.**

**Last Amend:** 3/22/2021

**Status:** 3/23/2021-Re-referred to Com. on TRANS.

**Location:** 1/11/2021-A. TRANS.

**Summary:** Current law establishes various default speed limits for vehicles upon highways, as specified. Current law authorizes state and local authorities to adjust these default speed limits, as specified, based upon certain findings determined by an engineering and traffic survey. Current law defines an engineering and traffic survey and prescribes specified factors that must be included in the survey, including prevailing speeds and road conditions. This bill would require local authorities to consider other factors, including pedestrian and bicycle safety, that are allowed but not required to be considered under existing law. The bill would also allow local authorities to consider additional factors, including the current or immediately prior speed limit, as specified.

#### **CSAC Position**

Pending

### [AB 49](#)

#### **(Petrie-Norris D) California Debt Limit Allocation Committee: elimination and allocation of duties.**

**Last Amend:** 3/18/2021

**Status:** 3/22/2021-Re-referred to Com. on A. & A.R.

**Location:** 3/18/2021-A. A. & A.R.

**Summary:** Would abolish the California Debt Limit Allocation Committee and transfer its powers, duties, and functions to the California Tax Credit Allocation Committee. The bill would provide for the transfer of civil service employees, funds, property, and liabilities of the California Debt Limit Allocation Committee to the California Tax Credit Allocation Committee. The bill would require that regulations of the California Debt Limit Allocation Committee remain in effect until the California Tax Credit Allocation Committee amends or repeals those regulations, or adopts successor regulations. The bill would make conforming changes to properly identify the California Tax Credit Allocation Committee and to repeal obsolete references.

#### **CSAC Position**

Pending

### [AB 59](#)

#### **(Gabriel D) Mitigation Fee Act: fees: notice and timelines.**

**Status:** 1/11/2021-Referred to Coms. on L. GOV. and H. & C.D.

**Location:** 1/11/2021-A. L. GOV.

**Summary:** Current law authorizes any party to protest the imposition of a fee, dedication, reservation, or other exactions imposed on a development project within 90 or 120 days of the imposition of the fee, as applicable, and specifies procedures for those protests and actions. The Mitigation Fee Act imposes the same requirements on a local agency for a new or increased fee for public facilities. Current law, for specified fees, requires any judicial action or proceeding to attack, review, set aside, void, or annul an ordinance, resolution, or motion adopting a new fee or service charge or modifying an existing fee or service charge to be commenced within 120 days of the effective date of the ordinance, resolution, or motion. Current law also provides that, if an ordinance, resolution, or motion provides for an automatic adjustment in a fee or service charge and the adjustment results in an increase in the fee or service charge, that any action to attack, review, set aside, void, or annul the increase to be commenced within 120 days of the increase. This bill would increase, for fees and service charges and for fees for specified public facilities, the time for mailing the notice of the time and place of the meeting to at least 45 days before the meeting.

#### **CSAC Position**

Pending

### [AB 115](#)

#### **(Bloom D) Planning and zoning: commercial zoning: housing development.**

**Status:** 1/11/2021-Read first time. Referred to Coms. on H. & C.D. and L. GOV.

**Location:** 1/11/2021-A. H. & C.D.

**Summary:** Would, notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation, would require that a housing development be an authorized use on a site designated in any local agency's zoning code or maps for commercial uses if certain conditions apply. Among these conditions, the bill would require that the housing development be subject to a recorded deed restriction requiring that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, as those terms are defined, and located on a site that satisfies specified criteria.

#### **CSAC Position**

Pending

**AB 215**

**(Chiu D) Housing element: regional housing need: relative progress determination.**

**Last Amend:** 4/5/2021

**Status:** 4/6/2021-Re-referred to Com. on H. & C.D.

**Location:** 1/28/2021-A. H. & C.D.

**Summary:** The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the Department of Housing and Community Development to determine whether the housing element is in substantial compliance with specified provisions of that law. This bill, starting with the 6th housing element revision, would require the department to determine the relative progress toward meeting regional housing needs of each jurisdiction, council of governments, and subregion, as specified. The bill would require the department to make this determination based on the information contained in the annual reports submitted by each jurisdiction, as specified.

**CSAC Position**

Pending

**AB 345**

**(Quirk-Silva D) Accessory dwelling units: separate conveyance.**

**Last Amend:** 3/9/2021

**Status:** 3/25/2021-From committee: Do pass and re-refer to Com. on APPR. (Ayes 7. Noes 1.) (March 24). Re-referred to Com. on APPR.

**Location:** 3/24/2021-A. APPR.

**Summary:** 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 requires a local agency that has not adopted an ordinance to ministerially approve an application for an accessory dwelling unit, and sets forth required ordinance standards, including that the ordinance prohibit the sale or conveyance of the accessory dwelling unit separately from the primary residence. Current law, notwithstanding the prohibition described above, authorizes a local agency to, by ordinance, allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met. This bill would require each local agency to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if the above-described conditions are met.

**CSAC Position**

Pending

**AB 358**

**(Flora R) Monitored electrified security fences: permitted use.**

**Last Amend:** 3/22/2021

**Status:** 3/23/2021-Re-referred to Com. on JUD.

**Location:** 2/12/2021-A. JUD.

**Summary:** Would authorize the installation and operation of a monitored electrified security fence to protect and secure commercial, manufacturing, or industrial property, or other ancillary applicable zoning designations for a property the use of which is commercial, manufacturing, or industrial. The bill would require the fence to interface with a monitored alarm device in a manner that enables the alarm system to transmit a signal intended to summon the business, a monitoring service, or both. The bill would require a monitored electrified security fence to be located behind a perimeter fence that is not less than 5 feet in height and establish a height maximum of either 10 feet or up to 2 feet higher than an existing perimeter fence, whichever is greater. The bill would make conforming changes in provisions relating to the local ordinances.

**CSAC Position**

Pending

**AB 537**

**(Quirk D) Communications: wireless telecommunications and broadband facilities.**

**Last Amend:** 3/30/2021

**Status:** 4/5/2021-Re-referred to Com. on L. GOV.

**Location:** 3/11/2021-A. L. GOV.

**Summary:** Current law requires a collocation or siting application for a wireless telecommunications facility be deemed approved if a city or county fails to approve or disapprove the application within the time periods specified in applicable FCC decisions, all required public notices have been provided regarding the application, and the applicant has provided a notice to the city or county that the time period has lapsed. Under existing law, eligible facilities requests, defined to include any request for modification of an existing wireless tower or base station that involves collocation of new transmission equipment, removal of transmission equipment, or replacement of transmission equipment, are exempt from these requirements. This bill would remove the exemption for eligible facilities requests defined above. The bill would require that the time periods described above be determined pursuant to specified FCC rules.

**CSAC Position**

Oppose\_Unless\_Amended

**[AB 550](#)**

**(Chiu D) Vehicles: speed safety system pilot program.**

**Last Amend:** 3/22/2021

**Status:** 3/23/2021-Re-referred to Com. on TRANS.

**Location:** 3/18/2021-A. TRANS.

**Summary:** Would require the Secretary of Transportation to, on or before July 1, 2022, develop and adopt guidelines for the implementation of pilot programs that, in the judgment of the secretary, are designed to promote the safe operation of vehicles and the reduction of speed-related fatalities and injuries by authorizing the limited use of speed safety systems, as defined. In developing the guidelines, the bill would require the secretary to, among other things, consult with certain entities, including the Department of Transportation and local governments, and work collaboratively with privacy stakeholders to consider and adopt guidelines regarding privacy and use of data, as specified. The bill would require the secretary to post the final adopted guidelines on the Transportation Agency's internet website and submit the guidelines to the appropriate policy committees of the Legislature.

