

Arnold and Associates, Inc.

Legislative Advocates and Consultants

Phone: (916) 446-2646 ♦ Fax: (916) 446-6095 ♦ 1127 11th Street, Suite 820, Sacramento, CA 95814

New 2019 Legislation (Effective 1/1/2020) Re: Housing, Community and Economic Development

[AB 38](#) ([Wood](#) D) Fire safety: low-cost retrofits: regional capacity review: wildfire mitigation.

Would require the Natural Resources Agency, by July 1, 2021, and in consultation with the State Fire Marshal and the Forest Management Task Force, to review the regional capacity of each county that contains a very high fire hazard severity zone to improve forest health, fire resilience, and safety, as specified. The bill would require the Natural Resources Agency to make the review publicly available on its internet website. On or after July 1, 2021, the bill would require a seller of real property located in a high or very high fire hazard severity zone to provide specified documentation to the buyer that the real property is in compliance with the wildfire protection measures as specified or a local vegetation management ordinance, or enter into an agreement with the buyer pursuant to which the buyer will obtain documentation of compliance, as provided.

[AB 58](#) ([Rivas, Luz](#) D) Homeless Coordinating and Financing Council.

Would require the Governor to appoint a representative from the State Department of Education to be a member of the Homeless Coordinating and Financing Council.

[AB 68](#) ([Ting](#) D) Land use: accessory dwelling units.

The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and requires such an ordinance to impose standards on accessory dwelling units, including, among others, lot coverage. Current law also requires such an ordinance to require that the accessory dwelling units to be either attached to, or located within, the living area of the proposed or existing primary dwelling, or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling. This bill would delete the provision authorizing the imposition of standards on lot coverage and would prohibit an ordinance from imposing requirements on minimum lot size.

[AB 139](#) ([Quirk-Silva](#) D) Emergency and Transitional Housing Act of 2019.

Current law authorizes a local government to impose only those development and management standards that apply to residential or commercial development within the same

zone, however, a local government may impose specified objective standards, including standards for off-street parking based on demonstrated need, as specified. This bill would instead authorize a local government to apply a written objective standard that provides sufficient parking to accommodate the staff working in the emergency shelter, except as provided.

AB 143 (Quirk-Silva D) Shelter crisis: homeless shelters: Counties of Alameda and Orange: City of San Jose.

Current law, upon a declaration of a shelter crisis by the City of Berkeley, Emeryville, Los Angeles, Oakland, or San Diego, the County of Santa Clara, or the City and County of San Francisco, specifies additional provisions applicable to a shelter crisis declared by one of those jurisdictions. Among other things, existing law authorizes the city, county, or city and county that declares a shelter crisis pursuant to these provisions, in lieu of compliance with local building approval procedures or state housing, health, habitability, planning and zoning, or safety standards, procedures, and laws, to adopt by ordinance reasonable local standards and procedures for the design, site development, and operation of homeless shelters and the structures and facilities in the homeless shelters, to the extent that it is determined at the time of adoption that strict compliance with state and local standards or laws in existence at the time of that adoption would in any way prevent, hinder, or delay the mitigation of the effects of the shelter crisis. Current law requires the Department of Housing and Community Development to review and approve the city's, county's, or city and county's draft ordinance to ensure it addresses minimum health and safety standards. Existing law requires the department to provide its findings to the Senate Committee on Housing and the Assembly Committee on Housing and Community Development within 30 calendar days of receiving the draft ordinance. This bill would extend the time within which the department is required to provide its findings to those legislative committees to 90 calendar days of receiving the draft ordinance.

AB 173 (Chau D) Mobilehomes: payments: nonpayment or late payments.

Current law requires the Department of Housing and Community Development, when a person who is not currently the registered owner of a manufactured home or mobilehome applies to the department for registration or transfer of registration of the manufactured home or mobilehome prior to December 31, 2019, and meets other specified requirements including, among others, payment of any charges assessed by the department during the period between the time the applicant took ownership interest or December 31, 2015, whichever is later, and the time the applicant applies for relief, to waive all outstanding charges assessed by the department prior to the transfer of title of the manufactured home or mobilehome, release any lien imposed with respect to those charges, issue a duplicate or new certificate of title or registration card, and amend the title record of the manufactured home or mobilehome. This bill would extend the date for an application under these provisions to December 31, 2020, and would refer to that program as the Register Your Mobilehome Program.

[AB 178](#) ([Dahle](#) R) Energy: building standards: photovoltaic requirements.

Would, until January 1, 2023, specify that residential construction intended to repair, restore, or replace a residential building damaged or destroyed as a result of a disaster in an area in which a state of emergency has been proclaimed by the Governor, before January 1, 2020, is required to comply with the photovoltaic requirements, if any, that were in effect at the time the damaged or destroyed residential building was originally constructed and is not required to comply with any additional or conflicting photovoltaic requirements in effect at the time of repair, restoration, or replacement.

[AB 188](#) ([Daly](#) D) Fire insurance: valuation of loss.

Current law provides that the measure of indemnity in fire insurance under an open policy is the expense to replace the thing lost or injured in its condition at the time of the injury, with the expense computed as of the start of the fire. Current law also provides that under an open policy that requires payment of actual cash value, the measure of the actual cash value recovery is the policy limit or the fair market value of the structure, whichever is less, in the case of a total loss to the structure. In the case of a partial loss to the structure or loss to its contents, the actual cash value recovery under existing law is the amount it would cost the insured to repair, rebuild, or replace the thing lost or injured less a fair and reasonable deduction for physical depreciation based upon its condition at the time of the injury or the policy limit, whichever is less. This bill would delete the provisions regarding the actual cash value of the claim of total loss to the structure and would instead require that the actual cash value of the claim, for either a total or partial loss to the structure or its contents, be the amount it would cost the insured to repair, rebuild, or replace the thing lost or injured less a fair and reasonable deduction for physical depreciation based upon its condition at the time of the injury or the policy limit, whichever is less.

[AB 206](#) ([Chiu](#) D) Public nuisance: abatement: lead-based paint.

