

## NPH Priority Bill Tracker – May 2020

Bill Number	Coalition in Support	Sponsor	Description
SB 899 (Wiener) Housing Development and Nonprofit and Religious Institutions	3Ps, CAHP	NPH, SCANPH	Would make building affordable housing easier, faster, and cheaper for faith-based institutions and nonprofit hospitals that want to build affordable housing
AB 2058 (Gabriel) Low-Income Housing Tax Credits	3Ps, CAHP	CHPC, Western Center, CCRH	Creates an Affordable Housing Preservation Tax Credit (AHPTC) to preserve existing affordable apartment properties and mobile-home parks by experienced affordable housing organizations
<i>AB 3154 (Rivas) Intergenerational Housing Developments</i>	<i>NPH</i>	<i>NPH</i>	<i>Allows affordable housing developers to build communities where 80% of the units are occupied by seniors and 20% of the units are occupied by transitional aged youth or foster youth and their caregivers. AB 3154 is no longer being heard in the current legislative session as lawmakers are prioritizing COVID response but NPH will continue to pursue this legislation in future sessions.</i>
Mixed Status Budget Ask	NPH	NPH	NPH effort to stop the displacement of 9,250 CA families that will have their funding cut off by HUD later this summer
AB 434 (Daly) Housing Financing Programs	CAHP	CHPC	Creates a single, universal application for affordable housing funds from the Department of Housing and Community Development. Consolidates various HCD funding programs into MHP
<i>AB 1907 (Santiago) California Environmental Quality Act</i>	<i>CAHP, 3Ps</i>	<i>CHC, CHPC</i>	<i>Exempts certain activities approved by a public agency in furtherance of providing emergency shelters, supportive housing, or affordable housing from environmental review under CEQA. This bill is no longer under consideration.</i>

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AB 3107 (Bloom) Housing Development General Plan	CAHP, 3Ps	CHC, CHPC	Allows for housing with a 20% inclusionary component to be built in certain commercial zones
<i>AB 2272 (Chiu) Eviction Defense</i>		<i>Housing Now</i>	<i>Creates a grant program to provide wrap-around services to help tenants remain stably housed, including education, short-term rental assistance, and eviction defense. This bill is no longer under consideration.</i>
AB 1905 (Chiu) Housing and Homeless Response Fund	CAHP, 3Ps	Author sponsored	Conforms California's mortgage interest deduction with the federal mortgage interest deduction for first homes and removes it for second homes to fund housing and services for people experiencing homelessness
SB 902 (Wiener) By Right Neighborhood Multifamily Projects	3Ps	Author sponsored	Would allow developers to build up to fourplex units in single family neighborhoods across the state without additional local approval.
AB 953 (Ting) Land Use and Accessory Dwelling Units	3Ps		Technical cleanup to ensure that last year's package of ADU bills are usable
AB 1845 (Rivas) Office to End Homelessness	CAHP	HCA	Creates the Office to End Homelessness, which would be administered by the Secretary on Housing Insecurity and Homelessness appointed by the Governor and would serve as the lead entity for ending homelessness in California and would task the office with coordinating the various federal, state, and local departments and agencies that provide housing and services to individuals experiencing homelessness or at risk of homelessness
AB 1851 (Wicks) Faith-based Organization Affiliated Housing Development Projects	3Ps	CA YIMBY	Requires a local agency to approve a request to reduce or eliminate any parking requirements on the development if the housing development project qualifies as a faith-based organization affiliated housing development project

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AB 2329 (Chiu) Homelessness Statewide Needs and Gaps Analysis	CAHP		Mandates a needs and gaps analysis for homelessness programs to determine efficiencies and creates statewide strategies
AB 2345 (Gonzalez) Density Bonuses and Affordable Housing	3Ps	SDHF	Expands the state Density Bonus Law by increasing both the maximum allowable density bonus and incentives on a housing project
AB 2553 (Ting) Shelter Crisis Declarations	3Ps		Extends single-city pilot applied to Oakland, Berkeley, and San Jose to the entire state for five years with flexible safety standards, streamlined construction approval, and HCD review to get homeless shelters built quickly
AB 2988 (Chiu) Emergency Shelter Zones	CAHP, 3Ps		Increases the size threshold for a permanent supportive housing (PSH) development to qualify for by-right development in smaller counties and makes PSH a use by-right in zones that allow emergency shelters
AB 3155 (R. Rivas) Small Lot Subdivisions	3Ps		Removes legal barriers that discourage small building forms for homeownership, in small (10 or fewer unit projects)
AB 3300 (Santiago) Homelessness Grant Funds	CAHP		Creates the California Access to Housing and Services Fund, \$2 Billion budget allocation for a statewide fund to be administered locally for affordable housing and homelessness
ACA 1 (Aguiar Curry) Local Government Financing	CAHP, 3Ps		Reduces the voter threshold to 55% for approving housing and infrastructure bonds
SB 1138 (Wiener) Housing Elements	CAHP		Provides enforceable standards to ensure that cities are zoning for and allowing emergency shelters to be built, in a streamlined process
SCA 1 (Allen) Public Housing Projects	CAHP, 3Ps		Repeals Article 34 of the CA Constitution, which requires that voter approval be obtained before any state public body develops, constructs, or acquires a low rent housing project

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Bill Number	Coalition in Support	Sponsor	Description
AB 1279 (Bloom) High-Resource Areas	CAHP, 3Ps?	Western Center, Public Advocates	Allows by-right affordable and mixed-income housing development in high-resource areas
SB 795 (Beall) Housing Developments - Nonprofit and Religious Institutions	3Ps		Allows local governments to collaborate on state approved redevelopment plans, which would be funded by reducing their contributions to local Education Revenue Augmentation Funds (ERAFs) and be used for the following five purposes: (1) affordable housing, (2) transit-oriented development, (3) infill development, (4) revitalizing and restoring neighborhoods, and (5) planning for projects that mitigate the effects of climate change
AB 3234 (Gloria)	3Ps		Reduces impositions on small lot subdivisions, makes TM/PM process ministerial for small subdivisions.