**CSAC Position**

Pending

**[AB 571](#)**

**(Mayes I) Planning and zoning: density bonuses: affordable housing.**

**Last Amend:** 3/24/2021

**Status:** 3/25/2021-Re-referred to Com. on H. & C.D.

**Location:** 2/18/2021-A. H. & C.D.

**Summary:** The Density Bonus Law requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents, including lower income students. Current law requires the amount of a density bonus and the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. This bill would prohibit affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development's affordable units.

**CSAC Position**

Pending

**[AB 578](#)**

**(Fong R) Housing and Community Development: grant contracts and agreements.**

**Status:** 2/18/2021-Referred to Com. on H. & C.D.

**Location:** 2/18/2021-A. H. & C.D.

**Summary:** Current law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency. Current law requires the department to administer various grants, including the California Emergency Solutions Grants Program. This bill would require the department to issue and complete, for any grant program administered by the department, all necessary contracts and standard agreements, if applicable, between the department and the grant recipient within 90 days of issuing a grant award letter to the grant recipient. The bill would require the department to issue and complete these contracts and agreements by March 31, 2022, for a grant award letter issued to a grant recipient prior to January 1, 2022.

**CSAC Position**

Pending

**[AB 602](#)**

**(Grayson D) Development fees: impact fee nexus study.**

**Last Amend:** 4/6/2021

**Status:** 4/7/2021-Re-referred to Com. on L. GOV.

**Location:** 3/18/2021-A. L. GOV.

**Summary:** Current law requires a city, county, or special district that has an internet website to make available on its internet website certain information, as applicable, including its current schedule of fees and exactions. This bill, among other things, would require, on and after January 1, 2022, a city, county, or special district that conducts an impact fee nexus study to follow specific standards and practices, including, but not limited to, (1) that prior to the adoption of an associated development fee or exaction, an impact fee nexus study be adopted, (2) that the study identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary, and (3) if the study is adopted after July 1, 2022, either calculate a fee levied or imposed on a housing development project proportionately to the square footage of the proposed units, or make specified findings explaining why square footage is not an appropriate metric to calculate the fees. The bill would also require a city, county, or special district to post a written fee schedule or a link directly to the written fee schedule on its internet website.

**CSAC Position**

Oppose\_Unless\_Amended

**[AB 604](#) (Daly D) Road Maintenance and Rehabilitation Account: apportionment of funds: accrued interest.**  
**Status:** 4/6/2021-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 14. Noes 0.) (April 5). Re-referred to Com. on APPR.  
**Location:** 4/5/2021-A. APPR.  
**Summary:** Would continuously appropriate interest earnings derived from revenues deposited in the Road Maintenance and Rehabilitation Account to the Department of Transportation for maintenance of the state highway system or for purposes of the State Highway Operation and Protection Program.

**CSAC Position**  
Pending

**[AB 605](#) (Villapudua D) Department of Housing and Community Development: program administration: bonus points: housing element.**  
**Last Amend:** 3/11/2021  
**Status:** 3/15/2021-Re-referred to Com. on H. & C.D.  
**Location:** 3/11/2021-A. H. & C.D.  
**Summary:** The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. Current law requires that the housing element include, among other things, an inventory of land suitable and available for residential development that identifies sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels, as specified. This bill would require the Department of Housing and Community Development to develop and implement a bonus point system for competitive grant and loan programs that are administered by the department and that facilitate the development of housing.

**CSAC Position**  
Pending

**[AB 672](#) (Garcia, Cristina D) Planning and zoning law: rezoning authorization: golf courses.**  
**Last Amend:** 4/6/2021  
**Status:** 4/7/2021-Re-referred to Com. on H. & C.D.  
**Location:** 3/18/2021-A. H. & C.D.  
**Summary:** Would require a city, county, or city and county to rezone, by the date the 6th regional housing needs assessment cycle applicable to the city, county, or city and county ends, certain sites used as a golf course to also allow for residential and open-space use in accordance with specified requirements. The bill would exempt any ordinance, resolution, general or specific plan amendment, or other action necessary of the city, county, or city and county to rezone a site pursuant to the bill's provisions from CEQA. The bill would require a development on a site that is rezoned for residential and open-space use pursuant to the bill's provisions to comply with specified requirements, including that 25 percent of all units developed on the site be available for persons and families of low income for a period of at least 45 years for owner-occupied units and at least 55 years for rental units, and that a certain unit per acre density be met.

**CSAC Position**  
Pending

**[AB 678](#) (Grayson D) Housing development projects: fees and exactions cap.**  
**Last Amend:** 3/25/2021  
**Status:** 3/26/2021-Re-referred to Com. on L. GOV.  
**Location:** 3/25/2021-A. L. GOV.  
**Summary:** 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% of the city's or county's median home price unless approved by the Department of Housing and Community Development. The bill 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. The bill would require the department to develop a standard form application for a waiver in conjunction with the Governor's Office of Planning and Research.

**CSAC Position**  
Pending

**[AB 682](#) (Bloom D) Planning and zoning: cohousing buildings.**  
**Status:** 3/15/2021-In committee: Hearing postponed by committee.  
**Location:** 2/25/2021-A. H. & C.D.  
**Summary:** Would require a city or county with a population of more than 400,000 people to permit the building of cohousing buildings, as defined, in any zone where multifamily residential buildings are permitted. The bill would require that cohousing buildings be permitted on the same basis as

multifamily dwelling units. The bill would set minimum standards for the construction of cohousing buildings, including floor-space ratios and setback requirements. The bill would require that specified percentages of cohousing buildings be set aside for affordable housing, as specified.

**CSAC Position**

Pending

**AB 712 (Calderon D) Local Agency Public Construction Act: change orders.**

**Status:** 2/25/2021-Referred to Com. on L. GOV.

**Location:** 2/25/2021-A. L. GOV.

**Summary:** The Local Agency Public Construction Act regulates contracting by local agencies, including counties and special districts. The act, for a county, imposes a \$5,000 cap when the total amount of the original contract does not exceed \$50,000. For any original contract that exceeds \$50,000, but does not exceed \$250,000, the cap is 10% of the amount of the original contract. For contracts whose original cost exceeds \$250,000, the cap is \$25,000 plus 5% of the amount of the original contract cost in excess of \$250,000, and prohibits a change or alteration cost from exceeding \$210,000. This bill would require that the existing caps be adjusted annually to reflect the percentage change in the California Consumer Price Index. The bill would modify the cap applicable to contracts exceeding \$250,000 to apply only to contracts exceeding that amount but not exceeding \$25,000,000. The bill would add a new change order cap of \$500,000 for contracts whose original cost exceeds \$25,000,000 and of \$1,000,000 for contracts whose original cost exceeds \$50,000,000, both of which would be adjusted annually to reflect the percentage change in the California Consumer Price Index.