Would make a property owner, or agent thereof, who participates in a program to abate lead-based paint created as a result of a judgment or settlement in any public nuisance or similar litigation, and all public entities, immune from liability in any lawsuit seeking to recover any cost associated with that abatement program. The bill would prohibit participation in a lead paint abatement program from being considered as evidence that a property constitutes a nuisance, or is substandard or untenable, as provided.

[AB 230](#) ([Brough](#) R) Disabled veteran business enterprises.

Current law states the intent of the Legislature that every state procurement authority meet or exceed a DVBE participation goal of a minimum of 3% of total contract value. Current law requires a department awarding a contract to, upon completion of that contract, require the prime contractor that entered into a subcontract with a DVBE to certify specified information to the awarding department, including, among other things, the amount each DVBE received from the prime contractor. This bill would require that information to include proof of payment for work done by the DVBE, upon request of the awarding department, and the amount and percentage of work the prime contractor committed to provide to one or more DVBEs under the contract.

AB 338 (Chu D) **Manufactured housing: smoke alarms: emergency preparedness.**

Would require all used manufactured homes, used mobilehomes, and used multifamily manufactured homes that are sold on or after January 1, 2020, or rented pursuant to a rental agreement entered into on or after January 1, 2020, to have installed in each room designed for sleeping a smoke alarm that is operable on the date of rental or transfer of title, is installed in accordance with the manufacturer's installation instructions, and has been approved and listed by the Office of the State Fire Marshal. The bill also would require that specified information regarding all smoke alarms installed in the used manufactured home, used mobilehome, or used multifamily manufactured home be provided to the purchaser or renter thereof.

AB 361 (Voepel R) **Military Department: support programs.**

Current law authorizes the Adjutant General to establish support programs, including morale, welfare, recreational, training, and educational programs, for the benefit of the Military Department. Current law authorizes the Adjutant General and the Military Department to solicit and accept funds or other donations, to be deposited into the California Military Department Support Fund. This bill would name the support programs established by the Adjutant General the California Military Department Foundation.

AB 377 (Garcia, Eduardo D) **Microenterprise home kitchen operations.**

Would prohibit a microenterprise home kitchen operation from producing, manufacturing, processing, freezing, or packaging milk or milk products, including, but not limited to, cheese and ice cream. The bill would modify the conditions for a city, county, or city and county to permit microenterprise home kitchen operations within its jurisdiction. The bill would modify the inspections and food safety standards applicable to microenterprise home kitchen operations. The bill would prohibit an internet food service intermediary or a microenterprise home kitchen operation from using the word "catering" or any variation of that word in a listing or advertisement of a microenterprise home kitchen operation's offer of food for sale.

AB 430 (Gallagher R) **Housing development: Camp Fire Housing Assistance Act of 2019.**

Current law authorizes a development proponent to submit an application for a development permit that is subject to a streamlined, ministerial approval process and not subject to a conditional use permit if the development satisfies specified objective planning standards,

including that the development is a multifamily housing development that contains 2 or more residential units. This bill would authorize a development proponent to submit an application for a residential development, or mixed-use development that includes residential units with a specified percentage of space designated for residential use, within the territorial boundaries or a specialized residential planning area identified in the general plan of, and adjacent to existing urban development within, specified cities that is subject to a similar streamlined, ministerial approval process and not subject to a conditional use permit if the development satisfies specified objective planning standards.

AB 436 (Aguilar-Curry D) Alcoholic beverages: tied-house restrictions: advertising: City of Napa.

The Alcoholic Beverage Control Act generally prohibits a manufacturer, winegrower, distiller, bottler, or wholesaler, among other licensees, or agents of these licensees, from paying a retailer for advertising. The act creates a variety of exceptions from this prohibition. This bill would also allow beer manufacturers, winegrowers, rectifiers, distilled spirits manufacturers, craft distillers, or distilled spirits manufacturer's agents to purchase advertising space and time in connection with an on-sale retail licensed premises, subject to specified conditions, including that the licensed premises is operated as an integral part of an opera house located in the City of Napa, as described.

AB 496 (Low D) Business and professions.

With respect to the Department of Consumer Affairs, existing law provides that the Governor has power to remove from office any member of any board appointed by the Governor for specified reasons, including incompetence. This bill would instead provide that the appointing authority has power to remove a board member from office for those specified reasons.

AB 587 (Friedman D) Accessory dwelling units: sale or separate conveyance.

Current property tax law establishes a welfare exemption under which property is exempt from taxation if the property is owned and operated by a nonprofit corporation that is organized and operated for the purpose of building and rehabilitating single-family or multifamily residences for sale, as provided, at cost to low-income families. This bill would authorize a local agency to allow, by ordinance, an accessory dwelling unit that was created pursuant to the process described above to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met.

AB 622 (Chen R) Service of process or subpoena.

Current law requires that any person be granted access to a gated community for a reasonable period of time for the sole purpose of performing lawful service of process or service of subpoena, as specified. This bill would expand that access requirement to include covered multifamily dwellings, as defined.

[AB 653](#) ([Bloom](#) D) State armories.

Would authorize the Director of General Services, with the approval of the Adjutant General, to lease a portion of the West Los Angeles Armory to the County of Los Angeles. The bill would require the lease to be for a period of 5 years, and to include options for 4 extensions of 5 additional years each, as specified.

[AB 669](#) ([Holden](#) D) Attorney General: assurance of voluntary compliance.

Would specify that the Attorney General is authorized to accept an assurance of voluntary compliance, in lieu of a stipulated judgment, to resolve an action brought in the name of the people of the state. The bill would require an assurance of voluntary compliance accepted by the Attorney General to be filed with and subject to approval by the court. The bill would require an assurance of voluntary compliance filed with and approved by the court to be enforceable in the same manner, with the same remedies, and to the same extent, as a stipulated judgment or a permanent injunction.

[AB 670](#) ([Friedman](#) D) Common interest developments: accessory dwelling units.

The Davis-Stirling Common Interest Development Act, governs the management and operation of common interest developments. Current law prohibits the governing document of a common interest development from prohibiting the rental or leasing of any separate interest in the common interest development, unless that governing document was effective prior to the date the owner acquired title to their separate interest. This bill would make void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in a planned development, and any provision of a governing document, that effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described minimum standards established for those units.

