AIA CA Legislation Final Results 2024

Signed

AB 1957 (**Wilson** D) **Public contracts: best value construction contracting for counties.**
Status: 7/2/2024-Chaptered by Secretary of State - Chapter 58, Statutes of 2024
Summary: Existing law establishes a pilot program to allow the Counties of Alameda, Los Angeles, Monterey, Riverside, San Bernardino, San Diego, San Mateo, Santa Clara, Solano, and Yuba to select a bidder on the basis of best value, as defined, for construction projects in excess of $1,000,000. Existing law also authorizes these counties to use a best value construction contracting method to award individual annual contracts, not to exceed $3,000,000, for repair, remodeling, or other repetitive work to be done according to unit prices, as specified. Existing law establishes procedures and criteria for the selection of a best value contractor and requires that bidders verify specified information under oath. Existing law requires the board of supervisors of a participating county to submit a report that contains specified information about the projects awarded using the best value procedures described above to the appropriate policy committees of the Legislature and the Joint Legislative Budget Committee before March 1, 2024. Existing law repeals the pilot program provisions on January 1, 2025.

This bill would instead authorize any county of the state to utilize this program and would extend the operation of those provisions until January 1, 2030. The bill would instead require the board of supervisors of a participating county to submit the report described above to the appropriate policy committees of the Legislature and the Joint Legislative Budget Committee before March 1, 2029. Because the bill would expand the program to all counties within the state and would extend the operation of the program, the bill would expand the crime of perjury, thereby imposing a state-mandated local program. This bill contains other related provisions and other existing laws.

Position
Support

AB 2085 (**Bauer-Kahan** D) **Planning and zoning: permitted use: community clinic.**
Status: 9/28/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 820, Statutes of 2024.
Summary: The Planning and Zoning Law, among other things, authorizes a development proponent to submit an application for a housing development that is subject to a specified streamlined, ministerial approval process not subject to a conditional use permit, if the development satisfies certain objective planning standards. 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 does not apply to the approval of ministerial projects.

This bill would make a development that meets specified objective planning standards, including that, among other things, it is on a parcel that is within a zone where office, retail, health care, or parking are a principally permitted use, a permitted use and would require a local agency to review an application for that development on an administrative, nondiscretionary basis. The bill would require a local agency, within 60 calendar days of receiving an application pursuant to these provisions, to approve or deny the application subject to specified requirements, including that, among other things, if the local agency determines that the development is in conflict with any of the above-described standards, the local agency is required to provide the development proponent written documentation of which standard or standards the development conflicts with, as specified. The bill would provide that a development eligible for approval pursuant to this process is not a “project” for purposes of CEQA, thereby expanding the exemption for ministerial approval of projects under CEQA. By increasing duties on local governments in reviewing and approving these developments, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Position
Support

AB 2117 (**Patterson, Joe** R) **Development permit expirations: actions or proceedings.**
Status: 9/19/2024-Chaptered by Secretary of State - Chapter 270, Statutes of 2024
Summary: Existing law, the Planning and Zoning law, generally requires that an action or proceeding challenging a public agency’s decision on a variance, conditional use permit, or any other permit, among other decisions, be commenced, and service made on the legislative body of the agency, within 90 days after the legislative body’s decision.

This bill, for purposes of determining the period of time before a variance, conditional use permit, or any other development permit or project approval issued by a city, county, or state agency expires, would exclude the period of time during which an action or proceeding involving the approval or conditional approval of the permit or project approval is or was pending, except as specified. By extending the expiration date of local development permits and project approvals, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Position
Support

AB 2553 (**Friedman** D) **Housing development: major transit stops: vehicular traffic impact fees.**
Status: 9/19/2024-Chaptered by Secretary of State - Chapter 275, Statutes of 2024
Summary: Existing law, 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. CEQA exempts from its requirements residential projects on infill sites and transit priority projects that meet certain requirements, including a requirement that the projects are located within 1/2 mile of a major transit stop. CEQA defines “major transit stop” to include, among other locations, the intersection of 2 or more major bus routes with a frequency of service interval of 15 minutes or less during the morning and afternoon peak commute periods.

