



LEGISLATIVE ACTION COMMITTEE AGENDA
 THURSDAY, FEBRUARY 14, 2019 | 6PM
 CITY OF SUNNYVALE | WEST CONFERENCE ROOM
 356 WEST OLIVE | SUNNYVALE, CA 94088

COUNCILMEMBER RENE SPRING WILL BE ATTENDING VIA PHONE OR VIDEO CONFERENCE 18025 STONEY CREEK WAY, MORGAN HILL, CA 95037

Discussion & action may be taken on any of the following items:

1. Welcome and Roll Call (Vice Mayor Margaret Abe-Koga, Chair) 6:00 PM

2. Consent Agenda
 - a. Approval of September 2018 Legislative Action Committee Minutes

3. New Business 6:05 PM
 - a. Informational discussion and overview of the Legislative Action Committee including overview of legislative session & calendar.
 - b. Legislative Guiding Principles: discussion of most recently adopted 2018 guiding principles and adoption;
 - c. Discussion and possible action on Housing Policy Principles from Executive Board of Directors;
 - d. Discussion and overview of legislation related to CASA

CASA Compact Item #	
1. Just Cause Eviction	
2. Rent Cap	AB 36 (Bloom)
3. Legal Counsel	SB 18 (Skinner)
4. ADUs	AB 69 (Ting)
	SB 13 Wieckowski
5. Minimum Zoning	SB 50 (Wiener)
	SB 4 (McGuire) spot bill
6. Good Government	
7. Streamlining	SB 6 (Beall/McGuire) spot bill
8. Public Lands	
9. Funding	SB 5 (Beall)
	AB 11 (Chiu)



	ACA 1 (Aguiar-Curry)
10. Regional Housing Enterpris	

- 4. Discussion of next steps for the legislative action committee. 6:45 PM
- 5. Public Comment 6:50 PM
- 6. Adjourn until Thursday, March 14, 2019 at 6PM at Sunnyvale City Hall 6:55 PM



**LEGISLATIVE ACTION COMMITTEE MEETING – DRAFT MINUTES
SEPTEMBER 6, 2018 | 7PM
456 WEST OLIVE AVENUE | WEST CONFERENCE ROOM
SUNNYVALE, CA 94088**

Rod Sinks, Cupertino, called the meeting to order at 6:45 PM.

In attendance:

Campbell – Jeffrey Cristina
Cupertino – Rod Sinks
Gilroy – Peter Leroé-Muñoz
Los Altos Hills – Gary Waldeck
Millpitas – Marsha Grilli
Monte Sereno – Burton Craig
Morgan Hill – Steve Tate
Sunnyvale – Larry Klein
Andi Jordan, Executive Director

Peter Leroe-Muñoz motioned to approve the consent agenda consisting of the August 2018 Legislative Action Committee Meeting Minutes: August 2018. Second from Steve Tate and the motioned carried unanimously.

Rod Sinks led a discussion of state wide ballot measures 1, 2, 3, 5, 10.

Proposition 5 – extending the benefits of proposition 13. Peter Leroe-Muñoz, Gilroy, motioned to support Proposition 5, with a second from Burton Craig, Monte Sereno. Motion failed 1 ayes, 7 Nos

AYES: Leroe-Muñoz

NOS: Cristina, Sinks, Waldeck, Grilli, Craig, Tate, Klein

No other action or vote was taken.

Adjournment at 6:56 PM.