[AB 671](#) ([Friedman](#) D) Accessory dwelling units: incentives.

Would require a local agency to include a plan that incentivizes and promotes the creation of accessory dwelling units that can be offered at affordable rent for very low, low-, or moderate-income households in its housing element. The bill would require the Department of Housing and Community Development to develop a list of existing state grants and financial incentives for operating, administrative, and other expenses in connection with the planning, construction, and operation of accessory dwelling units with affordable rent, as specified. The bill would require the department to post that list on its internet website by December 31, 2020.

[AB 728](#) ([Santiago](#) D) Homeless multidisciplinary personnel teams.

Would, in the Counties of Los Angeles, Orange, Riverside, San Bernardino, San Diego, Santa Clara, and Ventura, expand the goals of the homeless adult and family multidisciplinary personnel team to include facilitating the expedited identification, assessment, and linkage of individuals at risk of homelessness, as defined, to housing and supportive services, and the expedited prevention of homelessness.

AB 737 (Eggman D) Residential care facilities for the elderly: licensing and regulation.

The California Residential Care Facilities for the Elderly Act requires any person seeking a license for a residential care facility for the elderly to file an application with the department, as specified. The act requires an application to include specific information, including the name of any person who holds a beneficial ownership interest of 10 percent or more in a facility, and generally any other information the department requires for the proper administration and enforcement of the act. This bill would clarify that the application requirements described above apply to entities and agents signing on behalf of entities and that an applicant is required to provide or cause to be provided, at the department's request, any additional information related to consideration of the application regarding any entity that is an applicant or holds a beneficial ownership interest of 10% or more.

AB 747 (Levine D) Planning and zoning: general plan: safety element.

Would, upon the next revision of a local hazard mitigation plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, require the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. The bill would authorize a city or county that has adopted a local hazard mitigation plan, emergency operations plan, or other document that fulfills commensurate goals and objectives to use that information in the safety element to comply with this requirement by summarizing and incorporating by reference that other plan or document in the safety element.

AB 775 (Chau D) Massage therapy.

The Massage Therapy Act until January 1, 2021, provides for the certification and regulation of massage therapists and massage practitioners by the California Massage Therapy Council. Current law requires an applicant for certification as a massage therapist to complete 500 hours of education from an approved school, and requires the council to develop policies, procedures, rules, or bylaws governing the requirements and process for the approval and unapproval of massage schools. This bill would instead require the council to develop policies, procedures, rules, or bylaws governing the requirements and process for approving, denying approval of, imposing corrective action on, or unapproving schools.

AB 779 (Low D) Acupuncture: place of practice: wall license.

Current law requires an acupuncture licensee, within 30 days of licensure, to register each of the licensee's places of practice or notify the Acupuncture Board if the licensee does not have a place of practice. Current law requires an acupuncturist to post a wall license at their place of practice and, if the acupuncturist has more than one place of practice, to obtain and post a duplicate wall license at each place of practice. This bill would require a licensee to apply to the board to obtain a wall license for each place of practice and to renew each wall license biennially.

AB 881 (Bloom D) Accessory dwelling units.

The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law requires the ordinance to designate areas where accessory dwelling units may be permitted and authorizes the designated areas to be based on criteria that includes, but is not limited to, the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. This bill would require a local agency to designate these areas based on the adequacy of water and sewer services and the impact of accessory dwelling units on traffic flow and public safety. The bill would also prohibit a local agency from issuing a certificate of occupancy for an accessory dwelling unit before issuing a certificate of occupancy for the primary residence.

AB 892 (Holden D) Transfers of real property.

Current civil law provides that a multiple listing service (MLS), as defined, may be used by real estate agents and appraisers to prepare market evaluations and appraisals of real property and makes an agent or appraiser responsible for the truth of their representations and statements, as specified. This bill would require a multiple listing service to retain and make accessible on its computer system, if any, all listing and other information placed in the multiple listing service by an agent or appraiser for no less than 3 years from the date the listing was placed. The bill would prohibit these provisions relating to multiple listing services from altering the obligations of a licensed real estate broker to retain documents relating to transactions for which a real estate broker license is required, as specified.

AB 919 (Petrie-Norris D) Alcoholism and drug abuse recovery or treatment programs.

Current law prohibits specified persons, programs, or entities, such as an alcoholism or drug abuse treatment facility or a person employed by, or working for, an alcohol or other drug program, from giving or receiving anything of value for the referral of a person who is seeking alcoholism or drug abuse recovery and treatment services. Current law authorizes the State Department of Health Care Services to investigate allegations of violations of those provisions, and authorizes the department to assess various penalties upon a person, program, or entity

that is found in violation of those provisions. This bill would require laboratories or certified outpatient treatment programs that lease, manage, or own housing that is offered to individuals using the laboratory or outpatient treatment services to maintain separate housing contracts stating that payment for the housing is the patient's responsibility and does not depend on insurance benefits.

[AB 957](#) (Committee on Housing and Community Development) Housing Omnibus.

Current law, until December 31, 2028, requires the housing element to contain, among other components, an inventory of land suitable for residential development, which includes, among other things, residentially zoned sites that are capable of being developed at a higher density, including the airspace above sites owned or leased by a city, county, or city and county, as specified. This bill would instead provide that the inventory of land suitable for residential development, until December 31, 2028, includes, among other things, residentially zoned sites that are capable of being developed at a higher density, including sites owned or leased by a city, county, or city and county, as specified.

[AB 960](#) ([Maienschein](#) D) CalWORKs: homeless assistance.

The CalWORKs program provides permanent housing assistance to pay for the last month's rent and security deposits, up to 2 months of rent arrearages, or standard costs of deposits for utilities, as specified. Existing law requires payments to providers for temporary shelter and permanent housing and utilities to be made on behalf of the families requesting these payments. Current law prohibits payments from being made to a housing provider unless it is a commercial establishment, shelter, or person in the business of renting properties who has a history of renting properties. This bill would remove the requirement that a person in the business of renting properties have a history of renting properties in order to receive payments. The bill would additionally authorize payments to a housing provider with which the families requesting assistance have executed a valid lease, sublease, or shared housing agreement.

[AB 1010](#) ([Garcia, Eduardo](#) D) Housing programs: eligible entities.

