



*"Small Town Atmosphere
Outstanding Quality of Life"*

2019-2020 State Legislation Tracking | Housing

Updated: March 12, 2019

The CASA Compact is intended to be a springboard for more (or expanded) state housing laws. To date, bills linked specifically to the Compact are shown in *italics*:

CASA Compact Element	Related Bill(s)
Element 1: Just Cause Eviction	<i>AB 1481 (Bonta) [spot bill] – Residential tenancy</i>
Element 2: Rent Cap	<i>AB 1482 (Chiu) [spot bill] – Rights of residential tenants</i> <i>AB 36 (Bloom) [spot bill] – Rent stabilization</i>
Element 3: Rent Assistance, Free Legal Counsel	<i>SB 18 (Skinner) [spot bill] – “Keep Californians Housed Act”: Statewide rental assistance/homeless prevention grants, 90-day eviction notice</i>
Element 4: Accessory Dwelling Units (ADUs)	<i>AB 68 (Ting) - ADUs: Reduce review timeframe to 60 days; restrictions on zoning standards, limits occupancy monitoring, parking</i> <i>AB 69 (Ting) – ADUs: Small home building standards</i> <i>SB 13 (Wieckowski) [spot bill] – ADUs: Reduce impact fees</i>
Element 5: Minimum Zoning Near Transit	<i>SB 50 (Wiener) – “Equitable Communities Incentive”: Waivers from maximum density controls, parking requirements, and up to three additional incentives under existing Density Bonus Law</i>
Element 6: “Good Government” Reforms (housing approvals)	<i>AB 1483 (Grayson) – Reporting requirements: Post standards and fees, submit annual report of pending developments to State HCD and MTC</i> <i>AB 1484 (Grayson) – Prohibits cities from imposing, increasing or extending fees not specifically listed on their websites</i> <i>SB 330 (Skinner) – “Housing Crisis Act of 2019”: Among other things, prohibits cities and voter-approved initiatives from down-zoning land, imposing moratoriums, costly design standards, caps on discretionary approvals, and establishes maximum 3 de novo hearings</i>

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<p>Element 7: Permit Streamlining, Financial Incentives</p>	<p><i>AB 1485</i> (Wicks/Quirk) [spot bill] - Housing development streamlining <i>AB 1706</i> (Quirk) [spot bill] - Affordable housing streamlining <i>SB 6</i> (Beall/McGuire) [spot bill] - Database of available land for housing development</p>
<p>Element 8: Public Lands</p>	<p><i>AB 1486</i> (Ting) - Public land for housing development: Expands definitions of "local agency," public notification and prioritization requirements when disposing of public lands</p>
<p>Element 9: Funding and Financing</p>	<p><i>AB 1487</i> (Chiu) - Changes to Housing Element Law(non-substantive) <i>AB 10</i> (Chiu) - Expands the state's existing Low Income Tax Credits for farmworker housing <i>AB 11</i> (Chiu) - "Community Redevelopment Law of 2019": Authorize formation of affordable housing and infrastructure agencies, funded through tax increment financing <i>SB 5</i> (Beall/McGuire) - Establishes the "Local-State Sustainable Investment Incentive Program" to finance affordable housing; to be administered by the "Sustainable Investment Incentive Committee" <i>ACA 1</i> (Aguiar-Curry) - Financing for affordable housing and public infrastructure, creating additional exception to the 1% limit on the ad valorem tax rate on real property, lowers voter threshold to 55% for bond indebtedness</p>
<p>Element 10: Regional Housing Enterprise</p>	<p><i>SB 5</i> (Beall/McGuire) - Establishes the "Sustainable Investment Incentive Committee" to administer "Local-State Sustainable Investment Incentive Program"</p>