Respectfully Submitted,
Andi Jordan
Executive Director



LEGISLATIVE ACTION COMMITTEE 2019

<p>BYLAWS</p>	<p>Cities Association By-laws guide the committee: There shall be a Legislative Action Committee of this Association, which shall have the membership and purpose as follows. The membership of the Legislative Action Committee shall consist of one representative from each City in the County. The representative shall be a City Council Member or the Mayor. Each City shall also appoint an alternate to serve on the Committee in the absence of the representative. The alternate may be a City Council Member or the Mayor. Each City, represented by either the representative or the alternate, shall have one vote. The purpose of the Legislative Action Committee is threefold. First, the Committee would enable the Cities Association to advocate on issues of interest to Santa Clara County cities in an organized, effective manner. Second, the Committee would provide basic legislative information to cities with little or no legislative staff. Third, the Committee would organize emergency responses to urgent issues.</p>
<p>CHAIR</p>	<p>Vice Mayor Margaret Abe-Koga (Mountain View) and sits on the Executive Board. In her absence, the meeting is chaired by a member of the Executive Board.</p>
<p>GUIDING PRINCIPLES</p>	<p>Last adopted February 2018 attached. Requesting LAC approve and send to board with the addition of housing policy statements. Intent of guiding principles is to guide action. Adoption allows the President & Executive Director to take action if needed.</p> <p>Housing policy statements were drafted by the Executive Director and a Committee of the SCCCMA (City Managers). SCCCMA provided input, Executive Board amended and approved at February 2019 meeting. The Peninsula Division Executive Board has endorsed the statements and is now asking the cities in San Mateo County to endorse.</p>
<p>TECHNICAL COMMITTEE</p>	<p>City staff from all jurisdictions will be meeting periodically to discuss legislation and provide guidance to LAC and the Board.</p>
<p>WHAT WE TRACK?</p>	<p>Historically, LAC tracks the League’s legislative priorities and watch list as well as other items of importance to the region. Any member of the committee can ask for discussion on a bill.</p>

Senate Calendar

- Jan. 1 Statutes take effect (Art. IV, Sec. 8(c)).
- Jan. 7 Legislature reconvenes (J.R. 51(a)(1)).
- Jan. 10 Budget must be submitted by Governor (Art. IV, Sec. 12(a)).
- Jan. 21 Martin Luther King, Jr. Day.
- Jan. 25 Last day to submit bill requests to the Office of Legislative Counsel
- Feb. 18 Presidents' Day.
- Feb. 22 Last day for bills to be introduced (J.R. 61(a)(1)); (J.R. 54(a))
- Mar. 29 Cesar Chavez Day observed.
- Apr. 11 Spring recess begins upon adjournment of this day's session (J.R. 51(a)(2)).
- Apr. 22 Legislature reconvenes from Spring recess (J.R. 51(a)(2)).
- Apr. 26 Last day for policy committees to hear and report to fiscal committees fiscal bills introduced in their house (J.R. 61(a)(2)).
- May 3 Last day for policy committees to hear and report to the Floor nonfiscal bills introduced in their house (J.R. 61(a)(3)).
- May 10 Last day for policy committees to meet prior to June 3 (J.R. 61(a)(4)).
- May 17 Last day for fiscal committees to hear and report to the Floor bills introduced in their house (J.R. 61(a)(5)). Last day for fiscal committees to meet prior to June 3 (J.R. 61(a)(6)).
- May 27 Memorial Day.
- May 28-31 Floor Session Only. No committees, other than conference or Rules committees, may meet for any purpose (J.R. 61(a)(7)).
- May 31 Last day for bills to be passed out of the house of origin (J.R. 61(a)(8)).
- Jun. 3 Committee meetings may resume (J.R. 61(a)(9)).
- Jun. 15 Budget Bill must be passed by midnight (Art. IV, Sec. 12(c)(3))
- Jul. 4 Independence Day.
- Jul. 10 Last day for policy committees to hear and report fiscal bills to fiscal