Current law sets forth the general responsibilities and roles of the Business, Consumer Services and Housing Agency, the Department of Housing and Community Development, and the California Housing Finance Agency in carrying out state housing policies and programs. Existing law defines various terms for these purposes, including, but not limited to, the terms "local agency," "local public entity," and "nonprofit housing sponsor." This bill would expand those definitions, as applicable, to include a duly constituted governing body of an Indian reservation or rancheria, or a tribally designated housing entity, as specified. This bill contains other related provisions and other existing laws.

AB 1018 (Frazier D) Real estate appraisers.

Current law defines and regulates the activities of home inspectors and specifies that this law does not exempt a home inspector from other provisions that define and regulate the activities of architects, professional engineers, contractors, and structural pest control operators. This bill would prohibit a home inspector from giving an opinion of valuation on a property. The bill would specify that the law regulating home inspectors does not exempt a home inspector from law regulating real estate appraisers.

AB 1026 (Wood D) Electricity: interconnection rules.

Current law requires the Public Utilities Commission to enforce the rules governing the extension of service by a gas or electrical corporation to new residential, commercial, agricultural, and industrial customers. Current law requires an electrical or gas corporation to permit a new or existing customer who applies for an extension of service from that corporation to install the extension in accordance with the regulations of the commission and any applicable specification of the corporation. This bill would provide that only those construction and design specifications, standards, terms, and conditions that are applicable to a new extension-of-service project by an electrical or gas corporation at the time the application for the extension of service is approved, as specified, apply to the new project for the 18 months following the approval date of the application.

AB 1032 (Quirk D) Ticket sellers: equitable ticket buying process: use or sale of services.

Current law defines a ticket seller for specified purposes to mean a person who for compensation, commission, or otherwise sells admission tickets to sporting, musical, theater, or any other entertainment event. Current law makes it unlawful for a person to intentionally use or sell software to circumvent a security control or measure that is used to ensure an equitable ticket buying process. Existing law makes a violation of the laws regulating ticket sellers a misdemeanor. This bill would, for purposes of the prohibition on the intentional use or sale of certain software, specify that the equitable ticket buying process is for event attendees, and that a control or measure that is used to ensure an equitable ticket buying process includes limits on the number of tickets that a person can purchase.

[AB 1106](#) ([Smith](#) D) Los Angeles County: notice of recordation.

Current law authorizes the Los Angeles County Recorder, following the adoption of an authorizing resolution by the Los Angeles County Board of Supervisors, to mail a notice of recordation to the party or parties executing a deed, quitclaim deed, or deed of trust within 30 days of the recording of one of those documents, and, until January 1, 2020, also authorizes the recorder to provide notice by mail to a party or parties subject to a notice of default or notice of sale of a property, within a prescribed period following recordation. This bill would extend, until January 1, 2030, the provisions authorizing the recorder to provide notice by mail to a party or parties subject to a notice of default or notice of sale of a property.

[AB 1110](#) ([Friedman](#) D) Rent increases: noticing.

Would require 90 days' notice if a landlord of a residential dwelling with a month-to-month tenancy increases the rent by more than 10% of the amount of the rent charged to a tenant annually.

[AB 1118](#) ([Rubio, Blanca](#) D) Land use: livability issues for older adults.

Would require the Secretary of California Health and Human Services, in developing the Master Plan for Aging, to consider applying, on behalf of the State of California, to join the AARP Network of Age-Friendly States and Communities.

[AB 1164](#) ([Gloria](#) D) Surplus state real property: disposal.

Current law authorizes the Director of General Services to dispose of surplus state real property subject to a prescribed process and legislative authorization. Current law requires that surplus state property not needed by a state agency be offered to local agencies and then to nonprofit affordable housing sponsors prior to being offered to private entities or individuals. This bill would authorize the director to dispose of a property known as the San Diego State Office Building, as specified, pursuant to these provisions.

[AB 1188](#) ([Gabriel](#) D) Dwelling units: persons at risk of homelessness.

Would authorize a tenant to temporarily permit the occupancy of their dwelling unit by a person who is at risk of homelessness, as defined, regardless of the terms of the lease or rental agreement, with the written approval of the owner or landlord of the property, and subject to extension under certain circumstances. The bill would authorize an owner or landlord to adjust the rent payable under the lease during the time the person who is at risk of homelessness is

occupying the dwelling unit, as compensation for the occupancy of that person, and would require the terms regarding the rent payable in those circumstances to be agreed to in writing by the owner or landlord and the tenant.

[AB 1197](#) ([Santiago](#) D) California Environmental Quality Act: exemption: City of Los Angeles: supportive housing and emergency shelters.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would, until January 1, 2025, exempt from the requirements of CEQA certain activities approved or carried out by the City of Los Angeles and other eligible public agencies, as defined, related to supportive housing and emergency shelters, as defined.

[AB 1199](#) ([Petrie-Norris](#) D) State property: Fairview Developmental Center.

Current law authorizes the Director of General Services, with the consent of the State Department of Developmental Services, to let to a nonprofit corporation, for a period not to exceed 55 years, up to 5 acres of real property located within the grounds of the Fairview State Hospital, which is also known as the Fairview Developmental Center, for specified purposes and subject to certain conditions. This bill would require, if land within the grounds of the Fairview Developmental Center is reported as excess and the department determines that the land is needed by more than one state agency, that the department conduct a public hearing and receive public input regarding the use of the land before transferring it to any state agency.

[AB 1232](#) ([Gloria](#) D) Affordable housing: weatherization.

Would require the Department of Community Services and Development to coordinate with the California Energy Commission and the State Department of Public Health's Office of Health Equity, by January 1, 2021, to identify best practices from model programs and funding mechanisms, and provide a recommended action plan.

[AB 1255](#) ([Rivas, Robert](#) D) Surplus public land: inventory.

Would, require each county and each city to make a central inventory of specified surplus land and excess land identified pursuant to law on or before December 31 of each year. The bill would require the city or county to make a description of each parcel and its present uses a matter of public record and to report this information to the Department of Housing and Community Development (HCD) no later than April 1 of each year, beginning April 1, 2021, as provided, but would authorize HCD to delay implementation of this requirement for one year. The bill would require a county or city, upon request, to provide a list of its surplus governmental properties to a citizen, limited dividend corporation, housing corporation, or nonprofit corporation without charge.