This bill would revise the definition of “major transit stop” to increase the frequency of service interval to 20 minutes. This bill contains other related provisions and other existing laws.

Position
Support

AB 2565 (**McCarty** D) **School facilities: interior locks.**
Status: 9/24/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 531, Statutes of 2024.
Summary: Existing law requires all new construction projects submitted to the Division of the State Architect pursuant to the Leroy F. Greene School Facilities Act of 1998 to include locks that allow doors to classrooms and rooms with an occupancy of 5 or more persons to be locked from the inside, except as specified. Existing law requires the governing board of a school district, if the governing board of the school district elects to seek state funding pursuant to the act for a school modernization project for a school facility constructed before January 1, 2012, to include, as part of the modernization project, locks that allow doors to classrooms and any room with an occupancy of 5 or more persons to be locked from the inside of the room, except as provided. Existing law requires the governing board of any school district to furnish, repair, insure against fire, and in its discretion rent, the school property of its school district.

This bill would, contingent upon an appropriation, require a charter school, school district, or county office of education serving pupils in kindergarten or any of grades 1 to 12, inclusive, that undertakes an addition, alteration, reconstruction, rehabilitation, or retrofit of a school building, to install interior locks on each door of any room with an occupancy of 5 or more persons in that school building, except as provided. By placing a new requirement on local educational agencies, the bill would constitute a state-mandated local program. This bill contains other related provisions and other existing laws.

Position
Support

AB 2684 (**Bryan** D) **Safety element: extreme heat.**
Status: 9/30/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 1009, Statutes of 2024.
Summary: The Planning and Zoning Law requires the legislative body of a city or county to adopt a comprehensive, long-term general plan that includes various elements, including, among others, a safety element for the protection of the community from unreasonable risks associated with the effects of various geologic and seismic hazards, flooding, and wildland and urban fires.

This bill would require a city or county, upon the next update of one or more of the elements included in the general plan on or after January 1, 2028, to review and update its safety element as necessary to address the hazard of extreme heat, as specified. The bill would authorize a city or county that has adopted an extreme heat action plan or other document that fulfills commensurate goals and objectives to use that information in the safety element, as specified, and, upon doing so, would require the city or county to summarize and incorporate into the safety element the other plan or document. The bill would also authorize a city or county to use or reference information in the Extreme Heat Action Plan and the State

Hazard Mitigation Plan, as described, to comply with the above-described updating requirement. This bill contains other related provisions and other existing laws.

Position
Support

AB 3057 (**Wilson** D) **California Environmental Quality Act: exemption: junior accessory dwelling units ordinances.**
Status: 8/27/2024-Chaptered by Secretary of State - Chapter 210, Statutes of 2024
Summary: 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. CEQA exempts from its requirements the adoption of an ordinance by a city or county to issue a zoning variance, special use permit, or conditional use permit for a dwelling unit to be constructed, or which is attached to or detached from, a primary residence on a parcel zoned for a single-family residence, as provided, or and the adoption of an ordinance to provide for the creation of accessory dwelling units in areas zoned to allow single-family or multifamily dwelling residential use.

This bill would expand the above CEQA exemption to include the adoption of an ordinance by a city or county to provide for the creation of junior accessory dwelling units in single-family residential zones.

Position
Support

AB 3116 (**Garcia** D) **Housing development: density bonuses: student housing developments.**
Status: 9/22/2024-Chaptered by Secretary of State - Chapter 432, Statutes of 2024
Summary: Existing law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development, as defined, within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, 20% of the total units, as defined, for lower income students in a student housing development that meets certain requirements. Existing law requires that all units in the student housing development be used exclusively for undergraduate, graduate, or professional students enrolled full time at an institution of higher learning, as specified. To be eligible under this provision, existing law requires a developer, as a condition of receiving a certificate of occupancy, provide evidence to the city, county, or city and county that the developer has entered into an operating agreement or master lease with one or more institutions of higher education, as specified. Existing law also requires the development to provide priority for the applicable affordable units for lower income students experiencing homelessness, as specified. Existing law requires units described in these provisions to be subject to a recorded affordability restriction of 55 years.

