

CASA Compact Implementing Legislation

The following lists bills that have been introduced to implement the CASA Compact. Copies of the bills as well as information on their status in the legislature can be obtained at the State Legislature's website: <https://leginfo.legislature.ca.gov/faces/billSearchClient.xhtml>

CASA Compact Element**	Bill	Topic	Description	Authors	Co-authors	Committee Location
Rent Cap	AB 36 *spot bill	Affordable housing: rental prices	General intent to enact legislation to stabilize rental prices and increase availability of affordable rental housing.	Bloom (A)	Bonta (A), Chiu (A)	pending referral
Rent Assistance and Access to Legal Counsel	SB 18	Keep Californians Housed Act	The bill would (1) require the Department of Housing and Community Development to develop and annually publish a guide regarding all landlord-tenant state laws; (2) require the Department to survey each city in California to determine and publish a list of cities that provide the best resources/programs regarding landlords' legal rights and obligations; (3) appropriate an unspecified amount from the General Fund to the Department to be used for statewide grants for rental assistance under the California Emergency Solutions and Housing Program; (4) establish the Homelessness Prevention and Legal Aid Fund for legal aid to tenants facing eviction or displacement.	Skinner (S)	Beall (S), Wiener (S), Bonta (A), Wicks (A)	Senate Housing Committee
Remove Regulatory Barriers to Accessory Dwelling Units	AB 68	Land use: accessory dwelling units	The bill would prohibit a local ordinance that impose requirements on minimum lot size, lot coverage, or floor area ratio for ADUs, and it would prohibit an ordinance from establishing size requirements for ADUs that do not permit at least an 800 square feet unit of at least 16 feet in height to be constructed. The bill would also require a local agency to ministerially approve or deny a permit application for the creation of an ADU permit within 60 days of receipt (rather than the existing 120 days of receiving an application). Further, the bill would require ministerial approval of an application for a permit to create one or more ADUs or junior ADUs on a single-family dwelling or multifamily dwelling, subject to specified conditions and requirements. Bill would provide that if a local agency imposes an owner-occupancy restriction on permit applications for ADUs, the monitoring for compliance shall not be more frequent than annually and be based on specified published documents. Finally, the bill would require a local agency to ministerially approve or deny an application for a junior ADU within 60 days of submission of the application.	Ting (A)	Gloria (A), Skinner (S), Wiener (S)	Housing and Community Development
Remove Regulatory Barriers to Accessory Dwelling Units	AB 69 *spot bill	Land use: accessory dwelling units	The bill would authorize the Department of Housing and Community Development to submit written findings to a local agency regarding whether or not local ordinances for the creation of ADUs complies with state law. The bill would also authorize the Department to notify the Attorney General if the ordinance violates state law. A local agency would be required to consider the findings and would be authorized to amend the ordinance in conformance with state law or to adopt a resolution explaining why it already conforms with state law. Further, the bill would require the Department to propose small home building standards governing ADUs and homes smaller than 800 sq. ft. to the California Building Standards Commission by January 1, 2021.	Ting (A)	Gloria (A), Skinner (S), Wiener (S)	Housing and Community Development
Remove Regulatory Barriers to Accessory Dwelling Units	SB 13 *spot bill	Accessory dwelling units	General intent to enact legislation to reduce impact fees and other barriers for homeowners seeking to create ADUs for residential housing.	Wickowski (S)	Beall (S), Gloria (A), Levine (A), Skinner (S)	Senate Rules
Minimum Zoning near Transit	SB 50	Planning and zoning: housing development, equitable communities incentive	The bill would require a city or county to provide an "equitable communities incentive" to a development proponent that seeks to construct a residential development in a "job-rich housing" area or "transit-rich housing" area and meets other specified criteria. A development eligible for an equitable communities incentive could receive waivers from maximum controls on density and automobile parking requirements and up to 3 additional incentives or concessions under the State Density Bonus Law. Local governments would be allowed to modify or expand the terms of the equitable communities incentive.	Wiener (S)	Burke (A), Caballero (S), Hueso (S), Kalra (A), Kiley (A), Low (A), Moorlach (S), Robert Rivas (A), Skinner (S), Ting (A), Wicks (A)	Senate Housing Committee
Minimum Zoning near Transit	SB 4 *spot bill	Housing	The bill would authorize a development proponent of a "neighborhood multifamily project" or "eligible TOD project" located on an eligible parcel to submit an application for a streamlined, ministerial approval process that is not subject to a conditional use permit. Eligible TOD project development proponents would be required to develop a plan that ensures transit accessibility and comply with specified affordability, prevailing wage, and skilled and trained workforce requirements. Local agencies would be required to notify development proponents in writing if the agency determines that the development conflicts with any of the requirements; otherwise, the development is deemed to be in compliance. Local agencies will have limited authority to impose restrictions on project developments but would allow agencies to exempt a project from the streamlined ministerial approval if the project will cause a specific adverse impact to public health and safety and there is no feasible method for mitigation. Further, the bill would exempt projects from the CEQA approval process.	McGuire (S), Beall (S)		Senate Rules