AB 1392 (Mullin D) State Lands Commission: grant of trust lands: City of Redwood City.

Would grant and convey in trust to the City of Redwood City, in the County of San Mateo, and to its successors, all of the rights, title, and interests of the state, acquired and held by the state acting by and through the commission, subject to the common law public trust, pursuant to a specified agreement approved by the commission, in specified lands known as the Maple Street Site (Trust Addition Lands), as described. The bill would require the City of Redwood City to hold these lands in trust for the same purposes and subject to the same conditions, restrictions, and requirements of certain other grants of public trust lands, as described, pursuant to a specified statute, as amended.

AB 1399 (Bloom D) Residential real property: rent control: withdrawal of accommodations.

Current law authorizes a public entity acting pursuant to the Ellis Act to require an owner who offers accommodations for rent or lease within a period not exceeding 10 years from the date on which they were withdrawn, as specified, to first offer the unit to the tenant or lessee displaced from that unit by the withdrawal, subject to certain requirements. If the owner fails to comply with this requirement, the owner is liable to a displaced tenant or lessee for punitive damages not to exceed 6 months' rent. This bill would prohibit a payment of the above-described punitive damages from being construed to extinguish the owner's obligation to offer the accommodations to a prior tenant or lessee, as described above.

AB 1482 (Chiu D) Tenant Protection Act of 2019: tenancy: rent caps.

Would, with certain exceptions, prohibit an owner, as defined, of residential real property from terminating a tenancy without just cause, as defined, which the bill would require to be stated in the written notice to terminate tenancy when the tenant has continuously and lawfully occupied the residential real property for 12 months, except as provided. The bill would require, for certain just cause terminations that are curable, that the owner give a notice of violation and an opportunity to cure the violation prior to issuing the notice of termination. The bill, if the violation is not cured within the time period set forth in the notice, would authorize a 3-day notice to quit without an opportunity to cure to be served to

terminate the tenancy. The bill would require, for no-fault just cause terminations, as specified, that the owner, at the owner's option, either assist certain tenants to relocate, regardless of the tenant's income, by providing a direct payment of one month's rent to the tenant, as specified, or waive in writing the payment of rent for the final month of the tenancy, prior to the rent becoming due.

[AB 1483](#) ([Grayson D](#)) Housing data: collection and reporting.

Would require a city, county, or special district to maintain on its internet website, as applicable, a current schedule of fees, exactions, and affordability requirements imposed by the city, county, or special district, including any dependent special district, applicable to a proposed housing development project, all zoning ordinances and development standards, and annual fee reports or annual financial reports, as specified. The bill would require a city, county, or special district to provide on its internet website an archive of impact fee nexus studies, cost of service studies, or equivalent, as specified. By requiring a city or county to include this information on its internet website, the bill would impose a state-mandated local program.

[AB 1485](#) ([Wicks D](#)) Housing development: streamlining.

The Planning and Zoning Law requires that a development be subject to a requirement mandating a minimum percentage of below market rate housing based on one of 3 specified conditions. This bill would modify that condition to authorize a development that is located within the San Francisco Bay area, as defined, to instead dedicate 20% of the total number of units to housing affordable to households making at or below 120% of the area median income with the average income of the units at or below 100% of the area median income, except as provided.

[AB 1486](#) ([Ting D](#)) Surplus land.

Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "local agency" for these purposes as every city, county, city and county, and district, including school districts of any kind or class, empowered to acquire and hold real property. This bill would expand the definition of "local agency" to include sewer, water, utility, and local and regional park districts, joint powers authorities, successor agencies to former redevelopment agencies, housing authorities, and other political subdivisions of this state and any instrumentality thereof that is empowered to acquire and hold real property, thereby requiring these entities to comply with these requirements for the disposal of surplus

land. The bill would specify that the term “district” includes all districts within the state, and that this change is declaratory of existing law.

[AB 1487](#) ([Chiu](#) D) San Francisco Bay area: housing development: financing.

Current law provides for the establishment of various special districts that may support and finance housing development, including affordable housing special beneficiary districts that are authorized to promote affordable housing development with certain property tax revenues that a city or county would otherwise be entitled to receive. This bill, the San Francisco Bay Area Regional Housing Finance Act, would establish the Bay Area Housing Finance Authority (hereafter the authority) and would state that the authority’s purpose is to raise, administer, and allocate funding for affordable housing in the San Francisco Bay area, as defined, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. The bill would provide that the governing board of the Metropolitan Transportation Commission serve as the governing board of the authority.

[AB 1497](#) ([Holden](#) D) Hosting platforms.

Would include within the definition of “housing accommodation” under the California Fair Employment and Housing Act a building, structure, or portion thereof that is occupied, or intended to be occupied, pursuant to a transaction facilitated by a hosting platform, as defined. The bill would include findings and declarations regarding the intent of these provisions as they relate to existing housing laws.

[AB 1519](#) ([Low](#) D) Healing arts.

The Dental Practice Act provides for the licensure and regulation of dentists and dental assistants by the Dental Board of California and authorizes the board to appoint an executive officer to exercise powers and perform duties delegated by the board to the executive officer. These provisions are in effect only until January 1, 2020, and, upon repeal of those provisions, the board will be subject to review by the appropriate policy committees of the Legislature. This bill would instead authorize the appointing authority to remove from office at any time a member of the board appointed by that authority for the reasons specified above.

[AB 1745](#) ([Kalra](#) D) Shelter crisis: emergency bridge housing community: City of San Jose.

Current law, until January 1, 2022, upon a declaration of a shelter crisis by the City of San Jose, authorizes emergency housing to include an emergency bridge housing community for the homeless, as specified. Existing law, in lieu of compliance with state and local building, housing, health, habitability, or safety standards and laws, authorizes the city to adopt by ordinance reasonable local standards for emergency bridge housing communities, subject to

specified requirements, including review by the Department of Housing and Community Development. This bill would extend the repeal date of these provisions to January 1, 2025. The bill would extend the date that an affordable housing unit identified in the city's housing plan is required to be available for a resident of an emergency bridge housing community to live in to January 1, 2025.