**CSAC Position**

Pending

**AB 780 (Ting D) Local zoning ordinances: school district employee housing.**

**Last Amend:** 3/15/2021

**Status:** 4/8/2021-In committee: Set, first hearing. Hearing canceled at the request of author.

**Location:** 3/25/2021-A. L. GOV.

**Summary:** Would authorize the governing board of a school district to render a city or county zoning ordinance inapplicable if the proposed use of property by the school district is to offer school district employee housing under specified conditions. The bill would exempt the rendering of a city or county zoning ordinance as inapplicable, in order to offer school district employee housing, from review under this authority. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

**CSAC Position**

Pending

**AB 787 (Gabriel D) Planning and zoning: housing element: converted affordable housing units.**

**Last Amend:** 3/18/2021

**Status:** 3/22/2021-Re-referred to Com. on H. & C.D.

**Location:** 3/18/2021-A. H. & C.D.

**Summary:** Current law requires the planning agency of a city or county to provide an annual report that includes specified information by April 1 of each year to specified entities, including the Department of Housing and Community Development. Among other things, existing law requires that this report include the progress in meeting the city's or county's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified. This bill would authorize a city or county to elect to meet all or a portion of its share of regional housing need for the applicable income category with units in an existing multifamily building that are converted to deed-restricted housing for very low, low-, or moderate-income households by the acquisition of the unit or the imposition of affordability covenants and restrictions for the unit if specified conditions are met. Among these conditions, the bill would require that the converted unit be subject to long-term affordability covenants and restrictions that require the unit to be affordable to persons of very low, low, or moderate income for at least 55 years.

**CSAC Position**

Pending

**AB 803 (Boerner Horvath D) Starter Home Revitalization Act of 2021.**

**Last Amend:** 3/25/2021

**Status:** 3/26/2021-Re-referred to Com. on H. & C.D.

**Location:** 3/11/2021-A. H. & C.D.

**Summary:** The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Current law provides for various incentives intended to facilitate and expedite the construction of affordable housing. This bill would authorize a development proponent to submit an application for the construction of a small home lot development, as defined, that meets specified criteria. The bill would



require a small home lot development to be located on a parcel that is no larger than 5 acres, is substantially surrounded by qualified urban uses, as defined, and is zoned for multifamily residential use.

**CSAC Position**

Pending

**[AB 819](#) (Levine D) California Environmental Quality Act: notices and documents: electronic filing and posting.**

**Last Amend:** 4/5/2021

**Status:** 4/6/2021-Re-referred to Com. on APPR.

**Location:** 3/24/2021-A. APPR.

**Summary:** CEQA requires, if an environmental impact report is required, the lead agency to mail a notice of determination to each responsible agency, the Office of Planning and Research, and public agencies with jurisdiction over natural resources affected by the project. CEQA requires the lead agency to provide notice to the public and to organizations and individuals who have requested notices that the lead agency is preparing an environmental impact report, negative declaration, or specified determination. CEQA requires notices for an environmental impact report to be posted in the office of the county clerk of each county in which the project is located. This bill would instead require the lead agency to mail or email those notices, and to post them on the lead agency's internet website. The bill would also require notices of an environmental impact report to be posted on the internet website of the county clerk of each county in which the project is located. ebsite.

**CSAC Position**

Pending

**[AB 838](#) (Friedman D) State Housing Law: enforcement response to complaints.**

**Last Amend:** 4/5/2021

**Status:** 4/6/2021-Re-referred to Com. on H. & C.D.

**Location:** 2/25/2021-A. H. & C.D.

**Summary:** Would, beginning July 1, 2022, require a city or county that receives a complaint of a substandard building or a lead hazard violation, as specified, from a tenant, resident, or occupant, or an agent of a tenant, resident, or occupant, except as specified, to inspect the building, portion of the building intended for human occupancy, or premises of the building, document the lead hazard violations that would be discovered based upon a reasonably competent and diligent visual inspection of the property and identify any building, portion of a building intended for human occupancy, or premises on which such a building is located that is determined to be substandard, as applicable. The bill would require the city or county, as applicable, to advise the owner or operator of each violation and of each action that is required to be taken to remedy the violation and to schedule a reinspection to verify correction of the violations.

**CSAC Position**

Oppose\_Unless\_Amended

**[AB 880](#) (Aguiar-Curry D) Affordable Disaster Housing Revolving Development and Acquisition Program.**

**Status:** 2/25/2021-Referred to Com. on H. & C.D.

**Location:** 2/25/2021-A. H. & C.D.

**Summary:** Would, upon appropriation of the Legislature, establish the Affordable Disaster Housing Revolving Development and Acquisition Program to fund the predevelopment expenses, acquisition, construction, reconstruction, and rehabilitation of property to develop or preserve affordable housing in the state's declared disaster areas that have experienced damage and loss of homes occupied by or affecting lower income households. The bill would require the department to administer the program. The bill would require the department to establish an application process for community development financial institutions, as defined, to apply for emergency short-term or temporary loans under the program.

**CSAC Position**

Support

**[AB 916](#) (Salas D) Zoning: accessory dwelling units: bedroom addition.**

**Last Amend:** 4/6/2021

**Status:** 4/7/2021-Re-referred to Com. on H. & C.D.

**Location:** 2/25/2021-A. H. & C.D.

**Summary:** Would prohibit a city or county legislative body from adopting or enforcing an ordinance requiring a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing house, condominium, apartment, or dwelling. The bill would include findings that ensuring adequate housing is a matter of statewide concern and is not a municipal affair, and that the provision applies to all cities, including charter cities.

**CSAC Position**

Pending



- [AB 950](#) (Ward D) Department of Transportation: sales of excess real property: affordable housing.**  
**Status:** 2/25/2021-Referred to Com. on H. & C.D.  
**Location:** 2/25/2021-A. H. & C.D.  
**Summary:** Would authorize the Department of Transportation to sell its excess real property to the city, county, or city and county where the real property is located if the city, county, or city and county agrees to use the real property for the sole purpose of implementing affordable housing, as specified. The bill would exempt these transfers and sales from the California Environmental Quality Act.
- CSAC Position**  
Support
- [AB 970](#) (McCarty D) Planning and zoning: electric vehicle charging stations: permit application: approval.**  
**Status:** 3/4/2021-Referred to Com. on L. GOV.  
**Location:** 3/4/2021-A. L. GOV.  
**Summary:** Would require an application to install an electric vehicle charging station to be deemed complete if, 5 business days after the application was submitted, the city, county, or city and county has not deemed the application to be incomplete, as specified. The bill would require an application to install an electric vehicle charging station to be deemed approved if 15 business days after the application was submitted, (1) the city, county, or city and county has not approved the application, as specified, (2) the building official has not made a finding that the proposed installation could have an adverse impact upon the public health or safety or required the applicant to apply for a use permit, as specified, and (3) all required approvals from the local publicly owned electric utility or electrical cooperative have been obtained.
- CSAC Position**  
Pending
- [AB 989](#) (Gabriel D) Housing: local development decisions: appeals.**  
**Last Amend:** 3/25/2021  
**Status:** 3/26/2021-Re-referred to Com. on H. & C.D.  
**Location:** 3/25/2021-A. H. & C.D.  
**Summary:** Would establish a Housing Accountability Committee within the Department of Housing and Community Development, and would prescribe its membership. The bill 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.
- CSAC Position**  
Pending
- [AB 1016](#) (Rivas, Robert D) Local planning: streamlined housing development: nonprofit corporations.**  
**Last Amend:** 3/18/2021  
**Status:** 3/22/2021-Re-referred to Com. on H. & C.D.  
**Location:** 3/18/2021-A. H. & C.D.  
**Summary:** Would authorize a development proponent to submit for approval, and require a local government to approve, a housing development, as specified, pursuant to a streamlined, ministerial process if it meets certain objective planning standards, including that the development be built or developed by a qualified nonprofit corporation and have 25 or fewer units. The bill would require the development proponent to submit a notice of intent to submit an application to the local government, following which the local government is required to conduct a scoping consultation regarding the proposed development with any California Native American tribe that is traditionally and culturally affiliated with the geographic area, as provided.
- CSAC Position**  
Pending
- [AB 1035](#) (Salas D) Department of Transportation and local agencies: streets and highways: recycled materials.**  
**Last Amend:** 4/5/2021  
**Status:** 4/13/2021-From committee: Do pass and re-refer to Com. on APPR. (Ayes 15. Noes 0.) (April 12). Re-referred to Com. on APPR.  
**Location:** 4/13/2021-A. APPR.  
**Summary:** Would require the Department of Transportation and a local agency that has jurisdiction over a street or highway, to the extent feasible and cost effective, to use advanced technologies and material recycling techniques that reduce the cost of maintaining and rehabilitating streets and highways and that exhibit reduced levels of greenhouse gas emissions through material choice and construction method. The bill would require, on and after January 1, 2025, a local agency that has jurisdiction over a street or highway, to the extent feasible, to apply standard specifications that allow for the use of recycled materials in streets and highways, as specified. By increasing the duties of local

