The General intent to enact legislation to stabilize rental prices and increase availability of affordable rental 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 Mitigation Fee Act: housing

The bill would prohibit a local ordinance that imposes requirements on minimum lot size, lot coverage, or floor area ratio for ADUs, and it would prohibit an ordinance from establishing size Affordable housing: rental prices

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 Housing Crisis Act of 2019

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 prepare a list of the landlord-tenant laws in effect on January 1, 2018, and identify the section number of each law; (3) require the Department to prepare a list of landlord-tenant state laws that are not in effect on January 1, 2018, and identify the section number of each abandoned law.

The bill would authorize a city or county to require an “equitable communities incentive” to a development proponent if the project is located in a “transit-rich housing” area and meets other specified criteria. A development eligible for an equitable communities incentive would 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 applicable

The bill would require a city or county to allow the project at that higher density. A city or county would be required to either approve or disapprove the permit within 12 months from when the application was deemed complete. Additionally, until 2030, the bill would prohibit a local government from decreasing the density of a development project. The bill would also require a city or county to annually submit specified information regarding pending housing development projects with completed applications within their jurisdiction, the number of completed applications, and the number of discretionary permits, building permits, and certificates of occupancy issued by the city or county and the Department of Housing and Community Development and any applicable intergovernmental organization.

The bill would prohibit a city or county from imposing 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 applicable

The bill would prohibit a city or county from approving a housing development project that would require the demolition of certain types of housing. Moreover, until 2030, the bill would prohibit a city or county from approving a housing development project that would require the demolition of housing that was built before January 1, 2018. The bill would also require a city or county to annually submit specified information regarding pending housing development projects with completed applications within their jurisdiction, the number of completed applications, and the number of discretionary permits, building permits, and certificates of occupancy issued by the city or county and the Department of Housing and Community Development.

The bill would prohibit a city or county from imposing 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 applicable

The bill would prohibit a city or county from approving a housing development project that would require the demolition of housing that was built before January 1, 2018. The bill would also require a city or county to annually submit specified information regarding pending housing development projects with completed applications within their jurisdiction, the number of completed applications, and the number of discretionary permits, building permits, and certificates of occupancy issued by the city or county and the Department of Housing and Community Development.

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The bill would prohibit a city or county from approving a housing development project that would require the demolition of housing that was built before January 1, 2018. The bill would also require a city or county to annually submit specified information regarding pending housing development projects with completed applications within their jurisdiction, the number of completed applications, and the number of discretionary permits, building permits, and certificates of occupancy issued by the city or county and the Department of Housing and Community Development.
The bill would provide for the implementation of housing and community development programs to provide for the implementation of general plans 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.

Senate Rules

The bill would expand the definition of “local agency” under existing law prescribing requirements for the disposal of surplus land by a local agency. “Local agency” would include sewer, water, utility, institutional and local park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of the state and any instrumentality thereof that is empowered to acquire and hold real property. The bill would also amend the definition of “surplus land” to mean land held by any local agency that is not necessary for the agency’s governmental operations, except property being held by the agency expressly for the purpose of exchange for another property necessary for its governmental operations and would provide that local agencies are required to offer surplus land to state agencies and to the public through informal negotiations. The bill would also amend the definition of “dispose of” as it applies to offer surplus land for sale, lease, transfer or other conveyance of any interest in real property owned by a local agency. Moreover, the bill would require a local agency disposing of surplus land to send, prior to disposing of that property or participating in any formal or informal negotiations to dispose of that property, a written notice of availability. The bill would include specific notification requirements for land with particular uses. Further, the bill would define “public interest” under existing law that requires local agencies to give priority to entities that provide affordable housing units. “Priority” would mean that the local agency has a good faith expectation that the entity will meet specific requirements. The bill would also provide that if a local agency fails to comply with requirements for the disposal of surplus land, certain requirements relating to the use of funds developed as a result of the parcel for affordable housing purposes may apply.

Local government financing: available

The bill would establish the Local-State Sustainable Investment Incentive program, which would be administered by the Sustainable Investment Incentive Committee. Funds would be available for low-income housing projects. The measure would add an 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 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 also require a local government disposing of surplus land to send, prior to disposing of that property or participating in any formal or informal negotiations to dispose of that property, a written notice of availability. The bill would include specific notification requirements for land with particular uses. Further, the bill would define “public interest” under existing law that requires local agencies to give priority to entities that provide affordable housing units. “Priority” would mean that the local agency has a good faith expectation that the entity will meet specific requirements. The bill would also provide that if a local agency fails to comply with requirements for the disposal of surplus land, certain requirements relating to the use of funds developed as a result of the parcel for affordable housing purposes may apply.

Local government financing: available

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.

House Rules

The bill would require the Department of Housing and Community Development to provide for the implementation of general plans 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.

House Rules