This bill would define “student housing development” to mean a development that contains bedrooms containing 2 or more bedspaces that have a shared or private bathroom, access to a shared or private living room and laundry facilities, and access to a shared or private kitchen. The bill would authorize units in the student housing development to be used for undergraduate, graduate, or professional students enrolled currently or in the past 6 months in at least 6 units at an institution of higher learning, as specified. The bill would additionally authorize eligibility under this provision if the developer, as a condition of receiving a certificate of occupancy, established a system for confirming its renters’ status as students to ensure all units of the student housing development are occupied with students from an institution of higher education, as specified. The bill would prohibit the above-described affordability restriction from tying a rental bed reserved for lower income students to a specific bedroom, as specified. This bill contains other related provisions and other existing laws.

Position
Support

AB 3122 (**Kalra** D) **Streamlined housing approvals: objective planning standards and subdivision applications.**
Status: 9/27/2024-Approved by the Governor. Chaptered by Secretary of State - Chapter 754, Statutes of 2024.
Summary: Existing law, the Planning and Zoning Law, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards, including, among others, that the development is subject to a requirement mandating a minimum percentage of below market rate housing based on, among other things, that (1) the locality’s latest production report reflects that there were fewer units of housing issued building permits affordable to either very low income or low-income households by income category than were required for the regional housing needs assessment cycle for that reporting period and (2) the project seeking

approval dedicates 50% of the total number of units, as specified, to housing affordable to households making at or below 80% of the area median income.

This bill would also include as an objective planning standard that (1) the locality's latest production report reflects the requirements described above and (2) the project application was submitted prior to January 1, 2019, and the project includes at least 500 units of housing, that the project dedicates 20% of the total number of units, as specified, as affordable units, with at least 9% affordable to households making at or below 50% of the area median income and the remainder affordable to households making at or below 80% of the area median income. For these purposes, the bill would include units affordable to acutely low income and extremely low income households, as those terms are defined, as units affordable to very low income households, as that term is referenced. This bill contains other related provisions and other existing laws.

Position
Support (on a previous version)

AB 3177 (**Carrillo, Wendy** D) **Mitigation Fee Act: land dedications: mitigating vehicular traffic impacts.**
Status: 9/22/2024-Chaptered by Secretary of State - Chapter 436, Statutes of 2024
Summary: Existing law, the Mitigation Fee Act, imposes various requirements with respect to the establishment, increase, or imposition of a fee by a local agency as a condition of approval of a development project. Existing law requires a local agency that imposes a fee on a housing development for the purpose of mitigating vehicular traffic impacts to set the rate for the fee to reflect a lower rate of automobile trip generation if the housing development satisfies specified characteristics, including that the housing development is located within 1/2 mile of a transit station, as specified. Existing law defines transit station for these purposes to mean a rail or light-rail station, ferry terminal, bus hub, or bus transfer station.

This bill would instead require the housing development to be located within a transit priority area, as specified, for purposes of a local agency setting the rate for a mitigating vehicular traffic impacts fee to reflect a lower rate of automobile trip generation. The bill would define "transit priority area" as an area within 1/2 mile of a major transit stop that is existing or planned, if the planned stop is scheduled to be completed within the planning horizon included in a Transportation Improvement Program or applicable regional transportation plan. This bill would prohibit a local agency from imposing a land dedication requirement, as defined, on a housing development to widen a roadway if the land dedication requirement is for the purpose of mitigating vehicular traffic impacts, achieving an adopted traffic level of service related to vehicular traffic, or achieving a desired roadway width. The bill, notwithstanding that prohibition, would authorize a local agency to, among other things, impose a land dedication requirement on a housing development if the housing development is not located in a transit priority area and the housing development has a linear street frontage of 500 feet or more. This bill contains other related provisions and other existing laws.