AB 1763 (Chiu D) Planning and zoning: density bonuses: affordable housing.

Would require a density bonus to be provided to a developer who agrees to construct a housing development in which 100% of the total units, exclusive of managers' units, are for lower income households, as defined. However, the bill would provide that a housing development that qualifies for a density bonus under its provisions may include up to 20% of the total units for moderate-income households, as defined. The bill would also require that a housing development that meets these criteria receive 4 incentives or concessions under the Density Bonus Law and, if the development is located within ½ of a major transit stop, a height increase of up to 3 additional stories or 33 feet.

AB 1783 (Rivas, Robert D) H-2A worker housing: state funding: streamlined approval process for agricultural employee housing development.

Would prohibit the provision of state funding, as defined, for the purposes of funding predevelopment of, developing, or operating any housing used to comply with the federal law requirement to furnish housing to H-2A workers and would require an employer, as defined, or other recipient of state funding who utilizes state funding for these purposes to reimburse the state or state agency that provided the funding in an amount equal to the amount of that state funding expended for those purposes. The bill would exempt from these provisions any contract or other enforceable agreement pursuant to which the state or a state agency provides funding that was entered into prior to January 1, 2020. The bill would also make various conforming changes to other laws. This bill contains other related provisions and other existing laws.

AB 1813 (Committee on Insurance) Insurance.

Current law requires a notice of cancellation or a notice of nonrenewal of a policy of property insurance to include specified information about the reasons for the cancellation or nonrenewal. Current law requires an insurer that does not offer at least 50 percent above the residential dwelling coverage limit to an applicant for a policy of residential property insurance to provide a disclosure regarding the department's Homeowners Coverage Comparison Tool. On or after July 1, 2020, this bill would require a notice of cancellation or a notice of nonrenewal of a policy of property insurance to include a statement that the policyholder may have the department review the cancellation, and would require those notices to include specified contact information for the Department of Insurance.

SB 6 (Beall D) Residential development: available land.

Would require the Department of Housing and Community Development to furnish the Department of General Services with a list of local lands suitable and available for residential development as identified by a local government as part of the housing element of its general plan. The bill would require the Department of General Services to create a database of that information and information regarding state lands determined or declared excess and to make this database available and searchable by the public by means of a link on its internet website.

SB 13 (Wieckowski D) Accessory dwelling units.

Would authorize the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use. The bill would also revise the requirements for an accessory dwelling unit by providing that the accessory dwelling unit may be attached to, or located within, an attached garage, storage area, or other structure, and that it does not exceed a specified amount of total floor area.

SB 18 (Skinner D) Keep Californians Housed Act.

Current law requires a tenant or subtenant in possession of a rental housing unit under a month-to-month lease at the time that property is sold in foreclosure to be provided 90 days' written notice to quit before the tenant or subtenant may be removed from the property. Current law also provides tenants or subtenants holding possession of a rental housing unit under a fixed-term residential lease entered into before transfer of title at the foreclosure sale the right to possession until the end of the lease term, except in specified circumstances. Current law repeals these provisions as of December 31, 2019. This bill would delete the above-described repeal date, thereby extending the operation of these provisions indefinitely.

SB 222 (Hill D) Discrimination: veteran or military status.

Would state findings and declarations of the Legislature regarding the importance of housing for veterans and its priority, and declare that housing discrimination on the basis of veteran or military status is against public policy. This bill contains other related provisions and other existing laws.

SB 234 (Skinner D) Family daycare homes.

Under current law, a small family daycare home, which may provide care for up to 8 children, is considered a residential use of property for purposes of all local ordinances. Current law authorizes a city, county, or city and county to either classify a large family daycare home, which may provide care for up to 14 children, as residential use of the property or to provide a process for applying for a permit to use the property as a large family daycare home. This bill would instead require a large family daycare home to be treated as a residential use of property for purposes of all local ordinances.

SB 235 (Dodd D) Planning and zoning: housing production report: regional housing need allocation.

Would authorize the County of Napa and the City of Napa to reach a mutually acceptable agreement to allow one of those jurisdictions to report on its annual production report to the Department of Housing and Community Development those completed entitlements, building permits, and certificates of occupancy issued by the other jurisdiction for the development of housing if certain conditions are met. The bill would require the Board of Supervisors of the County of Napa and the City Council of the City of Napa to each hold a public hearing to solicit public comment on the proposed agreement and to make specified written findings based on substantial evidence before approving the agreement. The bill would make conforming changes with respect to the production report required to be submitted to the department.

SB 242 (Roth D) Land use applications: Department of Defense: points of contact.

Current law requires a planning agency to refer any proposed action to adopt or substantially change a general plan to specified entities, including a branch of the United States Armed Forces if certain conditions are met, including the branch providing a California mailing address and the Department of Defense providing electronic maps of low-level flight paths to the Office of Planning and Research. This bill would delete the provision related to the Department of Defense described above, and instead require a branch of the United States Armed Forces to provide the office with a point of contact before a planning agency is required to refer a proposed action to adopt or substantially amend a general plan.

SB 249 (Nielsen R) Land use: Subdivision Map Act: expiration dates.

The Subdivision Map Act generally requires a subdivider to file a tentative map or vesting tentative map with the local agency, as specified, and the local agency, in turn, to approve, conditionally approve, or disapprove the map within a specified time period. The act requires an approved tentative map or vesting tentative map to expire 24 months after its approval, or after an additional period of time prescribed by local ordinance, not to exceed 12 months. However, the act extends the expiration date of certain approved tentative maps and vesting tentative maps, as specified. This bill would, within the County of Butte, authorize the legislative body to extend the expiration date, by up to 36 months, of any approved tentative map or vesting tentative map that meets certain criteria, including that it was approved on or after January 1, 2006, and not later than March 31, 2019, and that it relates to the construction of single or multifamily housing, as specified.

SB 274 (Dodd D) Mobilehome parks: tenancies.

