

San Diego Housing Federation
 2007 State Legislation
 Status Report as of 10/19/2007

<u>Bill Number</u>	<u>Sponsor</u>	<u>Title/ Subject</u>	<u>Description</u>	<u>Federation Position</u>	<u>Other Orgs Position</u>	<u>Current Status</u>
AB 29	Hancock	Infill development: incentive grants	Specifies how the \$850 million deposited into the Regional Planning, Housing and Infill Incentive Account from Prop. 1C will be used to fund a competitive grant awarded to COGs meeting certain criteria. Awards will be based on the degree to which the grant will enable the COG to increase infill development and revitalize the area designated by the regional growth plan.	*	HCA- Tier 1, 1C	2-yr. bill
AB 76	Lieber	Corrections: female inmates	Requires the Department of Corrections and Rehabilitation to create a Female Offender Reform Master Plan that outlines gender responsive policies and practices in order to reduce recidivism, improve access to rehabilitation and break the intergenerational cycle of incarceration. These programs would include a community based program where female offenders are housed for the term of their imprisonment and parole while receiving a continuum of services.			Chaptered
AB 120	Laird	2007-08 Budget	The assembly's version of the 2007-08 budget. Housing related appropriations include: 1) \$653 million of Prop 1C funds 2) \$4 million for EHAP operating grants 3) Elimination of \$55 million for the Integrated Services for Homeless Adults Program (AB034)		HCA- Tier 3- Oppose	Cmmtt on Budget
AB 148	Alarcon	Sex offenders	Authorizes the lessor of a residential property to refuse to provide housing to, or evict, a sex offender whose address is made available on the Department of Justice Web site, and permits the lessor to inform other residents that sex offender resides on the property. Also, adds the condition that inmates who are released on parole for violation of any sexual offense for which registration is required be evenly placed throughout the state		HCA- Tier 3- Oppose-	2-yr. bill
AB 161	Bass	Anti-Recidivism Grants	Creates a competitive grant program whereby community-based organization, in collaboration with law enforcement agencies, could apply to the Department of Justice for financial assistance to implement plans to establish and operate reentry services for local jail inmates that provide necessary services and supports to reduce the rate of recidivism of offenders and increase the potential for their successful reintegration into society.			2-yr. bill
AB 232	Price	Housing and community development: Economic Opportunity Initiative	States the intent of the Legislature to establish a statewide action plan to revitalize the low-income neighborhoods of Los Angeles, Oakland, Sacramento, San Diego, and San Francisco, through an integrated investment and development strategy.			2-year bill

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AB 293	Strickland	Property taxation: homeowners' exemption	Increases the homeowners' property tax exemption and has intent language to increase the renters' tax credit. The state Constitution requires a comparable benefit to renters whenever the homeowners' exemption is increased.			held in Assmby Rev & Tax
AB 335	De leon	CalWORKs: aid: homeless assistance	Allows domestic violence victims to apply for CalWORKs homeless assistance based on a sworn statement, rather than requiring verification by a government or social services agency.	Support	HCA- Tier 3- Support	Chaptered
AB 351	Smyth	Taxation: homeowners' property tax exemption and qualified renter income tax credit: senior citizens	Increases the homeowners' exemption for all seniors regardless of income, but limits the required comparable renters' tax credit increase to low-income seniors only (which is, however, consistent with the current renters' tax credit).			Didn't get out of committee
AB 382	HCD Committee	Housing omnibus.	The committee's omnibus housing bill, among other things deletes the authority to form special housing renewal area agencies. Otherwise, makes a number of technical, non-controversial changes to laws relating to housing.			Chaptered
AB 414	Jones	Local Planning: Residential development	In housing element can only include parcels zoned for residential development in mixed use.		HCA- Tier 3- Support	Vetoed
AB 600	Garcia	Housing and Emergency Shelter Trust Fund Act of 2006; mobilehome parks: conversion to resident ownership.	Directs an unspecified amount of Prop. 1C funds to grants for mobilehome park conversion to resident ownership.		1C	2-yr. bill
AB 637	Plescia	Affordable housing	Spot bill for joint powers agreements for housing.			
AB 641	Torrico	Developer Fees	An act to amend Section 66007 of the Government Code, relating to land use. Postpones fees for public imprvments in aff hsnng until lease-up.	Support	HCA- Tier 3- Support	Chaptered
AB 655	Swanson	Public contracts: Bond Acts of 2006.	Adds small business, microbusiness, and hiring low income residents to the criteria for awarding funds under all the 2006 bond measures.			Did not get out of Assembly
AB713	Lowenthal	Tax credits	Sponsored by State Treasurer to allow state and federal LIHTCs to be sold separately. Also folds farmworker tax credits into LIHTC program	Support		
AB 725	Lieber	Housing: universal rental housing application	Requires HCD to create a universal rental application for all rentals financed through HCD, CalFHA, the Tax Credit Allocation Committee, and the Debt Limit Allocation Committee.	Oppose, favor study	HCA- Tier 3- soft oppose unless amended	2-yr. bill
AB 760	Coto	Building Equity and Growth in Neighborhoods Program: applications.	Increases priority in the Building Equity and Growth in Neighborhoods (BEGIN) Program to applicants who will distribute information about the project in languages other than English.			2-yr. bill