Expedited Approvals and Financial Incentives for Select Housing	SB 6 *spot bill	Residential development: available land	The bill would require the Department of Housing and Community Development to provide the Department of General Services with a list of local lands suitable and available for residential development that are identified by local governments in the housing element of their general plan. The Department of General Services would be required to create a public database of local lands and state lands that are declared excess.	Beall (S) , McGuire (S)		Senate Rules
Funding	SB 5	Local-state sustainable investment incentive program	The bill would establish the Local-State Sustainable Investment Incentive program, which would be administered by the Sustainable Investment Incentive Committee. Cities, counties, joint powers agencies, enhanced infrastructure financing districts, affordable housing authorities, community revitalization and investment authorities, and transit village development districts would be authorized to apply to the Sustainable Investment Incentive Committee to participate in the program. The Committee would be required to establish guidelines for applications and annually approve projects reaching a maximum amount. Further, once a project is approved, the bill would require the Committee to issue an order directing the county auditor to reduce the total amount of an ad valorem property tax revenue otherwise required to be contribute to the county's ERAF from eh applicant by the annual reduction amount approved.	Beall (S) , McGuire (S)		Senate Rules
Funding	AB 10	Income taxes: credits low-income housing, farmworker housing	The bill would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects by an additional \$500,000,000 and would allocate to farmworker housing projects \$25,000,000 per year of that amount. Bill would also modify the definition of applicable percentage relating to qualified low-income buildings. With respect to the allocation of a credit pursuant to the Personal Income Tax Law, the bill would require that the housing sponsor demonstrate that it will invest an amount in the project at least equal to the amount of the credit allocated. Beginning on or after January 1, 2020 for each taxable year, the bill would provide that the dollar limitation for the offset for rental real estate activities do not apply to low-income housing tax credit program.	Chiu (A) , Bonta (A) , Maienschein (A) , Reyes (A) , Wicks (A)	Gabriel (A) , Wiener (S) , Beall (S) , Bloom (A) , Carrillo (A) , Choi (A) , Chu (A) , Dodd (S) , Cristina Garcia (A) , Eduardo Garcia (A) , Gipson (A) , Gloria (A) , Kalra (A) , McCarty (A) , O'Donnell (A) , Quirk-Silva (A) , Santiago (A) , Skinner (S) , Mark Stone (A)	Housing and Community Development
Funding	AB 11	Community Redevelopment Law of 2019	The bill would authorize cities and counties to propose the formation of an affordable housing and infrastructure agency by adoption of a resolution of intention that meets specified requirements.	Chiu (A) , Aguiar-Curry (A) , Bloom (A) , Bonta (A) , Daly (A) , Eduardo Garcia (A) , Gloria (A) , Holden (A) , Irwin (A) , Mullin (A) , Santiago (A) , Ting (A) , Wicks (A)		Housing and Community Development
Funding	ACA 1	Local government financing: affordable housing and public infrastructure, voter approval	This measure will add an additional exception to the California Constitution's prohibition on the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property. The measure would add an exception to the 1% limit that would authorize a city or county to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure or affordable housing, if the proposition proposing that tax is approved by 55 percent of the voters of the city or county. Further, the measure would authorize a local government to impose, extend, or increase a sales and use tax or transactions and use tax imposed under specified law or a parcel tax for construction, rehabilitation, or replacement of public infrastructure or affordable housing if the proposition is approved by 55 percent of voters. The measure would also lower to 55 percent the voter approval threshold for a city or county to incur bonded indebtedness, exceeding in any year the income and revenue provided in that year, that is in the form of general obligation bonds issued to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure or affordable housing projects.	Aguiar-Curry (A)	Chiu (A) , Eggman (A) , Eduardo Garcia (A) , Gloria (A) , McCarty (A) , Mullin (A) , Santiago (A) , Ting (A)	pending referral

\*Spot bill denotes a bill that is a placeholder and includes only general intent language regarding the subject with no substantive statutory changes.

\*\* No legislation yet appears to have been introduced for 4 different CASA Compact Elements (Just Cause Eviction Policy, Good Government Reforms to Housing Approval Process, Unlock Public Land for Affordable Housing, and Regional Housing Enterprise).