



Housing/Homelessness Legislative Package

[AB 1486 \(Ting\): Surplus Land Act](#)

[AB 1763 \(Chiu\): Reducing Barriers to Affordable Housing](#)

[AB 1482 \(Chiu\): Rental Caps](#)

[SB 329 \(Mitchell\): Housing Opportunity Act](#)

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Background

Our nation's housing crisis has reached epidemic proportions. California residents in particular are acutely impacted by the lack of affordable housing, as rising rates of homelessness and displacement due to skyrocketing rents and commercial development are commonplace. No family should have to choose between paying rent and affording food or medicine, but this is a reality for millions of Californians.

According to experts, addressing California's affordable housing and homelessness crises requires a three-fold approach:

1. Creating and preserving affordable housing
2. Enacting tenant protection to prevent the most vulnerable from becoming homeless
3. Removing restrictions to construction of new housing

Legislative Summary

RAC-CA supports a package of five bills that will address housing affordability using this three-fold approach.

Creation of Affordable Housing

AB 1486 (Ting): Surplus Land Act

The purpose of AB 1486 is to give affordable housing developers the opportunity to purchase land to build affordable housing. Specifically, AB 1486 gives priority to developments that provide at least 25 percent affordable housing. If more than one affordable housing offer exists, the provider offering the most units at the deepest affordability will have priority. Advantage of this approach is that the land addressed here is already publicly owned and therefore will allow for development of new affordable housing at a lower cost. As of August 11, 2019, this bill has passed the Assembly and the Senate Housing and Governance/Finance Committees. It awaits a vote in the Senate Appropriations Committee.

AB 1763 (Chiu): Reducing Barriers to Affordable Housing

AB 1763 will reduce barriers, reduce costs, and help streamline affordable housing construction by offering developers incentives and density bonuses. It provides for up to four incentives to developers for projects that have 100 percent affordable units. The bill allows local municipalities to decide on those incentives, which can include setback and parking concessions and up to 35 percent increase from current density requirements. These easements will encourage construction near transit stops. As of August 11, 2019, this bill has passed the Assembly and the Senate Housing Committee. The Senate Governance and Finance Committee passed the bill with amendments. It was referred to Senate Appropriations 7/3/19 and expected to be heard there in mid-August.

Tenant Protection

AB 1482 (Chiu): Rental Caps

This renter protection bill will provide rent stabilization caps at 7 percent plus inflation for three years (i.e. provide rent stabilization) with a built-in exemption for owners of fewer than 10 single-family homes. Planned amendments to the bill will pick up “just cause” for eviction protections which were included in AB 1481, thus safeguarding renters from unjust evictions enacted for the purpose of increasing rent beyond rental caps. This bill was negotiated with the California Association of Realtors. As of August 11, 2019, this bill has passed the Assembly and the Senate Judiciary Committee. It awaits a vote in the Senate Appropriations Committee.

SB 329 (Mitchell): Housing Opportunity Act

Under SB 329, Section 8 housing vouchers and other forms of housing assistance will become non-discriminatory (i.e. protected) sources of income as defined by the Fair Employment and Housing Act. As a result, landlords will be prohibited from refusing tenants based solely on the fact that they receive housing assistance. The bill will also require landlords to treat families who get help paying their rent the same as other families who apply for housing. The result could be a broadened rental market for those receiving rental assistance and a challenge to *de facto* segregation across California. We believe this important bill is facing significant opposition and needs strong support. As of August 11, 2019, SB 329 has passed the Senate and the Assembly Housing/Community Development and Judiciary Committees. It is now in the Assembly Appropriations “suspense file” where it will either be discharged for an Assembly floor vote or stay in suspense and die.

Removing Restrictions to Construction of Affordable Housing

AB 1279 (Bloom): Development in “High Resource” Areas

AB 1279 would remove land use barriers and facilitate denser, mixed-income and affordable housing development in high-resource communities (to be defined by the Housing and

Community Development Department) that have previously shown indicators of exclusionary patterns. Increased opportunity as well as racial and economic diversity would be achieved through land use incentives and local zoning overrides. As of August 11, 2019, this bill has passed the Assembly and awaits votes in the Senate Housing/Community Development, Environmental Quality, and Government/Finance Committees.

Jewish Values

The Jewish people's experience as wanderers throughout history informs our obligation to provide shelter for all. Our Jewish story begins when God tells Abraham to *lech lecha*, go forth from his native land, and enter into covenant with God. The Talmud reminds us of Abraham's hospitality, explaining that Abraham "got busy and built spacious mansions along the highways, and stocked them with food and drink, so that whoever entered ate, drank, and blessed Heaven" (Avot 1:5; Avot d'Rabbi Natan 7). After the Exodus, the Israelites journey for 40 years with only temporary dwellings to call their own. From the destruction of the Temple to more modern examples of persecution and expulsion, our own history is a powerful reminder of our special obligation to provide for those who face barriers to shelter.