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AB 762	Nava	Joe Serna, Jr. Farmworker Housing Grant Program	Revises Farmworker Grant Program requirements to allow employers assuming responsibility for paying or securing the operating costs of farmworker housing to apply for funding			Moved to inactive file
AB 792	Garcia	Environmentally Sustainable Affordable Housing Program	It contains the Construction Liability Insurance Reform Pilot Program; the Green Building, Energy Efficiency, and Building Design Program; and the Affordable Housing for Teachers Program. All three would be administered by HCD.			2-yr. bill
AB 842	Jones	Regional plans: housing and traffic reduction.	Spot bill that will establish eligibility standards for receipt of funds from Props 1B and 1C. These standards will include adoption of a regional plan to reduce the vehicle miles traveled per household.			2-yr. bill
AB 867	Davis	Transportation analysis zones	Requires metropolitan and transportation planning agencies serving areas in excess of 300,000 persons to factor the mobility of low-income and minority residents into its transportation planning.			Held in cmmtt
AB 793	Strickland	Property taxation: affordable housing assessments	Reduces property taxes for homebuyers in affordable housing programs by basing the tax on the amount the buyer paid, rather than the full value of the property.			2-yr. bill
AB 848	Solorio	Local government: home ownership assistance	Spot bill intended to "improve local governments' ability to assist moderate income families with home ownership opportunities."			Held in Asm cmmtt
AB 884	Dymally	Low-income housing tax credit allocation program	Makes several changes to Tax Credit Allocation Committee awards, including increasing the funding set-aside for small developments (defined in the bill as less than 35 units) from 2% to 5%, and establishing a 15% set-aside for urban infill. <i>Amended.Adds 2 members to TCAC board</i>		HCA- Tier 3-soft oppose	Failed in Asm HCD
AB 927	Saldana	Homes for Seniors	Provides set aside for senior projects in MHP equal to % of low-income seniors in population. <i>HCD is opposing</i>	Support	HCA- Tier 1, support	Chaptered
AB 929	Sharon Runner	California Housing Finance Agency: bonds	Raises CalHFA indeptedness limit by \$2 billion to \$13 billion	*	CalHFA	Chaptered
AB952	Mullin	HOA fee limits	<i>Amended: Both market rate and affordable unit owners pay same fees; permits payment plan for affordable unit fees</i>			Moved to inactive file
AB 971	Portantino	Housing: density bonuses.	Prop 1C Housing Innovation Fund-- provide housing for public employees	*		2-yr. bill

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AB 976	Calderon	Immigrant status	Regulates inquiries and reporting by landlords of tenants' immigration status.		HCA- Tier 3- support	Chaptered
AB 980	Calderon	Real estate transfer fees: residential property	Requires that homebuyers are informed about transfer fees imposed by developers. <i>Amended</i>	Watch in relation to SB670 and AB1574		Chaptered
AB 987	Jones	Low and Moderate Income Housing Fund: affordability covenants and restrictions.	Gives low- and moderate-income households standing to sue to enforce affordability covenants. Requires specific procedures for recording covenants and restrictions on new and rehabbed units funded from Low and Moderate Income Funds (Redeve) and maintains a database of assisted units.		Western Center on Law & Poverty	Chaptered
AB 997	Arambula	Infill capital outlay project and planning grants and loans	Allocates Prop. 1C money to infill projects, and sets aside \$150 million for projects in cities with populations under 30,000. The bill also directs \$90 million of Prop. 84 water bond money for infill planning grants and incentives. \$30 million would be available as grants and \$60 million as loans. The funds would be available to cities, counties, and redevelopment agencies.		HCA Tier 1 - 1C	2-yr. bill
AB 1017	Ma	Housing and Emergency Shelter Trust Fund Act of 2006	Adds these criteria for bond funding: (1) project consistent with the general plan, (2) not less than an unspecified percent of the project funds used to assist low-income families become first-time homeowners, and (3) priority to applicants who match grants			2-yr. bill
AB 1019	Blakeslee	Land use: annexation: housing.	Requires in an annexation that the portion of RHNA to be met on the land transferred moves to the annexing jurisdiction.			Chaptered
AB 1053	Nunez	Housing and Emergency Shelter Trust Fund Act of 2006: expenditure	Amended to change provisions of SB46 to would allow BIDs to apply for infill infrastructure funds. Bill benefits an LA developer of the Figueroa Corridor. Unlikely other BIDs could raise the matching funds. <i>Matching funds provision amended out.</i>	oppose	oppose	Chaptered
AB1091	Bass	Prop 1C TOD implem	Establishes criteria for \$300 million 1C Transit-oriented Dev Prgrm. <i>Amdmnt expanded area where funds may be used from 1/4 mile to 1/2 mile to preserve more hsng from inevitable gentrification. Low income rental & for-sale, 25% affordable to very low, low and moderate income.</i>		City of LA, Western Cntr, CRLA	Vetoed
AB 1096	DeVore	California Environmental Quality Act	Establishes a five-year "CEQA Holiday" exemption from CEQA for employee housing, infill and affordable housing. <i>Amended- requires 2009 rpt re: affordable hsng exemptions from CEQA</i>			Held in cmt
AB1112	Torrico	Prevailing wage	Requires Dept. of Industrial Relations to develop prevailing wage rates for residential dev.	support		Inactive file
AB 1169	DeVore	Redevelopment plans: approval	Prohibits a locality from adopting, amending, or merging a project area without the consent of a yet unspecified state agency.			Died in Asm