Position
Support

SB 312 (**Wiener** D) **California Environmental Quality Act: university housing development projects: exemption.**
Status: 9/19/2024-Chaptered by Secretary of State - Chapter 284, Statutes of 2024
Summary: 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 (EIR) 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. Existing law, until January 1, 2030, exempts from CEQA a university housing development project carried out by a public university on real property owned by the public university if the project meets certain requirements, including that each building within the project is certified as Leadership in Energy and Environmental Design (LEED) Platinum or better by the United States Green Building Council. Existing law requires the lead agency, if the university housing development project is exempt from CEQA under the above provision, to file the LEED certificate for buildings within the project and a notice determining that the construction impacts of the project have been fully mitigated with the Office of Planning and Research and the county clerk of the county in which the project is located. Existing law requires a university housing development project carried out by the University of California, in order to be exempt from CEQA under this law, to be consistent with the most recent long-range development plan EIR certified on or after January 1, 2018, as provided.

This bill would extend the application of the university housing development project exemption until January 1, 2032. The bill would instead require a university housing development project carried out by the University of California, in order to be exempt from CEQA under the above-described exemption to be located on a campus site identified for housing in the most recent long-range development plan EIR or an EIR prepared for any subsequent amendment to that

plan relating to housing, as specified. The bill would remove the requirement to file the LEED certificate with the county clerk of the county in which the project is located. This bill contains other related provisions and other existing laws.

Position
Support

SB 937 **(Wiener D) Development projects: fees and charges.**
Status: 9/19/2024-Chaptered by Secretary of State - Chapter 290, Statutes of 2024
Summary: The Mitigation Fee Act regulates fees for development projects, fees for specific purposes, including water and sewer connection fees, and fees for solar energy systems, among others. The act, among other things, requires local agencies to comply with various conditions when imposing fees, extractions, or charges as a condition of approval of a proposed development or development project. The act prohibits a local agency that imposes fees or charges on a residential development for the construction of public improvements or facilities from requiring the payment of those fees or charges until the date of the final inspection or the date the certificate of occupancy is issued, whichever occurs first, except for utility service fees, which the local agency is authorized to collect at the time an application for utility service is received. The act exempts specified units in a residential development proposed by a nonprofit housing developer if the housing development meets certain conditions.

This bill would limit the utility service fees exception described above to utility service fees related to connections, and cap those fees at the costs incurred by the utility provider resulting from the connection activities. The bill would extend the above-described exemption for those units in a residential development that meets those conditions to any housing developer. This bill contains other related provisions and other existing laws.

Position
Support

Notes: Housing Action Coalition Sponsored

SB 956 **(Cortese D) School facilities: design-build contracts.**
Status: 8/19/2024-Chaptered by Secretary of State - Chapter 177, Statutes of 2024
Summary: Existing law, until January 1, 2025, authorizes a school district, with the approval of the governing board of the school district, to procure design-build contracts for public works projects in excess of $1,000,000, awarding the contract to either the low bid or the best value, as provided. Existing law requires specified information to be verified under penalty of perjury.

This bill would delete the provision making this authorization inoperative on January 1, 2025, thereby extending it indefinitely. By extending the operation of provisions of law expanding a crime, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Position
Support

SB 1077 **(Blakespear D) Coastal resources: local coastal program: amendments: accessory and junior accessory dwelling units.**
Status: 9/22/2024-Chaptered by Secretary of State - Chapter 454, Statutes of 2024
Summary: Existing law, the California Coastal Act of 1976, among other things, establishes the California Coastal Commission and provides for planning and regulation of development in the coastal zone, as defined. The act requires the commission to adopt, after public hearing, procedures for the preparation, submission, approval, appeal, certification, and amendment of a local coastal program, as provided. Existing law, the Planning and Zoning Law, authorizes a local agency to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Existing law also authorizes a local agency to provide for the creation of junior accessory dwelling units in single-family residential zones, as specified. Existing law authorizes the Department of Housing and Community Development to review, adopt, amend, or repeal guidelines to implement uniform standards or criteria that supplement or clarify certain statutory terms, references, and standards related to accessory dwelling units.