Assembly Calendar

- January Deadlines
- Jan. 1 Statutes take effect (Art. IV, Sec. 8(c)). (add to calendar)
- Jan. 7 Legislature reconvenes (J.R. 51(a)(1)). (add to calendar)
- Jan. 10 Budget must be submitted by Governor (Art. IV, Sec. 12(a)). (add to calendar)
- Jan. 21 Martin Luther King, Jr. Day. (add to calendar)
- Jan. 25 Last day to submit bill requests to the Office of Legislative Counsel. (add to calendar)
- February Deadlines
- Feb. 18 Presidents' Day. (add to calendar)
- Feb. 22 Last day for bills to be introduced (J.R. 61(a)(1), J.R. 54(a)). (add to calendar)
- March Deadlines
- Mar. 29 Cesar Chavez Day observed. (add to calendar)
- April Deadlines
- Apr. 11 Spring Recess begins upon adjournment (J.R. 51(a)(2)). (add to calendar)
- Apr. 22 Legislature reconvenes from Spring Recess (J.R. 51 (a)(2)). (add to calendar)
- Apr. 26 Last day for policy committees to hear and report to fiscal committees fiscal bills introduced in their house (J.R. 61(a)(2)). (add to calendar)
- May Deadlines
- May 3 Last day for policy committees to meet and report to the floor non-fiscal bills introduced in their house (J.R. 61(a)(3)). (add to calendar)
- May 10 Last day for policy committees to meet prior to June 3 (J.R. 61(a)(4)). (add to calendar)
- May 17 Last day for fiscal committees to meet and report to the floor bills introduced in their house (J.R. 61 (a)(5)). Last day for fiscal committees to meet prior to June 3 (J.R. 61 (a)(6)). (add to calendar)
- May 27 Memorial Day. (add to calendar)
- May 28-May 31 Floor session only. No committee may meet for any purpose except for Rules Committee, bills referred pursuant to A.R. 77-2, and Conference Committees (J.R. 61(a)(7)). (add to calendar)
- May 31 Last day for each house to pass bills introduced in that house (J.R. 61(a)(8)) (add to calendar)

committees (J.R. 61(a)(10)).
Jul. 12 Last day for policy committees to meet and report bills (J.R. 61(a)(11)).

Summer recess begins upon adjournment of t

Aug. 12 Legislature reconvenes from Summer recess (J.R. 51(a)(3)).

Aug. 30 Last day for fiscal committees to meet and report bills to Floor (J.R. 61(a)(12)).

Sep. 2 Labor Day.

Sep. 3-13 Floor Session Only. No committees, other than conference and Rules committees, may meet for any purpose (J.R. 61(a)(13)).

Sep. 6 Last day to amend bills on the floor (J.R. 61(a)(14)).

Sep. 13 Last day for each house to pass bills (J.R. 61(a)(15)). Interim Study Recess beg

Oct. 13 Last day for Governor to sign or veto bills passed by the Legislature on or before Sep. 13 and in the Governor's possession after Sep. 13 (Art. IV, Sec.10(b)(1)).

Jan. 1 Statutes take effect (Art. IV, Sec. 8(c)).

Jan. 6 Legislature reconvenes (J.R. 51 (a)(4)).

June Deadlines

June 3 Committee meetings may resume (J.R. 61(a)(9)). (add to calendar)
June 15 Budget Bill must be passed by midnight (Art. IV, Sec. 12(c)(3)). (add to calendar)

July Deadlines

July 4 Independence Day. (add to calendar)
July 10 Last day for policy committees to hear and report fiscal bills to fiscal committees (J.R. 61(a)(10)). (add to calendar)
July 12 Last day for policy committees to meet and report bills (J.R. 61(a)(11)).
Summer Recess begins on adjournment, provided Budget Bill has been passed (J.R. 51(a)(3)). (add to calendar)

August Deadlines

Aug. 12 Legislature reconvenes from Summer Recess (J.R. 51(a)(3)). (add to calendar)
Aug. 30 Last day for fiscal committees to meet and report bills (J.R. 61(a)(12)). (add to calendar)

September Deadlines

Sept. 2 Labor Day. (add to calendar)

Sept. 3-13 Floor session only. No committee may meet for any purpose, except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees (J.R. 61(a)(13)). (add to calendar)
Sept. 6 Last day to amend on floor (J.R. 61(a)(14)). (add to calendar)
Sept. 13 Last day for any bill to be passed (J.R. 61(a)(15)). Interim Recess begins upon adjournment (J.R. 51(a)(4)). (add to calendar)