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AB 1252	Cabellero & Garcia	Housing Urban-Suburban-and-Rural Parks Account	<i>Amended</i> -Directs the housing-related \$200 million parks fund in Prop. 1C. Criteria req. jurisd to have current housing element, meet or exceed housing production thresholds. Must have issued bldg permit for new constrctn of very low or low income rental or for-sale hsng. Per-bedroom incentive, more funds for lowest income units, bonus for infill. Sen Natural Resosurces Cmmtt insisting on de-linking funds from new home construction -- used for large regional parks with no nexus to homes.			2-yr. bill
AB 1256	Cabellero	Density bonus: exemption: local inclusionary ordinance.	Exempts from density bonus law any locality with an inclusionary ordinance that meets minimum standards. The chair's bills almost surely will clear the Assembly. Look for the real fight in the Senate.			2-yr. bill
AB 1449	Saldana	Density bonus	Potentially eliminates a provision that allows non-profit developers, who generally cannot use the density bonus because they are building family units and need room for play areas, to still access the law's other incentives. AB 1449 also exempts from Density Bonus law any locality in which the zoning ordinance does not specify a maximum density.		HCA- Tier 2-concerned	2-yr. bill
AB1526	Lieber	Housing for elderly	Exempts senior developments that provide optional onsite support services and are funded by LIHC and Public Housing Program from state community care licensure requirements. Project owner does not directly provide or contract for services but can provide a service coord.		Aging Services of CA	Sen inactive
AB 1536	Smyth	Parks: Housing and Emergency Shelter Trust Fund Act of 2006.	Assigns administration of the Prop. 1 C parks money to the state Dept. of Parks, citing the recommendation of the Legislative Analyst that all parks funds from Prop. 1C and Prop. 84 be administered by the Parks Dept.	*	1C	2-yr. bill
AB 1555	DeSaulnier	Health care services: chronic care model.	Allows agencies to provide loans to firefighters to buy or rehab homes in project areas.			Did not get out of Assembly
AB 1574	Houston	Private reconveyance fees	BIA measure to offset SB670: Requires disclosure of fee; must serve regional benefit or provide benefit to the real property or be designed to discourage speculative purchases. <i>Amended: fee must be used for public benefit. Beneficiary must be public entity or non-profit unaffiliated with the transferor.</i>			2-yr. bill
AB1675	Nunez	TOD Implementation				Replaced
ACA 2	Walters	Eminent domain	Prohibits eminent domain taking if the property will be transferred to a private owners		HCA Oppose unless amended	Asm. Judiciary;