This bill would require, by July 1, 2026, the commission, in coordination with the department, to develop and provide guidance for local governments to facilitate the preparation of amendments to a local coastal program to clarify and simplify the permitting process for accessory dwelling units and junior accessory dwelling units within the coastal zone. The bill would require the commission, in coordination with the department, to convene at least one public workshop to receive and consider public comments on the draft guidance before the finalization of the guidance document and to post the guidance document on the commission's and department's respective internet websites, as specified. To the extent the bill would create additional duties for a local government, the bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Position
Support

Notes: Casita Coalition sponsored.

SB 1091 **(Menjivar D) School facilities: school projects: accessible path of travel requirements.**
Status: 9/30/2024-Approved by the Governor. Chaptered by Secretary of State. Chapter 1014, Statutes of 2024.
Summary: The Field Act requires the Department of General Services under the police power of the state to supervise the design and construction of any school building or the reconstruction or alteration of or addition to any school building, if not exempted, to ensure that plans and specifications comply with adopted rules and regulations and building standards published in regulations, and to ensure that the work of construction is performed in accordance with the approved plans and specifications for the protection of life and property. The California Building Standards Code requires that specified buildings, structures, and facilities be accessible to, and useable by, persons with disabilities, including that when alterations or additions are made to existing buildings or facilities, an accessible path of travel to the specific area of alteration or addition is provided. Existing law limits the cost of complying with the requirement to provide an accessible path of travel to a free-standing, open-sided shade structure project that meets specified requirements and that is on a school district, county office of education, charter school, or community college campus to 20% of the adjusted construction cost, as defined, of the shade structure project

This bill would additionally limit the cost of complying with the requirement to provide an accessible path of travel to a school district, county office of education, or charter school project that is approved by the Division of the State Architect on or before December 31, 2030, and that improves community ecological health and climate resilience, or pupil well-being, learning, or pupil play, and incorporates nature, as provided, to 20% of the adjusted construction cost, as defined, of the school project. The bill would authorize the Division of the State Architect to adopt regulations to implement these provisions, as provided. The bill would repeal these provisions on January 1, 2032. This bill contains other existing laws.

Position
Support

SB 1187 **(McGuire D) Housing programs: Tribal Housing Reconstitution and Resiliency Act.**
Status: 9/19/2024-Chaptered by Secretary of State - Chapter 295, Statutes of 2024
Summary: Existing law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program, the CalHome Program, and the California Emergency Solutions Grants Program.

This bill would enact the Tribal Housing Reconstitution and Resiliency Act and would create the Tribal Housing Grant Program Trust Fund to be administered by the department. The bill would require any moneys appropriated and made available by the Legislature through the annual Budget Act for purposes of the fund and 10% of any moneys that will be appropriated and made available by the Legislature to the department through the annual Budget Act for specified housing programs to be paid and deposited in the fund. The bill would require the department to monitor the balance of the fund and when the department determines that sufficient moneys are available in the fund, the bill would require the moneys in the fund to be allocated in accordance with a specified formula, as provided. This bill contains other related provisions.

Position
Support

SB 1207 **(Dahle R) Buy Clean California Act: eligible materials.**
Status: 9/20/2024-Chaptered by Secretary of State - Chapter 325, Statutes of 2024
Summary: Existing law, the Buy Clean California Act, requires the Department of General Services, by January 1, 2022, to establish and publish in the State Contracting Manual, in a department management memorandum, or on the department's internet website, a maximum acceptable global warming potential for each category of eligible materials, as defined, in accordance with specified requirements. Existing law defines "eligible materials" for those purposes to mean carbon steel rebar, flat glass, mineral wool board insulation, or structural steel. By January 1, 2025, and every 3 years thereafter, existing law requires the department to review the maximum acceptable global warming potential for each category of eligible materials, as provided.