agencies, this bill would impose a state-mandated local program.

**CSAC Position**

Pending

**[AB 1047](#) (Daly D) Road Repair and Accountability Act of 2017: reporting internet website.**

**Last Amend:** 3/26/2021

**Status:** 4/6/2021-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 14. Noes 0.) (April 5). Re-referred to Com. on APPR.

**Location:** 4/5/2021-A. APPR.

**Summary:** Would require the Transportation Agency to improve the capability of the SB 1 internet website hosted by the agency to provide a comprehensive one-stop reporting interface available to the public. The bill would require the interface to provide timely fiscal information compiled from data provided by each administering agency regarding the development and implementation status of each transportation program or project funded, at least in part, by revenues from SB 1.

**CSAC Position**

Pending

**[AB 1068](#) (Santiago D) Affordable housing: alternative forms of development: model plan.**

**Status:** 3/4/2021-Referred to Com. on H. & C.D.

**Location:** 3/4/2021-A. H. & C.D.

**Summary:** Would require the Department of Housing and Community Development to create a model plan for the use of alternative forms, as defined, of developing affordable housing for the purpose of substantially reducing the cost of a unit of affordable housing. The bill would require the model plan to be used in state agency decisions in all state-subsidized housing loan and grant programs. The bill would also require a local agency, nonprofit affordable housing sponsor, private entity, or individual that receives surplus state real property from the state to use the model plan to guide any housing development on that property. The bill would make findings and declarations in this regard.

**CSAC Position**

Pending

**[AB 1075](#) (Wicks D) Planning and zoning: residential developments.**

**Last Amend:** 3/18/2021

**Status:** 3/22/2021-Re-referred to Com. on H. & C.D.

**Location:** 3/18/2021-A. H. & C.D.

**Summary:** Would require a local government to deem a residential development compliant with its local zoning requirements if the proposed development is located on a site that meets specified requirements, including that the development is not located within a wetland, as defined, or within a very high fire hazard severity zone, as defined, and that the proposed development is zoned residential. The bill would require the residential development to meet certain requirements, including that the development meets objective design review standards. If the proposed project is subject to an inclusionary housing ordinance when the project application is submitted, the bill would require the project to satisfy the requirements of the inclusionary housing ordinance.

**CSAC Position**

Pending

**[AB 1095](#) (Cooley D) Affordable rental and owner-occupied housing: parity in state and local programs.**

**Status:** 3/4/2021-Referred to Com. on H. & C.D.

**Location:** 3/4/2021-A. H. & C.D.

**Summary:** Would state the intent of the Legislature to enact legislation relating to the equal treatment of homeownership in state and local affordable housing programs for a specified reason. The bill would specify that the affordable housing referenced by those provisions includes rental and owner-occupied units. The bill would prohibit the council from adopting guidelines or selection criteria that prioritize projects on a basis that favors the lease of affordable housing units over the sale of owner-occupied affordable housing units. The bill, for notices of funding availability released after July 1, 2022, would prohibit the council from excluding, either explicitly or in effect, projects that provide homeownership opportunities for low-income individuals from the award of funds under the program.

**CSAC Position**

Pending

**[AB 1147](#) (Friedman D) Regional transportation plan: Active Transportation Program.**

**Last Amend:** 3/18/2021

**Status:** 4/6/2021-From committee: Do pass and re-refer to Com. on NAT. RES. (Ayes 10. Noes 3.) (April 5). Re-referred to Com. on NAT. RES.

**Location:** 4/5/2021-A. NAT. RES.

**Summary:** Current law requires the Strategic Growth Council, by January 31, 2022, to complete an

overview of the California Transportation Plan and all sustainable communities strategies and alternative planning strategies, an assessment of how implementation of the California Transportation Plan, sustainable communities strategies, and alternative planning strategies will influence the configuration of the statewide integrated multimodal transportation system, and a review of the potential impacts and opportunities for coordination of specified funding programs. This bill would require the council to convene key state agencies, metropolitan planning agencies, and local governments to assist the council in completing the report.

**CSAC Position**

Oppose\_Unless\_Amended

**AB 1155 (Salas D) Indian Gaming Special Distribution Fund.**

**Status:** 4/12/2021-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 22. Noes 0.) (April 8). Re-referred to Com. on APPR.

**Location:** 4/8/2021-A. APPR.

**Summary:** Current law ratifies a number of tribal-state gaming compacts between the State of California and specified Indian tribes. Existing law creates in the State Treasury the Indian Gaming Special Distribution Fund for the receipt and deposit of moneys received by the state from Indian tribes pursuant to the terms of gaming compacts entered into with the state. Current law authorizes moneys in that fund to be available for appropriation by the Legislature for certain purposes. Existing law requires first priority for funding from the Indian Gaming Special Distribution Fund to be made to the Indian Gaming Revenue Sharing Trust Fund to make payments of any shortfalls that may occur in that fund and requires 2nd priority for funding to be made to the Office of Problem Gambling for problem gambling prevention programs. This bill would require 2nd priority for funding from the Indian Gaming Special Distribution Fund to be made to the Office of Problem Gambling for developing and providing, for the people of California, quality statewide prevention and treatment programs and services to address gambling disorder.

**CSAC Position**

Pending

**AB 1166 (Grayson D) Communications: wireless telecommunications facilities.**

**Last Amend:** 3/18/2021

**Status:** 3/22/2021-Re-referred to Com. on L. GOV.

**Location:** 3/18/2021-A. L. GOV.

**Summary:** Current law requires that a collocation or siting application for a wireless telecommunications facility be deemed approved if a city or county fails to approve or disapprove the application within the reasonable time periods specified in applicable FCC decisions, as defined, all required public notices have been provided regarding the application, and the applicant has provided a notice to the city or county that the reasonable time period has lapsed. This bill would require that the reasonable time periods described above be determined pursuant to specified FCC rules, as defined, instead of applicable FCC decisions. The bill would require the time period for a city or county to approve or disapprove a collocation or siting application to commence when the applicant takes the first procedural step that the city or county requires as part of its applicable regulatory review process.

