

2019



# California Housing Legislation Highlights

as of April 4, 2019

## ACCESSORY DWELLING UNITS

**SB 13, AB 68, & AB 69**

Simplifies process of approvals and allows more houses to add Accessory Dwelling Units.

## FUNDING

**AB 10**

Expands Low Income Housing Tax Credit funding program by \$500 million per year.

## FASTER APPROVALS

**AB 1484**

Development fees published and constant throughout project approval process.

**SB 330**

Faster approvals for housing & zoning changes; no parking requirements; statewide ban on downzoning.

**SCA 1**

Eliminates requirement that public housing be approved by ballot measure.

## TRANSPORT

**AB 725**

Limits use of sprawl as way to meet housing planning goals.

**AB 1568**

Ties transport funding to housing production.

**ACA 1**

Allows bonds for housing & infrastructure to pass with a 55% majority.

**AB 1485 & AB 1706**

Incentives and faster approvals for moderate-income housing built with prevailing (union) wage labor.

## UPZONING

**SB 50**

Upzoning near jobs, good schools, and mass transit.

**AB 1763**

80% density bonus for affordable housing.

## SHELTERS

**SB 48**

By-right approval for homeless shelters.

**AB 723**

Property tax exemption for housing leased for 35+ years to nonprofits in Alameda or Contra Costa County.

**SCA 3**

Ends inheritance of Prop 13 tax break, unless heir lives in the house.

## TAX POLICY

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more details at [tinyurl.com/2019housingbills](http://tinyurl.com/2019housingbills)

## TENANT PROTECTIONS

**SB 529**

Protections for tenant organizing

**AB 1481**

Statewide Just Cause limits to evictions.

**AB 1482**

Rent cap: Statewide limit to annual rent increases.

**AB 1110**

Longer notice required for rent increases: 60 days for under 10%, 90 days for 10-15%, 120 days for 15%+

**AB 437**

Move-In Loans for security deposit and first month's rent.

**AB 53**

Ban the Box: no questions on criminal record on initial rental applications.

## MOVE-IN ASSISTANCE

**SB 329**

Requires landlords to accept Section 8 vouchers.

## LEGAL AID

**SB 18**

Funds for legal aid and rent assistance.

## FUNDING

**AB 1487**

Creates Housing Alliance for the Bay Area, regional entity to raise \$1.5 billion via ballot measure for affordable housing.

**AB 857**

Allows cities to create Public Banks.

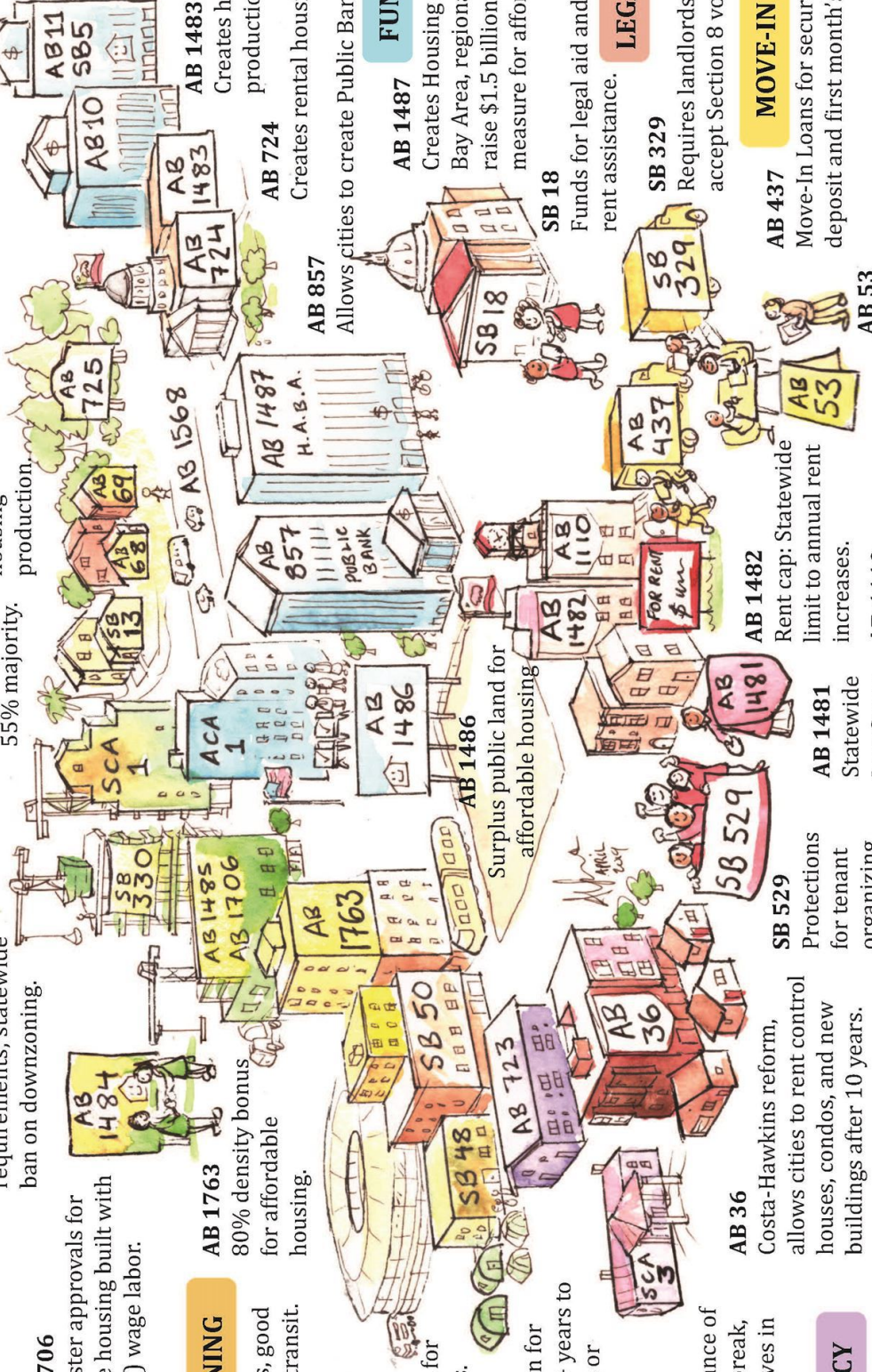
## DATA

**AB 1483**

Creates housing production database.

**AB 724**

Creates rental housing database.



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