This bill would revise the definition of "eligible materials" to delete mineral wool board insulation and additionally include insulation, and would make various nonsubstantive changes to the definition provisions of the act.

Position
Support

SB 1211 (**Skinner** D) **Land use: accessory dwelling units: ministerial approval.**
Status: 9/19/2024-Chaptered by Secretary of State - Chapter 296, Statutes of 2024
Summary: Existing law, the Planning and Zoning Law, authorizes a local agency, by ordinance, to provide for the creation of accessory dwelling units (ADUs) in areas zoned for residential use, as specified. That law prohibits, if a local agency adopts an ordinance to create ADUs in those zones, the local agency from requiring the replacement of offstreet parking spaces if a garage, carport, or covered parking structure is demolished in conjunction with the construction of, or is converted to, an ADU.

This bill would also prohibit the local agency from requiring the replacement of offstreet parking spaces if an uncovered parking space is demolished in conjunction with the construction of, or is converted to, an ADU. This bill contains other related provisions and other existing laws.

Position
Support

Not Moving Forward

AB 1789 (**Quirk-Silva** D) **Department of Housing and Community Development.**
Status: 8/15/2024-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 7/1/2024)
Summary: Existing law authorizes the Department of Housing and Community Development, upon appropriation, to make loans or grants, or both loans and grants, to rehabilitate, capitalize operating subsidy reserves for, and extend the long-term affordability of department-funded housing projects that have an affordability restriction that has expired, that have an affordability restriction with a remaining term of less than 10 years, or are otherwise at risk of conversion to market-rate housing.

This bill would also authorize the department to make those loans and grants to rehabilitate, capitalize operating subsidy reserves for, and extend the long-term affordability of housing projects that qualify as a challenged development. The bill would define "challenged development" for these purposes to mean a development that meets a specified criteria including that the development is at least 15 years old, serves households of very low income or extremely low income, and has insufficient access to private or other public resources to complete substantial rehabilitation, as determined by the department. This bill would require the department to grant priority for these loans and grants to housing projects that are department funded and have an affordability restriction that has expired or have a remaining term of less than 10 years, or are otherwise at risk for conversion.

Position
Support

AB 2205 (**Patterson, Joe** R) **Electricity: mandatory rate reduction.**
Status: 4/25/2024-Failed Deadline pursuant to Rule 61(b)(5). (Last location was U. & E. on 2/26/2024)
Summary: Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including electrical corporations. Existing law authorizes the commission to fix the rates and charges for every public utility and requires that those rates and charges be just and reasonable.

This bill would require the commission to reduce the kilowatt-per-hour rate for electricity charged to ratepayers by not less than 30%.

Position
Support

AB 2344 (**Petrie-Norris** D) **Fire prevention: grant programs: reporting.**
Status: 5/16/2024-Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 4/10/2024)
Summary: Existing law requires the Wildfire and Forest Resilience Task Force to develop a comprehensive

implementation strategy to track and ensure the achievement of the goals and key actions identified in the state's "Wildfire and Forest Resilience Action Plan" issued by the task force in January 2021. Existing law requires the task force to submit, as part of the implementation strategy, a report to the appropriate policy and budget committees of the Legislature on progress made in achieving the goals and key actions identified in the state's action plan, on state expenditures made to implement these key actions, and on additional resources and policy changes needed to achieve these goals and key actions, as provided.

This bill would require the task force, on or before July 1, 2025, and annually thereafter, to compile and post on its internet website specified information regarding identified state and federal grant programs relating to fire prevention and resilience, as provided.

Position
Support

AB 2361 (**Davies** R) **Planning and zoning: regional housing needs: exchange of allocation: Counties of Orange and San Diego.**
Status: 5/2/2024-Failed Deadline pursuant to Rule 61(b)(6). (Last location was H. & C.D. on 2/26/2024)
Summary: The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes, among other specified mandatory elements, a housing element. That law, for the 4th and subsequent revisions of the housing element, requires the Department of Housing and Community Development to determine the existing and projected need for housing for each region. That law further requires the appropriate council of governments, or, for cities and counties without a council of governments, the department, to adopt a final regional housing plan that allocates a share of the regional housing need to each city, county, or city and county in accordance with certain requirements.