**CSAC Position**

Pending

**AB 1167 (Bigelow R) California Gambling Control Commission.**

**Last Amend:** 4/12/2021

**Status:** 4/13/2021-Re-referred to Com. on G.O.

**Location:** 3/4/2021-A. G.O.

**Summary:** The Gambling Control Act provides for the licensure and regulation of various legalized gambling activities and establishments by the California Gambling Control Commission and the investigation and enforcement of those activities and establishments by the Department of Justice. Under existing law, the commission is composed of 5 members who are appointed by the Governor, subject to confirmation by the Senate. Current law requires the Governor to fill any vacancies on the commission, subject to confirmation by the Senate, within 60 days of the date of the vacancy. This bill would reduce the time to fill a vacancy to within 45 days of the date of the vacancy.

**CSAC Position**

Pending

**AB 1180 (Mathis R) Local governments: surplus land: tribes.**

**Status:** 3/4/2021-Referred to Com. on L. GOV.

**Location:** 3/4/2021-A. L. GOV.

**Summary:** Current law prescribes requirements for the disposal of surplus land by a local agency, as defined. Current law defines "exempt surplus land" for which a local agency is not required to follow the requirements for disposal of surplus land, except as provided. Current law categorizes as "exempt surplus land," surplus land that a local agency is transferring to another local, state, or federal agency

for the agency's use. This bill would add to the definition of "exempt surplus land," land transferred by a local agency to a tribe, as defined.

**CSAC Position**

Support

**AB 1188 (Wicks D) Rental registry online portal.**

**Last Amend:** 4/5/2021

**Status:** 4/8/2021-Assembly Rule 56 suspended. (pending re-refer to Com. on JUD.)

**Location:** 4/8/2021-A. JUD.

**Summary:** Would require cities and counties to create and administer a rental registry online portal, which would be designed to receive specified information from landlords, including state and local governmental agencies that own or operate public housing, that own or operate 5 or more rental dwelling units regarding their residential tenancies and to disseminate this information to the general public. The bill would require that the rental registry online portal, and the form necessary to support it, be completed by January 1, 2024. The bill would require landlords, under penalty of perjury, to provide a variety of information regarding the location of rental property, its ownership, and its occupancy, among other things.

**CSAC Position**

Pending

**AB 1271 (Ting D) Surplus land.**

**Last Amend:** 4/6/2021

**Status:** 4/7/2021-Re-referred to Com. on L. GOV.

**Location:** 3/11/2021-A. L. GOV.

**Summary:** Would add to the definition of "exempt surplus land" a former military base or other planned residential or mixed-use development of adjacent or nonadjacent parcels of greater than 5 total acres, that are subject to a written plan, where at least one of the owners is a local agency and meets other specified criteria. This bill would provide that the surplus land provisions as specified do not preclude a local agency that purchases surplus land from a disposing agency from reconveying the surplus land to a nonprofit or for-profit housing developer for development of low- and moderate-income housing as authorized under other provisions of law. The bill would provide that any local agency disposing of surplus land to a specified entity that intends to use the land for specified purposes, including low- and moderate-income housing purposes, may provide for a payment period of up to 20 years in any contract of sale or sale by trust deed for the land.

**CSAC Position**

Oppose\_Unless\_Amended

**AB 1304 (Santiago D) Affirmatively further fair housing: housing element: inventory of land.**

**Last Amend:** 4/5/2021

**Status:** 4/6/2021-Re-referred to Com. on H. & C.D.

**Location:** 3/4/2021-A. H. & C.D.

**Summary:** Current law requires a public agency, as defined, to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. This bill would clarify that a local agency has a mandatory duty to comply with the obligation described above. The bill would specify that this provision is a clarification of current law and not to be deemed a change in previous law.

**CSAC Position**

Pending

**AB 1322 (Bonta D) Land use: local measures: conflicts.**

**Last Amend:** 4/5/2021

**Status:** 4/6/2021-Re-referred to Com. on L. GOV.

**Location:** 3/4/2021-A. L. GOV.

**Summary:** Current law authorizes the legislative body of any county or city to adopt ordinances that do certain things related to land use, including, but not limited to, regulating the use of buildings, structures, and land as between industry, business, residences, open space, including agriculture, recreation, enjoyment of scenic beauty, use of natural resources, and other purposes, regulating the size and use of lots, yards, courts, and other open spaces, and the intensity of land use. This bill, among other things, would authorize a governing body, defined as a city council or board of supervisors, to commence proceedings pursuant to specified provisions, to determine whether a local measure, defined as any provision of the charter, general plan, or ordinances of the city, county, or city and county that has been approved by the electorate, is in conflict with any of the specified state laws regarding housing. The bill would provide that the governing body cannot be compelled to undertake those proceedings.

**CSAC Position**

**[AB 1370](#) (Quirk-Silva D) Housing element: annual report: housing units.**

**Last Amend:** 3/18/2021

**Status:** 3/22/2021-Re-referred to Com. on H. & C.D.

**Location:** 3/18/2021-A. H. & C.D.

**Summary:** The Planning and Zoning Law requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Current law requires the planning agency of a city or county to provide an annual report that includes specified information by April 1 of each year to specified entities, including the Department of Housing and Community Development. Among other things, existing law requires that this report include the progress in meeting the city's or county's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified. This bill would additionally require that the annual report include the total number of housing units that received a certificate of occupancy in the prior year.

**CSAC Position**

Pending

**[AB 1423](#) (Daly D) Housing programs: multifamily housing programs: expenditure of loan proceeds.**

**Status:** 3/11/2021-Referred to Com. on H. & C.D.

**Location:** 3/11/2021-A. H. & C.D.

**Summary:** Current law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Current law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would authorize a borrower to use any funds approved, reserved, or allocated by the department for purposes of providing a loan under any multifamily housing program under these provisions for construction financing, permanent financing, or a combination of construction financing and permanent financing, as provided.

**CSAC Position**

Support

**[AB 1486](#) (Carrillo D) California Environmental Quality Act: housing.**

**Last Amend:** 4/7/2021

**Status:** 4/8/2021-Re-referred to Com. on NAT. RES.

**Location:** 3/18/2021-A. NAT. RES.

**Summary:** Would, until January 1, 2025, exempt from CEQA the adoption of a housing element, revisions of a housing element, and amendments to other general plan elements to ensure consistency with the housing element or comply with legal requirements triggered by a housing element revision, amendment, or update.

**CSAC Position**

Pending

**[AB 1492](#) (Bloom D) Department of Housing and Community Development: high-opportunity areas.**

**Status:** 3/11/2021-Referred to Com. on H. & C.D.

**Location:** 3/11/2021-A. H. & C.D.

**Summary:** Current law establishes the Department of Housing and Community Development within the Business, Consumer Services, and Housing Agency and sets forth its powers and duties, including, among other things, responsibility for coordinating federal-state relationships in housing and community development and assisting communities and persons to avail themselves of state housing programs. This bill would require the department to designate areas in this state as high-opportunity areas, as provided, by January 1, 2023, in accordance with specified requirements and to update those designations within 6 months of the adoption of new Opportunity Maps by the California Tax Credit Allocation Committee.

**CSAC Position**

Pending

**[AB 1551](#) (Santiago D) Planning and zoning: housing: adaptive reuse of commercial space.**

**Last Amend:** 3/11/2021

**Status:** 3/15/2021-Re-referred to Com. on H. & C.D.

**Location:** 3/11/2021-A. H. & C.D.

**Summary:** Would prohibit a city that has not met its share of the regional housing need, as provided, from restricting the adaptive reuse of commercial space, as defined, for residential use if that

commercial space was constructed no more than 5 years before the date on which the applicant submits an application for a conditional use permit or other discretionary approval for the adaptive reuse of that commercial space. The bill would state the intent of the Legislature to amend its provisions to include certain labor-related requirements with respect to the adaptive reuse of commercial space.