IMPORTANT DATES OCCURRING DURING INTERIM RECESS

2019

Oct. 13 Last day for Governor to sign or veto bills passed by the Legislature on or before Sept. 13 and in the Governor's possession after Sept. 13 (Art. IV, Sec. 10(b)(1)). (add to calendar)

2020

Jan. 1 Statutes take effect (Art. IV, Sec. 8(c)). (add to calendar)
Jan. 6 Legislature reconvenes (J.R. 51(a)(4)). (add to calendar)

Cities Association of Santa Clara County

Legislative Guiding Principles – 2018

Introduction

The Cities Association takes positions on federal, state, and regional legislative issues that may impact its member cities, so as to advocate for the interests of the member cities. In most cases, positions are taken by the Board of Directors after receiving a recommendation from the Legislative Action Committee (LAC). However, legislative issues occasionally arise in a fashion that prevents timely deliberation and response from the Board of Directors. To address such occasions, the Board of Directors establishes this list of standing legislative advocacy positions. When time does not permit consideration by the Board of Directors, the President of the Cities Association is empowered to advocate for or against issues according to these standing legislative advocacy positions, subject to subsequent ratification by the Board of Directors.

General Administration

The Cities Association respects the importance of local control over areas of municipal responsibility, and it opposes legislation and initiatives that weaken or eliminate existing local control.

Municipal Revenue

The Cities Association recognizes the ongoing difficulty for cities to maintain and enhance revenue, due to the legislative framework that governs municipal revenue sources. As a general rule, the Cities Association opposes legislation or initiatives that threaten municipal revenue sources.

Opposition to Unfunded Mandates

Recognizing the frequency with which federal, state, and regional initiatives attempt to impose unfunded mandates on cities, the Cities Association opposes unfunded mandates.

Protecting Tax Exempt Municipal Bonds

The Cities Association recognizes that tax exempt municipal bonds are an essential revenue tool for cities to fund infrastructure projects and other critical initiatives. The Cities Association supports the existence of tax exempt municipal bonds and opposes efforts to weaken or eliminate such bonds.

Improved Access to Grants and Reimbursement

The Cities Association recognizes that cities depend on grant funding and reimbursements from state, federal, and regional agencies. It also recognizes that unnecessary bureaucracy and other barriers can impede or reduce the availability and effectiveness of grant revenue. Accordingly, the Cities Association supports efforts to streamline grant and reimbursement processes. It specifically opposes unnecessary regulations, requirements, or bureaucratic processes to new or existing grants and reimbursement opportunities.

CalPERS Stability

The Cities Association recognizes the threat posed to cities by CalPERS unfunded liabilities. As such, the Cities Association supports efforts to provide long-term stability of CalPERS funding.

Land Use

CEQA Reform

The Cities Association supports the environmental protections provided by the California Environmental Quality Act. At the same time, it recognizes the burdensome nature of some CEQA provisions, as well as the frequency with which

Cities Association of Santa Clara County

Legislative Guiding Principles – 2018

CEQA is utilized to obstruct projects for reasons unrelated to environmental protection. As such, the Cities Association supports efforts to streamline the CEQA process and prevent CEQA abuse, provided those efforts do not materially weaken the environmental protections provided by CEQA.

Community Development Block Grants (CDBG)

The Cities Association supports expanding the federal Community Development Block Grant (CDBG) program, and it opposes efforts to reduce CDBG funding.

Public Works

Infrastructure Funding

The Cities Association supports increased state and federal funding to meet cities' infrastructure needs.

Energy Efficiency and Conservation Block Grant (EECBG) Program

The Cities Association supports restoration of the federal Energy Efficiency and Conservation Block Grant Program and the budgeting of adequate federal funds for the EECBG Program.