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<u>SB 2</u>	<u>Cedillo</u>	Local planning	Adds emergency shelters and special needs facilities to the provision prohibiting localities from disapproving permits based on type of facility and requires that these be included in the housing element by-right.	Support	HCA- Tier 2- Support	Chaptered
<u>SB 54</u>	<u>Ducheny</u>	2007-08 Budget	The Senate's version of the 2007-08 budget. Housing related appropriations are identical to AB 120.		HCA- Tier 3- Oppose??	Replaced
<u>SB 57</u>	<u>Hollingsworth</u>	Personal income taxes	Repeals state personal income tax surcharge of 1% on taxpayers with annual taxable incomes of more than \$1 million which was established by, and used to fund, The Mental Health Services Act. Also, reduces all marginal tax rates beginning on January 1, 2007, and repeals the alternative minimum tax for taxable years beginning on or after January 1, 2011.			2-yr. bill
<u>SB86</u>	<u>Perata</u>	Prop 1C Infill	Prop 1C infill implementation	Support		Signed by Governor; changes inserted into SB465 on 8/30 to include BIDs
<u>SB 122</u>	<u>Steinberg</u>	Hate crimes: homelessness	Adds "homeless status" to the list of actual or perceived characteristics qualifying as a hate crime	Support	HCA Tier 3	Held, now 2-yr. bill
<u>SB 167</u>	<u>Negrete - McLeod</u>	General plans: planning grants and incentives	Implements Prop. 84's planning provisions by directing \$1 million of Prop. 84 funds to the Governor's Office of Planning and Research (OPR). OPR will distribute the funds through grants and loans to localities to use in preparing and adopting general plans, and to use to achieve CEQA compliance			Sen Approp

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SB 198	Battin	An act relating to the Budget Act of 2007	<i>Amended:redefine "homeless youth" so that unemancipated minors may be placed in emergency, transitional or permanent housing under specified conditions. The proposed definition would include "any person 24 years of age or younger and who is also homeless or at risk of becoming homeless, is no longer eligible for foster care based on age, or has run away from home.</i>	Support if amended	HCA working on amendments	Chaptered
SB 303	Ducheny	Industry Land-Use and Planning ReformBill	Requires local communities to zone an adequate supply of land for future housing. <i>Amended: Substantial amendments rolling back some of the open space requirements and providing \$46million from Prop 84 to jurisdictions in loans for completion on housing element. Requires identif of 10-yr hsng need and zoning for 5 yrs. of that.</i>	Support in current form 4/7/07	HCA- Tier 2-support	2-yr. bill
SB 324	Migden	Electricity: solar energy: low-income residential housing.	Expands the definition of low-income for purposes of the PUC's Solar Initiative to finance solar energy systems to include housing occupied by individuals eligible for the commission's California Alternative Rates for Energy (CARE) program or the Low-Income Energy Efficiency (LIEE) program. <i>Gutted-- no longer a housing bill.</i>			Asm. Utilities
SB465	Lowenthal	Infill housing;Business Improve Districts	Amends SB86 to allow BIDs to apply for infrastructure funds under \$850 million Infill Housing program. Corporate Sponsor wants to use to fund the "Figueroa Corridor Project" in LA.	Oppose	Oppose	Assembly floor
SB 522	Dutton	Infill housing: incentives	Vehicle to allocate the \$850 million pot in Prop 1C.	*	1C	2-yr. bill
SB 545	Cox	Affordable Housing Innovation Fund	Intends that Prop. 1C programs address obstacles to creating workforce housing in areas with a bi-state compact. (The Senator's district includes Lake Tahoe.)	*	1C	2-yr. bill
Sb 546	Ducheny	Department of Housing and Community Development: bond fund expenditures: report	Requires existing HCD reports to include information on Prop. 46 and Prop. 1C	*	1C	AB Inactive file

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SB 586	Dutton	Affordable Housing Innovation Fund	Allocates 1C Innovation fund. Among other uses established Affordable Housing Revolving Dev. & Acquisition Program for loans to purchase land for aff hsnng devel or preservation Fund would have private sector mgr. Other uses include local trust fund matching grants, mobile home park resident ownership fund for park conversion, & funds constrctn defect liability insurnc reform. <i>Amended: 65% of trust funds must go to first-time homebuyer programs and adds School Housing Program for pilot program for school and commty college districts to provide employee housing.</i>	*	1C	Chaptered
SB 670	Correa	Real property: transfer fees	Prohibits transfer fees that become due when a property is re-sold. Transfer fees, which are imposed on subsequent resales, are deposited in a trust fund and then used to produce affordable housing, purchase open space or other public use areas.	Oppose	Realtors support, CBIA oppose, HCA opposed in orig form	2-yr. bill
SB707	Ducheny	Housing Loan Conversions	Authorizes HCD to extend term of existing multifam loans made under several programs to preserve affordable housing stock. <i>Amended: effective date July 08. Author maintains that loans would be restructured under MHP to preserve affordability.</i>	Support		Chaptered
SCA 1	McClintock	Eminent domain: condemnation proceedings	Provides that property acquired by eminent domain be owned and occupied by the condemner and used for the public purpose stated at the time of taking. Also allows a jury to determine what is considered "just compensation" for the property and allows the original owner to reacquire property if it is not used for the stated purpose within 10 years.			Judiciary

United States Congress

HR 3074	HUD Budget	HUD's FY2008 spending bill which includes Section 8 funding	Passed both houses, to conference
HR2895	National Housing Trust Fund		Passed House