

South Bay Cities Council of Governments

June 8, 2020

TO: SBCCOG Steering Committee

FROM: Jacki Bacharach, SBCCOG Executive Director

RE: Bills to Monitor and for Action – **Status as of June 1, 2020**

Legislation in **BOLD** is new to matrix

Adherence to Strategic Plan:

Goal B: Regional Advocacy. Advocate for the interests of the South Bay

FINANCE

SB 795 (Beall)	AMENDED SUBSTANTIALLY: Economic development: housing: workforce development: climate change infrastructure. Would continuously appropriate the sum of \$10,000,000,000 from the General Fund for expenditure over the 2020–21 fiscal year and each of the 4 following fiscal years. Of that amount, would require the Controller to allocate for each of those fiscal years \$1,805,000,000 among various housing programs administered by the Department of Housing and Community Development, the Homeless Housing, Assistance, and Prevention program, and for distribution by the California Workforce Development Board among local agencies to participate in, invest in, or partner with new or existing preapprenticeship training programs established as described above. Would require the Business, Consumer Services, and Housing Agency to establish deadlines for applications and submitting final reports under the Homeless Housing, Assistance, and Prevention program with respect to moneys allocated to programs under the bill.	SUPPORT (5/28/20) SUPPORT (2/27/20)	Senate Appropriations Committee Hearing Date: 6/8/20
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HOUSING

AB 2580 (Eggman)	Conversion of Motels and Hotels. Streamlining. This measure would authorize a development proponent to submit an application for a development for the conversion of a motel, hotel, or commercial use into multifamily housing units to be subject to a	OPPOSE (5/28/20)	Assembly Appropriations Committee Assembly floor 6/2/20
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	streamlined, ministerial approval process, provided that development proponent reserves at least 20% of the proposed housing units for persons and families of low or moderate income.	League will probably be neutral	
AB 3107 (Bloom)	Planning and zoning: general plan: housing development. Notwithstanding any inconsistent provision of a city's or county's general plan, specific plan, zoning ordinance, or regulation, would require that a housing development be an authorized use on a site designated in any element of the general plan for commercial uses if certain conditions apply. Among these conditions, would require that the housing development be subject to a recorded deed restriction requiring that at least 20% of the units have an affordable housing cost or affordable rent for lower income households, as those terms are defined, and located on a site that satisfies specified criteria. Would require the city or county to apply certain height, density, and floor area ratio standards to a housing development that meets these criteria. Would require a jurisdiction to comply with these requirements only until it has completed the rezoning, required as described above, for the 6th revision of its housing element. Would repeal these provisions as of Jan 1, 2030.	OPPOSE (5/28/20) Based on responses from city Community Dev. Directors	Assembly Appropriations Committee Assembly floor 6/2/20
SB 902 (Wiener)	AMENDED 5/21/20: Planning and zoning: housing development: density. would authorize a local government to pass an ordinance, notwithstanding any local restrictions on adopting zoning ordinances, to zone any parcel for up to 10 units of residential density per parcel, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area, a jobs-rich area, or an urban infill site, as those terms are defined. Would require the Department of Housing and Community Development, in consultation with the Office of Planning and Research, to determine jobs-rich areas and publish a map of those areas every 5 years, commencing January 1, 2022, based on specified criteria. Would specify that an ordinance adopted under these provisions is not a project for purposes of the California Environmental Quality Act.	OPPOSE BY RIGHT PROVISIONS (5/28/20) (4/23/20) (Ltr sent to Sen.Housing 5/4/20)	Senate Appropriations Committee Hearing Date: 6/8/20
SB 1120 (Atkins)	Subdivisions: tentative maps. Would require a proposed housing development containing 2 residential units to be considered ministerially, without discretionary review or hearing, in zones where allowable uses are limited to single-family residential development if the proposed housing development meets certain requirements, including that the proposed housing development would not require demolition	RECOMMEND OPPOSE	Senate Appropriations Committee Hearing Date: 6/8/20

	or alteration requiring evacuation or eviction of an existing housing unit that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income.		
SB 1299 (Portantino)	Housing Development. Incentives. Rezoning of Idle Retail Sites. Would, upon appropriation by the Legislature, require HCD to administer a program to provide incentives in the form of grants allocated as provided to local governments that rezone idle sites used for a big box retailer or a commercial shopping center to instead allow the development of workforce housing. It provides for 7 years of property tax based on commercial status if changed to housing.	SUPPORT (5/28/20) LCC supports	Senate Appropriations Committee Hearing Date: 6/8/20
SB 1385 (Caballero)	Local Planning. Housing in Commercial Zones. This measure, the Neighborhood Homes Act, would deem a housing development project, as defined, an authorized use on a neighborhood lot that is zoned for office or retail commercial use under a local agency's zoning code or general plan. Would require the density for a housing development under these provisions to meet or exceed the density deemed appropriate to accommodate housing for lower income households according to the type of local jurisdiction, including a density of at least 20 units per acre for a suburban jurisdiction.	MONITOR	Senate Appropriations Committee Hearing Date: 6/8/20

FEDERAL

HR 530 (Eshoo)	Accelerating Wireless Broadband Deployment by Empowering Local Communities Act of 2019. Overturns the FCC's September order preempting local authority over small cell wireless infrastructure on January 14, the day the order took effect. Would not preclude future FCC or congressional preemption of cities on wireless infrastructure, but it would halt the FCC's harmful preemption order, which ignored the input of hundreds of local governments. The bill also complements ongoing efforts to overturn the FCC order in federal courts, and the investigation by congressional leaders into alleged attempts by the FCC to thwart that litigation.	SUPPORT & REQUEST CO- SPONSORS (2/11/19) Endorsed by NLC, NATOA, NAC	1/25/19 House Energy & Commerce Committee - Subcommittee on Communications & Technology
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HR 1507 (Blumenauer)	The Bicycle Commuter Act of 2019. Official summary in progress. Would allow cyclists to deduct more than \$50 per month and write off bike-share memberships.	MONITOR	3/5/19 House Ways and Means Committee
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2020 Legislative Session Calendar

June 5 Last day for fiscal committees to hear and report to the floor bills introduced in their house

June 15 Budget Bill must be passed by midnight

June 15 - 19 Assembly Floor session only. No committee may meet for any purpose except for Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees

June 19 Last day for the Assembly to pass bills introduced in that house & Last day for fiscal committee to hear and report to the floor bills introduced in their house

Summer Recess begins for the Assembly upon adjournment, provided Budget Bill has been passed

June 25 Last day for a legislative measure to qualify for the Nov. 3 General Election ballot

July 13 Legislature reconvenes from Summer Recess

July 31 Last day for policy committees to hear and report fiscal bills to fiscal committees

Aug. 7 Last day for policy committees to meet and report bills

Aug. 14 Last day for fiscal committees to meet and report bills

Aug. 17-31 Floor session only. No committee may meet for any purpose except Rules Committee, bills referred pursuant to Assembly Rule 77.2, and Conference Committees

Aug. 21 Last day to amend bills on the floor

Aug. 31 Last day for each house to pass bills

Final Recess begins upon adjournment

Sept. 30 Last day for Governor to sign or veto bills passed by the Legislature before Sept. 1 & in the Governor's possession on or after Sept. 1

Oct. 1 Bills enacted on or before this date take effect January 1, 2021.

Nov. 3 General Election.

Nov. 30 Adjournment sine die at midnight

Dec. 7 2021-22 Regular Session convenes for Organizational Session at 12 noon.