Protecting Cities' Water Supply

The Cities Association supports legislation and funding that supports water efficiency, conservation, increased use of recycled water, drought relief and policies, and local agencies' ability to manage and protect groundwater supplies. The Cities Association opposes legislation and initiatives that threaten the availability of water provided to cities by regional water agencies. The Cities Association further recognizes that the affordability of water is a critical issue for the residents of its member cities, and it opposes legislation and initiatives that would create undue fiscal impacts on water ratepayers.

Transportation

The Cities Association recognizes that transportation planning must be done on a regional level in order to be effective and supports efforts for adequate funding of transportation.

Environment

Climate Change

The Cities Association recognizes the danger posed by climate change, and the unique and substantial responsibility and opportunities that cities have to combat climate change through land use and municipal regulation. It therefore supports efforts and initiatives to mitigate climate change. It specifically supports the provision of funds, incentives, and/or revenue-raising authority to assist cities in funding climate change mitigation and adaptation.

Community Choice Energy (CCE) Programs

The Cities Association supports the availability of Community Choice Energy, and it opposes legislation and initiatives that threaten CCE programs or their economic competitiveness.

Zero Waste

The Cities Association advocates for the achievement of zero waste goals. In particular, the Cities Association supports Extended Producer Responsibility programs, which shift the fiscal burden of hazardous waste disposal to the entities that produce the hazardous products.

Cities Association of Santa Clara County

Legislative Guiding Principles – 2018

Parks

The Cities Association recognizes the importance of open space for recreation and exercise. It supports funding for acquisition, operation and maintenance of parks.

Economic Development

As a general rule, the Cities Association supports new and existing financing tools for local governments to maximize resources for economic development.

Workforce Development

The Cities Association supports local workforce development agencies, which are entirely funded through state and federal grants. As such, the Cities Association opposes cuts to workforce development funding.

Library Services

The Cities Association supports [the American Library Association Bill of Rights](#).

Library Bonds

The Cities Association supports a State Constitutional Amendment to lower the voting threshold for library-related municipal bonds from 2/3rds to 55%.

Education

The Cities Association recognizes that the State of California separates municipal government from school governance. However, adequate funding of schools is essential to the well-being of communities, and a failure to properly fund schools can impact crime, traffic, economic development, property values, and other areas of interest to schools. As a general rule, the Cities Association supports efforts to ensure proper school funding.

School Impact Fees

The Cities Association recognizes that state limits on school development impact fees generate insufficient revenue for school capital projects in Santa Clara County, due to the high cost of development in Santa Clara County as compared to the rest of the State of California. Accordingly, the Cities Association supports efforts to raise state limits on school development impact fees to levels reflecting the actual cost to schools imposed by new housing development.

Human Rights

The Cities Association respects the right of every individual to the services provided by municipal government, and to enjoy the benefits of living within its communities. The Cities Association opposes legislation or initiatives that threaten the rights of specific groups, or changes to policies or law enforcement processes that target specific groups.

Cities Association of Santa Clara County fully **endorses** local and regional efforts to encourage the production of more housing for people at all income levels, preserve designated affordable housing that already exists and provide benefits to minimize the impact for current residents in rapidly changing neighborhoods. The Cities Association supports further collaboration with MTC, ABAG and the State Legislature on the ideas contained within the CASA Compact and the establishment of an appropriate governance structure to administer new affordable housing funds.

We support the calls for action to:

- Pass legislation enabling the re-establishment of redevelopment in California to provide a significant source of new funding specifically for affordable and mixed income housing development.
- Pass legislation that will provide voters statewide with the opportunity to apply a 55 percent threshold for investments in affordable housing and housing production
- Pass legislation that will return e-commerce/internet sales tax revenue to the point of sale – not the point of distribution as currently mandated – to provide cities that have a significant residential base with a commensurate fiscal stimulus for new housing.

We support other *new* funding sources dedicated to housing, including substantial contributions from the private sector but **oppose** any effort to take away or redistribute property tax or other *existing* local revenues.

We support establishing tenant protections.