This bill would establish a pilot program for the Counties of Orange and San Diego, and the cities therein. The bill would authorize a city or county within the pilot program, by agreement, to transfer all or a portion of its allocation of regional housing need to another city or county within the pilot program. The bill would allow the transferring city or county to pay the transferee city or county an amount determined by that agreement, as well as a surcharge to offset the impacts and associated costs of the additional housing on the transferee city. The bill would also require the transferring city or county and the transferee city or county to report to the council of governments and the department specified information about the transfer, as provided. This bill contains other related provisions.

Position
Oppose

Notes: Reason for Oppose: Allows cities to skirt their responsibilities. Creates more housing that is not near a population's place of work, therefore increasing vehicle miles traveled.

AB 2372 (**Bains** D) **Greenhouse gas emissions: state board: report.**
Status: 4/25/2024-Failed Deadline pursuant to Rule 61(b)(5). (Last location was NAT. RES. on 2/26/2024)
Summary: The California Global Warming Solutions Act of 2006 requires the State Air Resources Board to approve a statewide greenhouse gas emissions limit equivalent to ensure that statewide greenhouse gas emissions are reduced to at least 40% below the 1990 level by 2030. The act requires the state board, by December 31, 2035, to evaluate and report its findings and recommendations to the Legislature on the feasibility and tradeoffs of achieving the policy goal of ensuring that by 2045 statewide anthropogenic greenhouse gas emissions are reduced to at least 85% below the statewide greenhouse gas emissions limit, relative to alternative scenarios that achieve the policy goal of achieving net zero greenhouse gas emissions as soon as possible, but no later than 2045, and achieving and maintaining net negative greenhouse gas emissions thereafter.

This bill would instead require the state board to do the evaluation and report its findings and recommendations to the Legislature by December 31, 2030.

Position
Support

AB 2433 (**Quirk-Silva** D) **California Private Permitting Review and Inspection Act: fees: building permits.**
Status: 7/2/2024-Failed Deadline pursuant to Rule 61(b)(13). (Last location was L. GOV. on 5/29/2024)
Summary: Existing law, the State Housing Law, establishes statewide construction and occupancy standards for buildings used for human habitation. Existing law authorizes the governing body of a county or city to prescribe fees for permits, certificates, or other forms or documents required or authorized under the State Housing Law, and fees to defray the cost of enforcement required by the law to be carried out by local enforcement agencies.

This bill would, if the local agency has not completed checking plans and specifications within 30 business days of

receiving the completed application for a building permit, require a local agency, upon the applicant's request, to perform plan-checking services and assess the plans and specifications to ensure that the plans and specifications comply with the State Housing Law and the State Building Standards Code, as provided. The bill would require a local agency to directly perform or contract with or employ a private professional provider to perform those plan-checking services and take prescribed actions, including issuing or denying the building permit within a specified timeframe, as prescribed. If a private professional provider performs these plan-checking services, the bill would require the private professional provider to prepare an affidavit, under penalty of perjury, that they performed the plan-checking services and that the plans and specifications comply with specified law, and to submit to the local agency a specified report of plan-checking services within 5 business days of the completion of those services. The bill would require the local agency, within 30 business days of receiving the report, to consider the report and issue or deny a building permit if the plans and specifications comply or fail to comply with the State Housing Law or the California Building Standards Code, as specified. The bill would authorize a local agency to charge the applicant reasonably necessary fees to defray the costs directly attributable to performing plan-checking services pursuant to these provisions. The bill would authorize an applicant to appeal a denial of a building permit to a local appeals board. The bill would provide that the bill's provisions do not apply to specified facilities, including health facilities and public buildings.