**CSAC Position**

Pending

**ACA 1 (Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.**

**Status:** 12/8/2020-From printer. May be heard in committee January 7.

**Location:** 12/7/2020-A. PRINT

**Summary:** The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements.

**CSAC Position**

Pending

**SB 5 (Atkins D) Affordable Housing Bond Act of 2022.**

**Last Amend:** 3/10/2021

**Status:** 3/18/2021-Re-referred to Coms. on HOUSING and GOV. & F.

**Location:** 3/18/2021-S. HOUSING

**Summary:** Would enact the Affordable Housing Bond Act of 2022, which, if adopted, would authorize the issuance of bonds in the amount of \$6,500,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to fund affordable rental housing and homeownership programs. The bill would state the intent of the Legislature to determine the allocation of those funds to specific programs. This bill would provide for submission of the bond act to the voters at the November 8, 2022, statewide general election in accordance with specified law.

**CSAC Position**

Pending

**SB 6 (Caballero D) Local planning: housing: commercial zones.**

**Last Amend:** 4/12/2021

**Status:** 4/12/2021-From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.

**Location:** 3/11/2021-S. HOUSING

**Summary:** The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. This bill, the Neighborhood Homes Act, would deem a housing development project, as defined, an allowable use on a neighborhood lot, which is defined as a parcel within an office or retail commercial zone that is not adjacent to an industrial use. The bill 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.

**CSAC Position**

Pending

**SB 9 (Atkins D) Housing development: approvals.**

**Last Amend:** 4/5/2021

**Status:** 4/6/2021-Set for hearing April 15.

**Location:** 1/28/2021-S. HOUSING

**Summary:** 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. This bill, among other things, would require a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the



demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

**CSAC Position**

Pending

**SB 10 (Wiener D) Planning and zoning: housing development: density.**

**Last Amend:** 4/13/2021

**Status:** 4/13/2021-Set for hearing April 22. From committee with author's amendments. Read second time and amended. Re-referred to Com. on GOV. & F.

**Location:** 3/18/2021-S. GOV. & F.

**Summary:** Would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. In this regard, the bill would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2023, based on specified criteria. The bill would specify that an ordinance adopted under these provisions, and any resolution to amend the jurisdiction's General Plan, ordinance, or other local regulation adopted to be consistent with that ordinance, is not a project for purposes of the California Environmental Quality Act.

**CSAC Position**

Pending

**SB 32 (Cortese D) Energy: general plan: building decarbonization requirements.**

**Last Amend:** 4/8/2021

**Status:** 4/8/2021-From committee with author's amendments. Read second time and amended. Re-referred to Com. on GOV. & F.

**Location:** 1/28/2021-S. GOV. & F.

**Summary:** Would require a city or county to make, commencing January 1, 2023, a one-time amendment to the appropriate elements of its general plan, climate action or greenhouse gas emissions reduction plan, or building or other codes, as described, to include goals, policies, objectives, targets, and feasible implementation strategies, as specified, to decarbonize newly constructed, as defined, commercial and residential buildings. The bill would require a city or county to submit these draft amendments to the commission at least 45 days prior to the adoption of the amendments. The bill would require the legislative body of the city or county to consider the commission's advisory comments, if any, prior to adopting the amendments.

**CSAC Position**

Pending

**SB 261 (Allen D) Regional transportation plans: sustainable communities strategies.**

**Status:** 3/16/2021-From committee: Do pass and re-refer to Com. on TRANS. (Ayes 5. Noes 2.) (March 15). Re-referred to Com. on TRANS.

**Location:** 3/15/2021-S. TRANS.

**Summary:** current law requires certain transportation planning agencies to prepare and adopt a regional transportation plan directed at achieving a coordinated and balanced regional transportation system. Certain of these agencies are designated under federal law as metropolitan planning organizations. Existing law requires that each regional transportation plan include a sustainable communities strategy developed to achieve greenhouse gas emission reduction targets for the automobile and light truck sector for 2020 and 2035 established by the State Air Resources Board. This bill would require that the sustainable communities strategy be developed to additionally achieve greenhouse gas emission reduction targets for the automobile and light truck sector for 2045 and 2050 and vehicle miles traveled reduction targets for 2035, 2045, and 2050 established by the board. The bill would make various conforming changes to integrate those additional targets into regional transportation plans.

**CSAC Position**

Oppose

**SB 318 (Melendez R) Land use: development fee or charge: audit: auditor standards.**

**Status:** 2/22/2021-Art. IV. Sec. 8(a) of the Constitution dispensed with. (Ayes 32. Noes 4.) Joint Rule 55 suspended. (Ayes 32. Noes 4.)

**Location:** 2/17/2021-S. GOV. & F.

**Summary:** The Mitigation Fee Act authorizes a local agency to retain an independent auditor if requested to conduct an audit to determine whether a fee or charge is reasonable, provided, among other conditions, that the person who requests the audit deposits with the local agency the amount of

the local agency's reasonable estimate of the cost of that audit, except as provided. This bill would require that the independent auditor be a certified public accountant, as defined, or a firm, as defined, of certified public accountants. The bill would prohibit the local agency from retaining an independent auditor that the local agency contracted with for any reason during the preceding 10 years, as provided. The bill would also prohibit an independent auditor that is retained by a local agency to conduct the audit from soliciting or accepting employment from the local agency for 5 years following the completion of the audit and all subsequent challenges related to the audit.

**CSAC Position**

Pending

**SB 378 (Gonzalez D) Local government: broadband infrastructure development project permit processing: microtrenching permit processing ordinance.**

**Last Amend:** 4/12/2021

**Status:** 4/12/2021-Read second time and amended. Re-referred to Com. on E., U. & C.

**Location:** 4/8/2021-S. E. U., & C.

**Summary:** Would require a local agency to allow, except as provided, microtrenching for the installation of underground fiber if the installation in the microtrench is limited to fiber. The bill would also require, to the extent necessary, a local agency with jurisdiction to approve excavations to adopt or amend existing ordinances, codes, or construction rules to allow for microtrenching. By imposing new duties on local agencies with regard to the installation of fiber, the bill would impose a state-mandated local program.

**CSAC Position**

Pending

**SB 415 (Melendez R) Transportation funds: county apportionments: county maintained roads.**

**Last Amend:** 4/5/2021

**Status:** 4/5/2021-From committee with author's amendments. Read second time and amended. Re-referred to Com. on TRANS.

**Location:** 2/25/2021-S. TRANS.

**Summary:** The Community Services District Law authorizes the formation of community services districts for various specified purposes including acquiring, constructing, improving, and maintaining streets, roads, and any incidental works. Current law grants a district that acquires, constructs, improves, and maintains streets, roads, and any incidental works the powers, duties, and authority of a county for those works. This bill would require a county that forms a community services district to maintain public roads within the district to report the mileage of the roads maintained by the district to the Department of Transportation as maintained county highways. The bill would require the Controller to deem those roads reported by a county, and certified by the department, to be maintained county roads for purposes of apportioning funds from the Highway Users Tax Account and the Road Maintenance and Rehabilitation Account.