We support removal of regulatory barriers to building new accessory dwelling units and thoughtful CEQA reform to streamline the process.

We support:

- Modifying the housing allocation process to increase the weight given to transit investments and job growth when calculating RHNA.
- Establishing minimum densities in future Housing Elements.

We support Investing in future transportation in communities where communities are existing commute patterns.

We support efforts that recognize and address the impacts of new housing to schools, parks, and the transportation infrastructure.

The Cities Association **strongly opposes** the diversion of current or future property tax revenue from cities, counties and school districts; and **opposes** a one size fits all approach to housing densities and land use decision making.

The CASA Compact is a high-level document with only limited detail. Small and medium sized cities were not well represented in its creation yet represent 66% of the Bay Area population. Cities want to ensure that their voices are heard as the details of legislation are being crafted and that the State avoids a “one size fits all” approach to a complex issue that varies city by city.

Cities in Santa Clara County are Actively Addressing the Housing Shortage.

- All 15 cities have state approved plans for new housing growth.
- Permits for over 24,000 new homes have been approved since 2015
- Represents over 40% of the state’s housing goal for Santa Clara County - 58,836 new homes by 2023.
- X housing units are in the pipeline
- Plans for more than X units are being studied/have been zoned for. [to capture 15,000 MV is planning plus whatever other cities have]
- In 2016, Santa Clara County voters increased local taxes to support \$950 million in funding to support affordable housing.
- Cities Association of Santa Clara County is leading the effort to form a 2023-2031 RHNA Sub-Region within the County.
- While Santa Clara County is a job rich area that has fueled the state and national economy, our 5.5 jobs to homes creation ratio from 2010 to 2015 is not far off the statewide average of 4.4.

CASA-Related Bill Summary, February 1, 2019

CASA Compact Item	Related Bill(s)	Summary
1. Just Cause Eviction		
2. Rent Cap	AB 36 (Bloom)	Spot bill*
3. Rent Assistance & Legal Counsel	SB 18 (Skinner)	The “ <i>Keep Californians Housed Act</i> ” authorizes an unspecified appropriation from the budget for the Department of Housing and Community Development (HCD) provide grants to local agencies to provide rental and legal assistance.
4. Accessory Dwelling Units (ADUs)	AB 68 (Ting) Coauthors: Gloria/Skinner/Wiener	Prohibits local ADU standards from (1) including requirements on minimum lot size, floor area ratio or lot coverage; (2) mandating off-street parking spaces be replaced when a garage or carport is demolished in construction of an ADU; and (3) clarifies definition of an “owner occupant” for purposes of local requirements for owner-occupancy; (4) requires an ADU (attached or detached) of at least 800 square feet and 16 feet in height to be allowed. Reduces the allowable time to issue a permit from 120 days to 60 days. Provides that if a local agency has not adopted an ordinance consistent with its provisions, the local agency shall approve permits for a “junior ADU”** ministerially
	AB 69 (Ting)	Spot bill
	SB 13 (Wieckowski)	Spot bill indicating intent to reduce impact fees on ADUs
5. Minimum Zoning	SB 4 (McGuire)	Spot bill
	SB 50 (Wiener)	<ul style="list-style-type: none"> • Allows upzoning within ½-mile of transit and in high-opportunity areas. Provides for a five-year deferral of bill’s provisions in “sensitive communities” that would be defined by HCD in conjunction with community groups. • Establishes a new “equitable communities incentive” (ECI) option that a local jurisdiction would be required to offer a developer proposing a project that is either a “transit-rich housing project” or a “job-rich housing project.” In all cases of a qualifying ECI, a developer would receive waivers from maximum controls on density and parking requirements above 0.5/unit, up to three additional concessions or incentives from Density Bonus Law (pursuant to Government Code 65915 (d))

