

**2017 Housing Bills Passed by the California Legislature in the Housing Package
10/16/17**

BILL NUMBER	DESCRIPTION
NPH PRIORITY BILLS THAT PASSED AND THE GOVERNOR HAS SIGNED	
SB 2 (Atkins) <i>The Building Homes and Jobs Act</i>	\$75 fee on real estate transaction documents (excludes residential and commercial sales) but includes other real estate docs (refinances, transfer, etc.). Will generate between \$250-\$300 million annually statewide. Calendar Year 2018: 50% of funding will be allocated to local governments to update local plans and 50% to HCD homelessness. Calendar Year 2019 and onwards: 70% of funds go to local government for general affordable housing purposes and 30% will go to HCD and CalHFA.
SB 3 (Beall) <i>Veterans and Affordable Housing Bond Act of 2018</i>	\$4 billion housing bond to be placed on the November 2018 ballot. \$3 billion dedicated to affordable housing while \$1 billion will go towards funding homeownership programs for veterans
AB 72 (Santiago and Chiu) <i>Housing</i>	Gives the Department of Housing and Community Development (HCD) authority to find a housing element out of compliance if a city's action or failure to take action, including down zoning sites, is inconsistent with state housing element law. Provides HCD with authority to report to the Attorney General if not in compliance
AB 1397 (Low) <i>Inventory Of Land For Residential Development</i>	AB 1397 strengthens housing element law: 1) Establishes higher standards and stronger analysis before allowing sites with existing uses to be considered suitable for residential development 2) Limits reliance on sites that are too large or too small 3) Ensures sites designated for residential development have sewer and waste water connections
AB 1505 (Bloom and Chiu) <i>Zoning Regulations "Palmer Fix"</i>	Allows jurisdictions to impose inclusionary requirements up to 15% on new for-rental developments. Requires HCD review if above 15%.
AB 1521 (Bloom, Chiu) <i>Assisted Housing Developments</i>	Strengthens state's Housing Preservation Law by requiring that rental housing with expiring deed restrictions: 1.Be offered for sale at market-value to qualified buyers who will preserve the affordability of the units; 2.Requires the state to monitor compliance with this provision; and 3. Provides affected tenants with the right to enforce the Preservation Law
SB 35 (Wiener) <i>Streamlined Approval Process</i>	Streamlined approvals for certain residential projects in jurisdictions that have not met their RHNA and that conform to local plans. Localities that fail to meet above moderate-income unit construction must have a 10% inclusionary requirement, and localities that fail to meet their lower-income unit construction must have a 50% inclusionary requirement.
SB 166 (Skinner) <i>Residential density and affordability</i>	Strengthen the State's "No Net Loss Zoning Law" by requiring local governments to re-identify new housing sites, if land previously designated to fill their housing need, results in fewer units by income level than identified in their housing element and the remaining sites are not adequate to accommodate their remaining regional housing needs allocation.
SB 167 (Skinner) <i>Housing Accountability Act</i>	Increases the burden on local jurisdictions when denying an affordable housing project, would impose fines for a violation of the Housing Accountability Act (the Act), expand judicial remedies for violations of the Act, and permits attorney's fees for organizations that bring a successful lawsuit - same as AB 678 (Bocanegra).
AB 678 (Bocanegra) <i>Housing Accountability Act</i>	See SB 167.
AB 73 (Chiu) <i>Housing Sustainability Districts</i>	Incentivizes local governments to zone at high densities around transit and complete upfront environmental review on the sites. The state would provide an incentive payment once zoning and environmental review is complete and a second payment once building permits are issued for housing units on the sites. Sites in the zoned area would not be subject to additional CEQA review.

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AB 1157 (Mullin) <i>Teacher and School District Employee Housing: Property Tax Exemption</i>	Among other provisions, clarifies that the property tax welfare exemption is available for school employee housing developed on district-owned land.
AB 571 (Garcia) <i>Farmworker Housing: Income Taxes</i>	Redefines farmworker housing to mean housing where at least 50% of units are available to and occupied by farmworkers and allows developers to receive the farmworker housing credit seven if the project is in a Difficult to Develop Area (DDA).
AB 1515 (Daly) <i>Housing Accountability Act</i>	Makes changes to the Housing Accountability Act (HAA) to encourage greater production of housing and expand the number of housing developments afforded the protections of the HAA by requiring the courts to give less deference to a local government's planning and zoning consistency determination.
AB 1598 (Mullin) <i>Affordable Housing Authorities</i>	AB 1598 authorizes cities and counties statewide to create Affordable Housing Authorities to fund activities related to the promotion and development of affordable housing through local tax increment financing without raising taxes.
AB 74 (Chiu) <i>Housing "Healthy Homes"</i>	Creates the Housing for a Healthy California Program to pay for the cost of housing homeless individuals on Medi-Cal who receive services through the Whole Person Care pilot program, Health Homes, or some other county controlled funding source. The goal of the program is to reduce the health care costs of chronically homeless individuals on Medi-Cal by paying for them to be housed.
AB 1193 (Gloria) <i>Welfare Exemption: Low Income Housing</i>	AB 1193 ensures that affordable housing properties built with Low Income Housing Tax Credits (LIHTC) are able to receive the property tax welfare exemption for units with over-income tenants.
OTHER HOUSING BILLS THAT PASSED AND THE GOVERNOR HAS SIGNED	
SB 540 (Roth) <i>Workforce Housing Opportunity Zone</i>	Creates "Workforce Housing Opportunity Zones" (WHOZ) that would allow a jurisdiction to streamline development and impose fees to implement the specific plan associated with the WHOZ. These zones must contain a specified amount of affordable housing, with an inclusionary requirement. The establishment of the WHOZ would require an initial environmental review process, however no project level environmental review will be required for the subsequent 5 years
AB 879 (Grayson) <i>Planning And Zoning: Housing Element</i>	Strengthens reporting requirements related to the annual housing element progress reports jurisdictions must file with the Department of Housing and Community Development (HCD) and requires HCD to complete a study of the reasonableness of local impact fees and make recommendations on potential amendments to the Mitigation Fee Act to substantially reduce fees for residential development.