

COUNTY OF SANTA CRUZ	Planning Department Housing Division
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MEMORANDUM

Date: November 1, 2019

To: Housing Advisory Commission

From: Julie Conway, Housing Manager

Re: **Summary of 2019 State Housing Legislation**

Each of the major housing-related bills enacted this year is listed below. Click on each bill's number for a link to the California Legislative Information website with complete information about that bill, including analyses prepared by various Legislative staff. The links below go directly to the tab showing "Today's law as amended" which show changes to existing law made by that bill. You may need to scroll down a bit before you see any of the amendments. Blue text shows the insertions made by the bill and red text shows deletions. Black text is the law as it existed prior to enactment of the bill. In most cases these new laws will take effect on January 1, 2020, unless otherwise indicated in the bill language. Staff will provide a presentation on key changes made by these bills that are expected to impact the County during the HAC meeting.

Accessory Dwelling Units (ADUs)

- [AB 68](#) by Assemblymember Philip Ting (D-San Francisco) – Land use: accessory dwelling units.
- [AB 587](#) by Assemblymember Laura Friedman (D-Glendale) – Accessory dwelling units: sale or separate conveyance.
- [AB 671](#) by Assemblymember Laura Friedman (D-Glendale) – Accessory dwelling units: incentives.
- [AB 881](#) by Assemblymember Richard Bloom (D-Santa Monica) – Accessory dwelling units.
- [SB 13](#) by Senator Bob Wieckowski (D-Fremont) – Accessory dwelling units.

Funding for Housing, Community Development

- [AB 1010](#) by Assemblymember Eduardo Garcia (D-Coachella) – Housing programs: eligible entities.

Fiscal Issues

- [AB 1743](#) by Assemblymember Richard Bloom (D-Santa Monica) – Local government: properties eligible to claim or receiving a welfare exemption.
- [SB 113](#) by the Committee on Budget and Fiscal Review – Housing.

- [SB 196](#) by Senator Jim Beall (D-San Jose) – Property taxes: community land trust.
- [SB 751](#) by Senator Susan Rubio (D-Baldwin Park) – Joint powers authorities: San Gabriel Valley Regional Housing Trust.

Local Government Roles and Duties

- [AB 116](#) by Assemblymember Philip Ting (D-San Francisco) – Local government.
- [AB 1255](#) by Assemblymember Robert Rivas (D-Hollister) – Surplus public land: inventory.
- [AB 1483](#) by Assemblymember Tim Grayson (D-Concord) – Housing data: collection and reporting.
- [AB 1486](#) by Assemblymember Philip Ting (D-San Francisco) – Surplus land.
- [SB 6](#) by Senator Jim Beall (D-San Jose) – Residential development: available land.

Development Review, Permitting, Zoning

- [AB 1485](#) by Assemblymember Buffy Wicks (D-Oakland) – Housing development: streamlining.
- [AB 1763](#) by Assemblymember David Chiu (D-San Francisco) – Planning and zoning: density bonuses: affordable housing.
- [AB 1783](#) by Assemblymember Robert Rivas (D-Gilroy) - H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development.
- [SB 330](#) by Senator Nancy Skinner (D-Berkeley) – Housing Crisis Act of 2019.

Additional Information

Several third-party summaries of new housing legislation, from sources with various viewpoints, are available at the links below. This is not an endorsement of any kind of these sources or of the content at these links.

<https://www.meyersnave.com/wp-content/uploads/Housing-Update-2019.pdf>

<https://www.hklaw.com/en/insights/publications/2019/10/californias-2020-housing-laws-what-you-need-to-know>

<https://temercenter.berkeley.edu/blog/2019-california-housing-legislation-round-up>

<https://www.jdsupra.com/legalnews/upcoming-changes-to-california-housing-80325/>

<https://nonprohithousing.org/the-good-the-bad-and-the-opportunity-nphs-2019-legislative-wrap-up/>