		<ul style="list-style-type: none"> • Establishes an option, for an undetermined amount of time, for a local government to opt for a community-led planning process aimed toward increasing residential density and multifamily housing near transit stops in lieu of requirements of bill. • Defers applicability of bill in “sensitive communities” –to be defined by HCD in conjunction with local community-based organizations—until January 1, 2025. • ECI-qualifying developments with an unspecified percent of affordable units within ½-mile but outside ¼-mile of a major transit stop, would also be exempt from 1) height caps below 45 ft; 2) maximum floor-area-ratio (FAR) less than 2.5; any parking requirement. • ECI-qualifying developments with an unspecified percent of affordable units within ¼-mile of a major transit stop would also be exempt from 1) height caps below 55 ft.; 2) maximum FAR less than 3.25; any parking requirement. • Excludes sites that contain housing occupied by tenants or that was previously occupied by tenants within the preceding seven years or the owner has withdrawn the property from rent or lease within 15 years prior to the date of application.
6. Good Government		
7. Streamlining	SB 6 (Beall/McGuire)	Spot bill
8. Public Lands		
9. Funding	SB 5 (Beall)	<ul style="list-style-type: none"> • SB 5 authorizes local agencies to apply to the state to reinvest their share of ERAF (Educational Revenue Augmentation Fund) funds in affordable housing or other community improvement purposes. Sets an initial limit of \$200 million per year for the first five years, growing to \$250 million in 2029. • Establishes the Local-State Sustainable Investment Incentive Program which would be administered by a new Sustainable Investment Incentive Committee comprised of state agency representatives and legislative and gubernatorial appointees.

		<ul style="list-style-type: none"> • Authorizes a local government, joint-powers authority, enhanced infrastructure financing district, affordable housing authority, community revitalization and investment authority, or a transit village development district to apply to the committee for funding for a variety of projects, including construction of workforce and affordable housing, transit-oriented development, restoring neighborhoods, repairing infrastructure and parks, and protecting against sea level rise. • Requires at least 50 percent of funds to be allocated for affordable housing and workforce housing and for 50 percent of the units to be affordable.
	AB 10 (Chiu)	Expands the state’s Low Income Tax Credit program by \$500 million per year, up from \$94 million.
	AB 11 (Chiu)	AB 11, the “Community Redevelopment Law of 2019” would authorize a city or county or two or more cities acting jointly to form an affordable housing and infrastructure agency that could use tax increment financing to fund affordable housing and infrastructure projects. Requires establishment of new agencies be approved by the Strategic Growth Council and that expenditure plans for such agencies be aligned with the state’s greenhouse gas reduction goals. A minimum of 30 percent of funds would be required to be invested in affordable housing.
	ACA 1 (Aguiar-Curry)	Reduces vote threshold for local bonds or special taxes for affordable housing or public infrastructure.
10. Regional Housing Enterprise		

* “Spot bill” denotes a bill that is a placeholder and includes only general intent language regarding the subject with no substantive statutory changes.

** Junior ADU means a unit that is no more than 500 square feet and is contained entirely within an existing single-family structure. It may include its own bathroom or share a bathroom with the existing structure.

