

CASA Compact Implementing Legislation (Updated March 11, 2019)

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.ca.gov/faces/billSearchClient.xhtml>

CASA Compact Element	Bill	Topic	Description	Authors	Co-authors	Committee Location
Just Cause Eviction (CASA Element #1)	AB 1481 *spot bill	Tenancy	General intent to make nonsubstantive changes to existing law pertaining to renewal and termination of tenancy.	Bonta (A)		pending referral
Rent Cap (CASA Element #2)	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 (CASA Element #3)	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 (CASA Element #4)	AB 68	Land use: accessory dwelling units	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 requirements for ADUs that do not permit at least an 800 square foot 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 (CASA Element #4)	AB 69	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 (CASA Element #4)	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 (CASA Element #5)	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 (CASA Element #5)	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
Good Government/ Transparency (CASA Element #6)	AB 1483	Housing development project applications: reporting	This bill would require a city or county create a list that includes zoning and planning standards, fees imposed under the Mitigation Fee Act, special taxes, and assessments application to housing development projects in the jurisdiction. The list will be required to be posted online and given to the Department of Housing and Community Development and any applicable metropolitan planning organization. The bill would also require a city and 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 to the Department of Housing and Community Development and any applicable metropolitan planning organization. This information will be required to be posted online as well.	Grayson (A)		pending referral
Good Government/ Transparency (CASA Element #6)	AB 1484	Mitigation Fee Act: housing developments	The bill would prohibit a local agency from imposing a fee on a housing development, unless the type and amount of the exaction is specifically identified on the local agency's website at the time the application is submitted. As part of the Permit Streamlining Act, the bill would also require a local agency to include the location on its website of all fees imposed upon a housing development project in the list of required information provided to a development project applicant. Local agencies would also be prohibited from imposing, increasing, or extending any fee on a housing development project at an amount that exceeds the amount provided on the list of required information.	Grayson (A)		pending referral
Good Government/ Transparency (CASA Element #6)	SB 330	Housing Crisis Act of 2019	Until 2030, where housing is an allowable use, the bill would prohibit a county or city from amending/adopting a general plan or zoning ordinance that would (a) change the zoning classification of a parcel of property to a less intensive use or reduce the intensity of land use within an existing district below what was allowed on January 1, 2018; (b) impose a moratorium on housing development; (c) impose design standards that are more costly than those in effect on January 1, 2019; or (d) establish a maximum number of conditional use/ other discretionary permits for the development of housing, or otherwise imposing a cap on the number of housing units or population. These prohibitions would apply to any zoning ordinance adopted or amended on or after January 1, 2018. Further, until 2030, the bill would prohibit a city or county from conducting more than 3 de novo public hearings for an application for a zoning variance/ conditional use permit for a housing development project. 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 county or city from (a) changing the general plan designation or zoning classification to a less intensive classification or reducing the intensity of land use within an existing zoning district below what was allowed on January 1, 2018, with respect to a completed application for housing development project; (b) imposing a moratorium, or enforce an existing moratorium, on housing development; (c) imposing any new, increasing or enforcing any existing, requirement that a proposed housing development include parking; (d) charging fees for the approval of a housing development project in excess of specified amounts, or charging any fee in connection with the approval of units within the housing development that meet specified affordability criteria; or (e) establishing a maximum number of conditional use or other discretionary permits for the development of housing or otherwise imposing or enforcing a cap on the number of housing units or population. An application for a permit for a proposed housing development project would be deemed consistent and in compliance with the general plan land use designation and zoning ordinances, if a reasonable person could have found that the application would have been consistent and in compliance with the general plan land use designation and zoning ordinances of the city or county as in effect on January 1, 2018. If the city or county grants a conditional use permit approving a proposed housing development project and that project would have been eligible for a higher density under the city's or county's general plan land use designation and zoning ordinances as in effect on January 1, 2018, the bill would also require the city or county to allow the project at that higher density. A county or city would also be prohibited from approving a housing development project if that project would require the demolition of certain types of existing housing. Moreover, until 2030, for applications for a conditional use permit/ zoning variance for a housing development project, the bill would (a) prohibit enforcement of any zoning ordinance adopted, amendment to an existing zoning ordinance or general plan, or any other standard adopted or amendment to an existing standard after the date on which the application for that housing development project is deemed complete; (b) prohibit any fee in excess of the amount of fees or other exactions that applied to the proposed housing development project at the time the application for that housing development project is deemed complete; and (c) require the city or county to make the determination of whether a site of a proposed housing development is a historic site at the time the application is deemed complete. This bill would further require the Department of Housing and Community Development to propose and adopt building standards for occupied substandard buildings to the California Building Standards Commission. The bill would provide that an occupied substandard building that complies with these building standards is deemed to be in compliance with State Housing law for a period of 7 years. These provisions will be inoperative on January 1, 2030 and repealed on January 1, 2037.	Skinner (S)		Senate Governance and Finance

Expedited Approvals and Financial Incentives for Select Housing (CASA Element #7)	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
Expedited Approvals and Financial Incentives for Select Housing (CASA Element #7)	AB 1485 *spot bill	Housing development: streamlining	General intent to enact legislation to establish a policy to (1) ensure timely approval of zoning-compliant housing projects and create financial incentives for enabling onsite affordability and prevailing wages; (2) provide additional streamlining options for housing projects, including those that may not benefit from existing streamlining options; and (3) allow sensitive communities to defer implementation while developing a context-sensitive plan.	Wicks (A)		pending referral
Expedited Approvals and Financial Incentives for Select Housing (CASA Element #7)	AB 1706 *spot bill	Planning and zoning: affordable housing: streamline	General intent to enact legislation to create streamlined approval, tax incentives, and other benefits to developers of middle-income housing projects that meet specified requirements.	Quirk (A)		pending referral
Public Lands (CASA Element #8)	AB 1486	Local agencies: surplus land	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, and local and regional 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 owned 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 land is presumed to be surplus land when a local agency initiates an action to dispose of it. The bill would also define "dispose of" as the 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 "priority" under existing law that requires local agencies to give priority to entities that propose offers that provide the greatest number of affordable housing units. "Priority" would mean that the local agency negotiates in good faith exclusively with the entity pursuant to specified 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 units developed on the parcel for affordable housing purposes would apply.	Ting (A)		pending referral
Funding (CASA Element #9)	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 the applicant by the annual reduction amount approved.	Beall (S) , McGuire (S)		Senate Rules
Funding (CASA Element #9)	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 does 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 (CASA Element #9)	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)		Housing and Community Development
Funding (CASA Element #9)	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
Funding (#9)/ Regional Housing Enterprise (CASA Element #10)	AB 1487	Land use: housing element	General intent to make nonsubstantive changes to existing law pertaining to general plan and housing element requirements.	Chiu (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.