**CSAC Position**

Pending

**SB 475 (Cortese D) Transportation planning: sustainable communities strategies.**

**Last Amend:** 3/10/2021

**Status:** 4/8/2021-Set for hearing April 26.

**Location:** 3/18/2021-S. E.Q.

**Summary:** Would require the State Air Resources Board, on or before June 30, 2023, and in coordination with the California Transportation Commission and the Department of Housing and Community Development, to issue new guidelines on sustainable communities strategies and require these guidelines to be updated thereafter at least every 4 years. The bill would delete the provisions related to the Regional Targets Advisory Committee and instead require the State Air Resources Board to appoint, on or before January 31, 2022, the State-Regional Collaborative for Climate, Equity, and Resilience, consisting of representatives of various entities. The bill would require the State-Regional Collaborative for Climate, Equity, and Resilience to develop a quantitative tool for metropolitan planning organizations to use to evaluate a transportation plan's consistency with long-range greenhouse gas emission reduction targets and recommend guidelines for metropolitan planning organizations to use when crafting long-range strategies that integrate state goals related to climate resilience and social equity.

**CSAC Position**

Pending

**SB 477 (Wiener D) General plan: annual report.**

**Status:** 4/5/2021-April 5 hearing: Placed on APPR suspense file.

**Location:** 4/5/2021-S. APPR. SUSPENSE FILE

**Summary:** The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law



requires the planning agency of a city or county to provide, by April 1 of each year, an annual report to, among other entities, the Department of Housing and Community Development that includes, among other specified information, the number of applications submitted, the location and total number of developments approved, the number of building permits issued, and the number of units constructed pursuant to a specific streamlined, ministerial approval process. This bill would, commencing January 1, 2023, require a planning agency to include in that annual report specified information on costs, standards, and applications for proposed housing development projects and specified information on housing development projects within the jurisdiction.

**CSAC Position**

Oppose\_Unless\_Amended

**[SB 478](#) (Wiener D) Planning and Zoning Law: housing development projects.**

**Last Amend:** 4/12/2021

**Status:** 4/12/2021-Read second time and amended. Re-referred to Com. on HOUSING.

**Location:** 4/8/2021-S. HOUSING

**Summary:** The Planning and Zoning Law requires the Department of Housing and Community Development to notify the city, county, or city and county, and authorizes the department to notify the Attorney General, that the city, county, or city and county is in violation of state law if the department finds that the housing element or an amendment to that element, or any specified action or failure to act, does not substantially comply with the law as it pertains to housing elements or that any local government has taken an action in violation of certain housing laws. Would prohibit a local agency, as defined, from imposing a floor-to-area ratio standard that is less than 1.0 on a housing development project that consists of 3 to 7 units, or less than 1.25 on a housing development project that consists of 8 to 10 units. The bill would prohibit a local agency from imposing a lot coverage requirement that would preclude a housing development project from achieving the floor-to-area ratios described above.

**CSAC Position**

Oppose\_Unless\_Amended

**[SB 490](#) (Caballero D) Housing acquisition and rehabilitation: technical assistance.**

**Status:** 4/6/2021-Set for hearing April 15.

**Location:** 2/25/2021-S. HOUSING

**Summary:** Would establish the Housing Acquisition and Rehabilitation Technical Assistance Program, with the purpose of providing technical assistance to qualified entities engaged in acquisition-rehabilitation projects. The bill would defined "acquisition-rehabilitation project" as a project to acquire and preserve unsubsidized housing units and attaching long-term affordability restrictions on the housing units. The bill would define "qualified entity" to include an eligible nonprofit corporation, community land trust, public housing authority, a nonprofit, limited-equity, or workforce housing cooperative, a resident association or organization, and a local or regional government agency administering an acquisition-rehabilitation project funding program.

**CSAC Position**

Pending

**[SB 499](#) (Leyva D) General plan: land use element: uses adversely impacting health outcomes.**

**Status:** 3/25/2021-April 8 set for first hearing canceled at the request of author.

**Location:** 2/25/2021-S. GOV. & F.

**Summary:** Would prohibit the land use element from designating land uses that have the potential to significantly degrade local air, water, or soil quality or to adversely impact health outcomes in disadvantaged communities to be located, or to materially expand, within or adjacent to a disadvantaged community or a racially and ethnically concentrated area of poverty. By expanding the duties of cities and counties in the administration of their land use planning duties, the bill would impose a state-mandated local program.

**CSAC Position**

Pending

**[SB 556](#) (Dodd D) Street light poles, traffic signal poles: small wireless facilities attachments.**

**Last Amend:** 4/12/2021

**Status:** 4/12/2021-From committee with author's amendments. Read second time and amended. Re-referred to Com. on E., U. & C.

**Location:** 3/3/2021-S. E. U., & C.

**Summary:** Would prohibit a local government or local publicly owned electric utility from unreasonably denying the leasing or licensing of its street light poles or traffic signal poles to communications service providers for the purpose of placing small wireless facilities on those poles. The bill would require that street light poles and traffic signal poles be made available for the placement of small wireless facilities under fair, reasonable, and nondiscriminatory fees, subject to specified requirements, consistent with a specified decision of the Federal Communications Commission.

**CSAC Position**

Pending

**SB 580 (Hueso D) Department of Transportation: highways and roads: recycled plastics study and specifications.**

**Status:** 4/13/2021-From committee: Do pass and re-refer to Com. on APPR. (Ayes 16. Noes 0.) (April 13). Re-referred to Com. on APPR.

**Location:** 4/13/2021-S. APPR.

**Summary:** Would authorize the department to conduct a study to assess the feasibility, cost effectiveness, and life-cycle environmental benefits of including recycled plastics in asphalt used as a paving material in the construction, maintenance, or rehabilitation of a highway or road. If the department determines that this use of recycled plastics is feasible and that recycled plastics can be included in asphalt in a manner that is cost effective and provides life-cycle environmental benefits, the bill would authorize the department to establish specifications for including recycled plastics in asphalt used as a paving material in the construction, maintenance, and rehabilitation of a highway or road. The bill would require the department to prepare and submit, on or before January 1 of each year, commencing January 1, 2023, an analysis to the Assembly Committee on Transportation and the Senate Committee on Transportation on its progress studying recycled plastics and its progress toward establishing specifications for including recycled plastics in asphalt, as described above.

**CSAC Position**

Pending

**SB 581 (Atkins D) General plan.**

**Status:** 4/6/2021-Set for hearing April 15.

**Location:** 3/3/2021-S. HOUSING

**Summary:** The Planning and Zoning Law, requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Department of Housing and Community Development. The law requires that the annual report include, among other specified information, the number of housing development applications received and the number of units approved and disapproved in the prior year. This bill would additionally require the planning agency include in the annual report whether the city or county is a party to a court action related to a violation of state housing law, and the disposition of that action.

**CSAC Position**

Pending

**SB 621 (Eggman D) Conversion of motels and hotels: streamlining.**

**Last Amend:** 4/5/2021

**Status:** 4/5/2021-From committee with author's amendments. Read second time and amended. Re-referred to Com. on HOUSING.

**Location:** 3/4/2021-S. HOUSING

**Summary:** Would authorize a development proponent to submit an application for a development for the complete conversion, as defined, of a structure with a certificate of occupancy as a motel or hotel into multifamily housing units to be subject to a streamlined, ministerial approval process, provided that development proponent reserves 10% of the proposed housing units for lower income households, unless a local government has affordability requirements that exceed these requirements. The bill would require the structure proposed to be converted be vacant for at least 6 months prior to the submission of the application, except as provided. The bill would require the development proponent to comply with specified requirements regarding the payment of prevailing rate or per diem wages for construction work related to the part of the development that is a public work and the use of a skilled and trained workforce on the development, except as provided.