2019 CALIFORNIA SENATE BILL 50

FIRST DRAFT
AS OF
December 4, 2018
ILLUSTRATED: ALFRED TONU

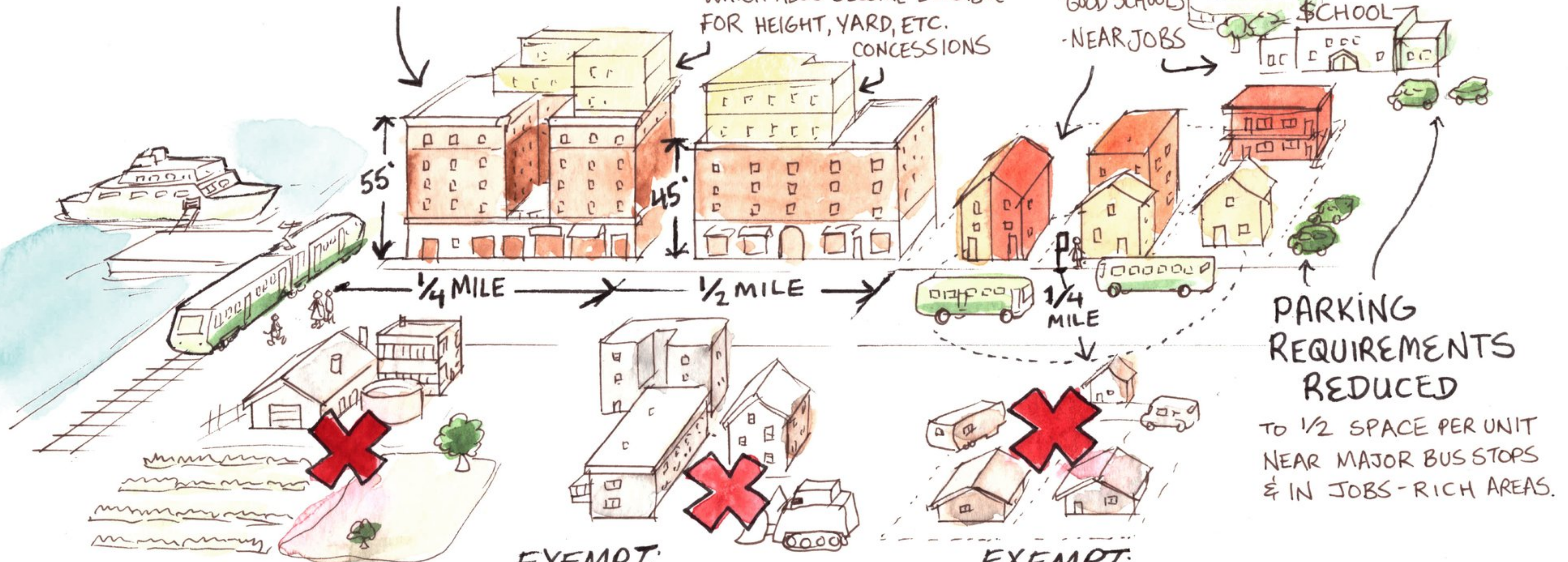
HEIGHT LIMITS INCREASED
NEAR RAIL + FERRY STOPS
PARKING AND DENSITY
REQUIREMENTS ALSO ELIMINATED.

INCLUSIONARY
AFFORDABLE HOUSING
REQUIRED IN ALL PROJECTS,
WHICH ALSO BECOME ELIGIBLE
FOR HEIGHT, YARD, ETC.
CONCESSIONS

DENSITY LIMITS REMOVED
NEAR MAJOR BUS STOPS
& IN JOBS-RICH AREAS

MAJOR BUS STOPS HAVE SERVICE
AT LEAST EVERY 15 MINUTES DURING
RUSH HOUR, 30 MIN. ON WEEKEND.

JOBS RICH
= HIGH INCOME
GOOD SCHOOLS
NEAR JOBS



PARKING
REQUIREMENTS
REDUCED
TO 1/2 SPACE PER UNIT
NEAR MAJOR BUS STOPS
& IN JOBS-RICH AREAS.

EXEMPT:
NONRESIDENTIAL LAND
NO UPZONING IN OPEN SPACE,
FARMLAND, OR INDUSTRIAL/
COMMERCIAL AREAS THAT DON'T
ALLOW HOUSING AT ALL.

EXEMPT:
EXISTING RENTAL HOUSING
LAND WITH CURRENT TENANTS,
PREVIOUS TENANTS IN LAST 7 YEARS,
OR ELLIS ACT EVICTIONS IN LAST
15 YEARS ARE NOT ELIGIBLE.

EXEMPT:
SENSITIVE COMMUNITIES
LOW INCOME AREAS ARE GIVEN
UNTIL 2025 TO HAVE A
COMMUNITY-LED PROCESS ON
WHERE TO BUILD HOUSING AND AT
WHAT LEVELS OF AFFORDABILITY.