The Mobilehome Residency Law governs the terms and conditions of residency in mobilehome parks. The law requires, among other things, that the management of a mobilehome park comply with noticing and other specified requirements in order to terminate a tenancy in a mobilehome park because of a change of use of the mobilehome park. This bill would require management to offer the previous homeowner a right of first refusal to a renewed tenancy in the park if the park is destroyed due to a fire or other natural disaster and management elects to rebuild the park in the same location.

[SB 280](#) ([Jackson](#) D) Building standards: fall prevention.

Would, at the next triennial building standards rulemaking cycle that commences on or after January 1, 2020, require the Department of Housing and Community Development to investigate possible changes to the building standards in the California Residential Code for adoption by the California Building Standards Commission to promote aging-in-place design, as specified.

[SB 293](#) ([Skinner](#) D) Infrastructure financing districts: formation: issuance of bonds: City of Oakland.

Current law authorizes a legislative body of a city or county to designate one or more infrastructure financing districts, adopt an infrastructure financing plan, and issue bonds, for which only the district is liable, to finance specified public capital facilities of communitywide significance. Current law specifies procedures for the preparation and adoption of an infrastructure financing plan and the issuance of bonds by a district, including requiring that the issuance of bonds be approved by 2/3 of the voters residing within the boundaries of the district voting on the proposition. Current law authorizes the inclusion of a provision for the division of taxes in an infrastructure financing plan. Current law establishes certain alternative procedures for the formation and financing activities of a waterfront district, as defined, in the City and County of San Francisco. This bill would establish alternative procedures for the formation of an infrastructure financing district by the City of Oakland under these provisions.

[SB 308](#) ([Jones](#) R) Estates and trusts: instrument.

Current law defines “instrument” for purposes of the Probate Code to mean a will, trust, deed, or other writing that designates a beneficiary or makes a donative transfer of property. Current law, the Trust Law, regulates the creation, modification, and termination of trusts and the administration of trusts by trustees on behalf of beneficiaries. This bill would revise the definition of instrument under the Probate Code to mean a will, a document establishing or modifying a trust, a deed, or any other writing that designates a beneficiary or makes a donative transfer of property.

[SB 323](#) ([Wieckowski](#) D) Common interest developments: elections.

Would, among other things, require an association to provide general notice of the procedure and deadline for submitting a nomination as a candidate at least 30 days before any deadline for submitting a nomination. The bill would require an association to disqualify a person from nomination as a candidate for not being a member at the time of the nomination. The bill would authorize an association to disqualify a person from being nominated or from serving on the board for specified reasons, including the failure to pay regular and special assessments. The bill would require the rules to require retention of, as association elections materials, both a candidate registration list and a voter list, which would be required to be made available to members to verify the accuracy of their individual information, in accordance with specified timeframes.

SB 324 (Rubio D) Street lighting systems: City of Temple City.

Would, in addition to the Landscaping and Lighting District of the City of Temple City's existing authority to perform specified maintenance and operations under the Street Lighting Act of 1919, authorize that district to also perform maintenance and make improvements pursuant to the Landscaping and Lighting Act of 1972.

SB 329 (Mitchell D) Discrimination: housing: source of income.

The California Fair Employment and Housing Act prohibits housing discrimination, including discrimination through public or private land use practices, decisions, or authorizations, based on specified personal characteristics, including source of income. Current law defines the term "source of income" for purposes of the provisions relating to discrimination in housing accommodations described above, to mean lawful, verifiable income paid directly to a tenant or paid to a representative of a tenant. Current law specifies that for the purposes of this definition, a landlord is not considered a representative of a tenant. This bill would instead define the term for purposes of those provisions, to mean verifiable income paid directly to a tenant or to a representative of a tenant, or paid to a housing owner or landlord on behalf of a tenant, including federal, state, or local public assistance and housing subsidies, as specified.

SB 330 (Skinner D) Housing Crisis Act of 2019.

The The Housing Accountability Act requires a local agency that proposes to disapprove a housing development project that complies with applicable, objective general plan and zoning standards and criteria that were in effect at the time the application was deemed to be complete, or to approve it on the condition that it be developed at a lower density, to base its decision upon written findings supported by substantial evidence on the record that specified conditions exist, and places the burden of proof on the local agency to that effect. The act requires a court to impose a fine on a local agency under certain circumstances and requires that the fine be at least \$10,000 per housing unit in the housing development project on the date the application was deemed complete. This bill would, until January 1, 2025, specify that an application is deemed complete for these purposes if a preliminary application was submitted, as specified.

SB 339 (Jones R) Engineers, land surveyors, and geologists and geophysicists: nondisclosure agreements: reporting.

Would specify that if a licensee under the Professional Engineers Act or under the Professional Land Surveyors' Act who is retained as an expert witness enters into a nondisclosure agreement, that agreement shall not be construed to prevent the licensee from reporting a potential violation of the Professional Engineers Act, or of the Professional Land Surveyors' Act, as applicable to the licensee, to the board. The bill would also specify that those provisions in each of the acts would not be construed to be, or act as, a waiver of any applicable attorney-client or attorney work product privileges.

SB 450 (Umberg D) California Environmental Quality Act exemption: supportive and transitional housing: motel conversion.

Would, until January 1, 2025, exempt from CEQA projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing, as defined, that meet certain conditions. Because the lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program.

SB 507 (Atkins D) San Diego Unified Port District: territory held in trust: State Lands Commission: grant of trust lands: City of San Diego.

Current law authorizes the establishment of the San Diego Unified Port District for the acquisition, construction, maintenance, operation, development, and regulation of harbor works and improvements for the harbor of San Diego and for the promotion of commerce, navigation, fisheries, and recreation. This bill would grant in trust to the district certain additional tidelands and submerged lands held by the state within the San Diego Bay, subject to certain terms and conditions, as specified.

SB 530 (Galgiani D) Construction industry: discrimination and harassment prevention.

Would authorize a building and construction trades apprenticeship program to provide prevention of harassment training programs for journey-level workers, and would require the apprenticeship program to maintain certain records and to issue a certificate of completion to the apprentice or journey-level worker.

SB 534 (Bradford D) Insurers: minority, women, LGBT, veteran, and disabled veteran business enterprises.