**CSAC Position**

Pending

**SB 640 (Becker D) Transportation financing: jointly proposed projects.**

**Last Amend:** 4/6/2021

**Status:** 4/13/2021-From committee: Do pass and re-refer to Com. on APPR with recommendation: To consent calendar. (Ayes 16. Noes 0.) (April 13). Re-referred to Com. on APPR.

**Location:** 4/13/2021-S. APPR.

**Summary:** Current law provides for the deposit of various funds, including revenues from certain increases in fuel taxes and vehicle fees, for the program into the Road Maintenance and Rehabilitation Account. After certain allocations for the program are made, existing law requires the remaining funds available for the program to be continuously appropriated 50% for allocation to the department for maintenance of the state highway system or for the State Highway Operation and Protection Program and 50% for apportionment to cities and counties by the Controller pursuant to a specified formula. Current law requires a city or county to submit to the California Transportation Commission a list of

proposed projects, as specified, to be eligible for an apportionment of those funds. This bill would authorize cities and counties to jointly propose projects to be funded by the cities and counties' apportionments of those funds, as specified.

**CSAC Position**

Pending

**SB 695 (Ochoa Bogh R) Mitigation Fee Act: housing developments.**

**Last Amend:** 3/7/2021

**Status:** 3/18/2021-Re-referred to Com. on GOV. & F.

**Location:** 3/18/2021-S. GOV. & F.

**Summary:** Would prohibit a local agency from imposing a housing impact requirement adopted by the local agency on a housing development project, as defined, unless specified requirements are satisfied by the local agency, including that the local agency prepare and adopt a nexus study, as specified. The bill, for purposes of these provisions, defines "housing impact requirement" as a fee imposed under the Mitigation Fee Act, dedications of parkland or in-lieu fees imposed under the Quimby Act, or a construction excise tax. This bill would require a local agency to adopt a nexus study that is used to demonstrate compliance with these provisions, subject to specified public participation requirements. This bill would prohibit a housing impact requirement from exceeding the amount necessary to maintain the existing level of service identified in the nexus study for the type of capital facility for which the housing impact requirement is imposed.

**CSAC Position**

Pending

**SB 712 (Hueso D) Local government duties relative to California tribes.**

**Last Amend:** 3/10/2021

**Status:** 4/13/2021-Set for hearing April 22.

**Location:** 3/18/2021-S. GOV. & F.

**Summary:** Would encourage local governments, as defined, to (1) seek opportunities to support California federally recognized tribes' comanagement of, and access to, lands that are within the tribe's ancestral land and under the ownership or control of the local government; (2) work cooperatively with tribes in their efforts to acquire lands in excess of the local government's needs, by prioritizing tribal purchase or transfer; (3) work cooperatively with tribes in their nongaming fee-to-trust applications; (4) adopt preferential policies and practices conducive to a tribe's efforts to access land, as provided, and acquire land in trust. The bill would require local governments, when submitting comments as described above, to consider economic benefits, as provided, prior to adopting a position on a fee-to-trust application, and if the local government submits an opposition letter or other document, to include the economic benefits therein.

**CSAC Position**

Pending

**SB 728 (Hertzberg D) Density Bonus Law: purchase of density bonus units by nonprofit housing organizations.**

**Last Amend:** 3/10/2021

**Status:** 3/26/2021-Set for hearing April 29.

**Location:** 3/18/2021-S. HOUSING

**Summary:** Current law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for moderate-income or, lower, or very low income households and meets other requirements. Current law requires the developer and the city or county to ensure that the initial occupant of a for-sale unit that qualified the developer for the award of the density bonus is a person or family of very low, low, or moderate income. This bill, as an alternative to ensuring that the initial occupant of a for-sale unit is a person or family of the required income, would authorize the developer and the city or county to ensure that a qualified nonprofit housing organization, as defined, purchases the unit pursuant to a specified recorded contract that includes an affordability restriction, an equity sharing agreement, and a repurchase option that requires a subsequent purchaser that desires to sell or convey the property to first offer the nonprofit corporation the opportunity to repurchase the property.

**CSAC Position**

Pending

**SB 765 (Stern D) Accessory dwelling units: setbacks.**

**Status:** 4/6/2021-Set for hearing April 15.

**Location:** 3/3/2021-S. HOUSING

**Summary:** The Planning and Zoning Law, among other things, 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 prohibits a local agency's accessory dwelling unit ordinance from imposing a setback requirement of more than 4 feet from the side and rear lot lines for an accessory dwelling unit that is not converted from an existing structure or a new structure constructed in the same location and to the same dimensions as an existing structure. This bill would remove the above-described prohibition on a local agency's accessory dwelling unit ordinance, and would instead provide that the rear and side yard setback requirements for accessory dwelling units may be set by the local agency. The bill would authorize an accessory dwelling unit applicant to submit a request to the local agency for an alternative rear and side yard setback requirement if the local agency's setback requirements make the building of the accessory dwelling unit infeasible.

**CSAC Position**

Pending

**SB 778 (Becker D) Planning and zoning: accessory dwelling units: mixed-use or multifamily structures.**

**Last Amend:** 4/8/2021

**Status:** 4/9/2021-Set for hearing April 15.

**Location:** 3/18/2021-S. GOV. & F.

**Summary:** The Planning and Zoning Law, among other things, 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 a local agency to ministerially approve an application for a building permit within a residential or mixed-use zone to create multiple accessory dwelling units within the portions of an existing multifamily dwelling structure that are not used as livable space, if each unit complies with state building standards for dwellings. Current law requires a local agency to allow at least one accessory dwelling unit within an existing multifamily dwelling structure and up to 25% of the existing multifamily dwelling units. This bill would, until January 1 2025, would specify that a local agency is required to allow an accessory dwelling unit under these provisions within an existing mixed-use or multifamily structure, and that the accessory dwelling unit may be constructed within portions of the structure used for commercial space, industrial space, retail space, or other vacant space if each unit complies with state building standards for dwellings.

**CSAC Position**

Pending

**SB 791 (Cortese D) California Surplus Land Authority.**

**Last Amend:** 3/11/2021

**Status:** 4/6/2021-Set for hearing April 29.

**Location:** 3/18/2021-S. HOUSING

**Summary:** Would, upon appropriation by the Legislature, establish the California Surplus Land Authority with the primary purpose of facilitating the development and construction of residential housing on state and local surplus property, as defined. In this regard, the bill would authorize the authority to, among other things, provide advice, technical assistance, and consultative and technical service to local agencies with surplus land and developers that seek to develop housing on the surplus land; raise, administer, and allocate funding to facilitate the development of residential housing on surplus land; assist developers and local agencies in becoming more attractive applicants for financing through financial instruments, including credit enhancements, letters of credit, insurance, and guarantees; and enter into joint ventures with local agencies and developers to develop and manage housing developments on surplus land.

**CSAC Position**

Pending

**SCA 2 (Allen D) Public housing projects.**

**Status:** 4/7/2021-Referred to Coms. on HOUSING, E. & C.A., and APPR.

**Location:** 4/7/2021-S. HOUSING

**Summary:** The California Constitution prohibits the development, construction, or acquisition of a low-rent housing project, as defined, in any manner by any state public body until a majority of the qualified electors of the city, town, or county in which the development, construction, or acquisition of the low-rent housing project is proposed approve the project by voting in favor at an election, as specified. This measure would repeal these provisions.

**CSAC Position**

Support

**Total Measures: 75**

**Total Tracking Forms: 75**