Current law requires each admitted insurer with premiums written equal to or in excess of \$100,000,000 to provide information to the Insurance Commissioner on all of its community development investments and community development infrastructure investments in California. This bill would require those insurers to also report to the commissioner on their minority, women, LGBT, veteran, and disabled veteran-owned business procurement efforts, as specified. Under the bill, a failure to report the information by the reporting deadline would subject the admitted insurer to civil penalties to be fixed and enforced by the commissioner, as provided.

SB 568 (Portantino D) Public holidays: Armenian Genocide Remembrance Day.

Current law prescribes the holidays in this state for community colleges. This bill would authorize Glendale Community College's governing board, pursuant to a memorandum of understanding, to provide that April 24 shall be a Glendale Community College holiday known as "Armenian Genocide Remembrance Day."

SB 578 (Jones R) Vacation Ownership and Time-share Act of 2004: incentives.

Current law requires a deficit subsidy agreement or buy down subsidy agreement entered into after July 1, 2005, to provide that if there is a dispute between the parties, the issue shall be submitted to arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association. Current law also provides that, if there is a dispute between the developer and the association with respect to the questions of satisfaction of the conditions for exoneration or release of the security, the issue be submitted to arbitration in accordance with the Commercial Arbitration Rules of the American Arbitration Association. This bill would authorize the issues to be submitted to arbitration in accordance with the rules of another third-party arbitration organization selected by the parties and in accordance with existing provisions governing arbitration.

SB 623 (Jackson D) Multifamily Housing Program: total assistance calculation.

Current law creates the Multifamily Housing Program under the administration of the Department of Housing and Community Development to provide a standardized set of program rules and features applicable to all housing types, based on the existing California Housing Rehabilitation Program. Current law requires that of the total assistance provided under the Multifamily Housing Program, a specified percentage that is proportional to the percentage of lower income renter households in the state that are lower income elderly renter households, as reported by the United States Department of Housing and Urban Development on the basis of the most recent decennial census conducted by the United States Census Bureau, be awarded to units restricted to senior citizens. That calculation, known as the total assistance calculation, excludes assistance for certain projects related to housing for homeless youths and supportive housing for target populations. This bill would, instead, require the total assistance calculation described above use data as reported by the United States Department of Housing and Urban Development on the basis of the most recent American Community Survey or successor survey conducted by the United States Census Bureau.

SB 638 (Allen D) Leases: electric vehicle charging stations: insurance coverage.

Current law requires a lessor of a dwelling to approve a written request of a lessee to install an electric vehicle charging station at a parking space allotted for the lessee in accordance with specified requirements, including the lessee maintaining in full force and effect a lessee's general liability insurance policy in the amount of one million dollars (\$1,000,000), as provided. This bill would remove the requirement to obtain a general liability insurance policy, and instead require the lessee to obtain personal liability coverage, in an amount not to exceed 10 times the annual rent charged for the dwelling, covering property damage and personal injury proximately caused by the installation or operation of the electric vehicle charging station.

SB 644 (Glazer D) Tenancy: security deposit: service members.

Current law regulates the terms and conditions of residential tenancies, and prohibits a landlord from demanding or receiving security for a rental agreement for residential property, however denominated, in an amount or value in excess of an amount equal to 2 months' rent, in the case of unfurnished residential property, and an amount equal to 3 months' rent, in the case of furnished residential property, in addition to any rent for the first month paid on or before initial occupancy. This bill, notwithstanding that provision and as specified, would prohibit a landlord from demanding or receiving security from a service member who rents residential property in which the service member will reside in an amount or value in excess of an amount equal to one months' rent, in the case of unfurnished residential property, or in excess of an amount equal to 2 months' rent, in the case of furnished residential property, as specified.

SB 646 (Morrell R) Local agency utility services: extension of utility services.

The Mitigation Fee Act, among other things, requires fees for water or sewer connections, or capacity charges imposed by a local agency to not exceed the estimated reasonable cost of providing the service for which the fee or charge is imposed, unless a question regarding the amount of the fee or charge imposed in excess of the reasonable cost of providing the service or materials is submitted to and approved by 2/3 of the electors voting on the issue. The Mitigation Fee Act defines the term “fee” for these purposes. This bill would revise the definition of “fee” to mean a fee for the physical facilities necessary to make a water connection or sewer connection, and that the estimated reasonable cost of labor and materials for installation of those facilities bears a fair or reasonable relationship to the payor’s burdens on, or benefits received from, the water connection or sewer connection.

SB 652 (Allen D) Entry doors: display of religious items: prohibitions.

Current law regulates the terms and conditions of residential tenancies, and prohibits a landlord from interfering with a tenant’s quiet enjoyment of the premises. Current law prohibits a landlord from prohibiting a tenant from posting or displaying political signs relating to an election or legislative vote, the initiative, referendum, or recall process, or issues before a public body for a vote, except under certain circumstances. This bill would, with certain exceptions, prohibit a property owner, as defined, from enforcing or adopting a restriction that prohibits the display of religious items on an entry door or entry door frame of a dwelling.

SB 744 (Caballero D) Planning and zoning: California Environmental Quality Act: permanent supportive housing.

CEQA requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. Current law authorizes the court, upon the motion of a party, to award attorney’s fees to a prevailing party in an action that has resulted in the enforcement of an important right affecting the public interest if 3 conditions are met. This bill would specify that a decision of a public agency to seek funding from, or the department’s awarding of funds pursuant to, the No Place Like Home Program is not a project for purposes of CEQA.

SB 751 (Rubio D) Joint powers authorities: San Gabriel Valley Regional Housing Trust.

The Joint Exercise of Powers Act authorizes 2 or more public agencies, by agreement, to form a joint powers authority to exercise any power common to the contracting parties, as specified. Current law authorizes the agreement to set forth the manner by which the joint powers authority will be governed. That act specifically authorizes the creation of the Orange County Housing Finance Trust, a joint powers authority, for the purposes of funding housing specifically assisting the homeless population and persons and families of extremely low, very

low, and low income within the County of Orange, as specified. This bill would similarly authorize the creation of the San Gabriel Valley Regional Housing Trust, a joint powers authority, by the County of Los Angeles and any or all of the cities within the jurisdiction of the San Gabriel Valley Council of Governments, with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the San Gabriel Valley.