Position
Support if Amended (to a previous version)

AB 2560 (**Alvarez** D) **Density Bonus Law: California Coastal Act of 1976.**
Status: 8/15/2024-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/12/2024)
Summary: Existing law, referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income households or very low income households, and meets other requirements. Existing law, the California Coastal Act of 1976 (act), regulates development, as defined, in the coastal zone, as defined, and requires a new development to comply with specified requirements. The Density Bonus Law provides that its provisions do not supersede or in any way alter or lessen the effect or application of the act, and requires that any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled under the Density Bonus Law be permitted in a manner consistent with the act.

This bill would instead provide that, in the coastal zone, the Density Bonus Law does not relieve a project from the requirement to obtain a coastal development permit, as specified. The bill would require any density bonus, concessions, incentives, waivers or reductions of development standards, and parking ratios to which an applicant is entitled to be permitted in a manner that is consistent with the Density Bonus Law and does not result in significant adverse impacts to coastal resources and public coastal access, as specified. This bill contains other related provisions and other existing laws.

Position
Support

AB 2665 (**Lee** D) **Housing finance: Mixed Income Revolving Loan Program.**
Status: 5/16/2024-Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/8/2024)
Summary: Existing law establishes the California Housing Finance Agency within the Department of Housing and Community Development, and authorizes the agency to, among other things, make loans to finance affordable housing, including residential structures, housing developments, multifamily rental housing, special needs housing, and other forms of housing, as specified.

This bill would establish, upon appropriation by the Legislature, the Mixed Income Revolving Loan Program within the agency to provide zero-interest construction loans to qualifying residential, infill housing developers for purposes of constructing deed-restricted affordable housing. The bill would require the agency to administer the program pursuant to specified requirements, including that any loans provided under the program be for the development of multifamily housing projects where a portion of the housing units in the project are set aside to ensure affordability, as specified. The bill would require the agency to be the administrator of the program and to promulgate rules and regulations deemed necessary for the administration and implementation of its provisions.

Position
Support

AB 2746 (**Villapudua** D) **Streamlined housing approvals: multifamily housing developments: agricultural employee housing.**

Status: 4/25/2024-Failed Deadline pursuant to Rule 61(b)(5). (Last location was H. & C.D. on 3/4/2024)
Summary: Existing law, except as provided, authorizes a development proponent to submit an application for a development that is subject to a certain streamlined, ministerial approval process and is not subject to a conditional use permit or any other nonlegislative discretionary approval if the development complies with certain procedures and objective planning standards, including that the development is not located on a site that, among other things, is in a parcel in the coastal zone and located on prime agricultural land, as defined, or is either prime farmland or farmland of statewide importance, as defined and specified. Existing law defines various terms for these purposes.

This bill would, until January 1, 2033, authorize a development proponent to submit an application pursuant to the above-described streamlined, ministerial approval process for a development of agricultural employee housing on prime agricultural land, prime farmland, or farmland of statewide importance within specified counties if the development otherwise complies with the provisions described above, as specified. The bill would require each of those counties to submit a specified report to the Legislature by January 1, 2032. The bill would define various terms for these purposes.
This bill contains other existing laws.

Position
Support

AB 2831 **(Hoover R) School facilities: Office of Small School Facilities and Construction.**
Status: 8/15/2024-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/5/2024)
Summary: Existing law, the Leroy F. Greene School Facilities Act of 1998, provides for the adoption of rules, regulations, and procedures, under the administration of the Director of General Services, for the allocation of state funds by the State Allocation Board for the construction and modernization of public school facilities. Existing law requires, upon request of any school district, the State Department of Education to provide assistance in the evaluation and utilization of existing school facilities and the justification of the need for schoolsites, new facilities, and the rehabilitation or replacement of existing facilities, in accordance with board regulations.

This bill would require the State Department of Education to establish the Office of Small School Facilities and Construction to provide assistance and guidance to small school districts, as defined. The bill would require, upon request of a small school district, the department to provide assistance in the evaluation and utilization of existing school facilities and the justification of the need of schoolsites, new facilities, and the rehabilitation or replacement of existing facilities, in accordance with board regulations. The bill would require this assistance to include, among other things, providing assistance in the assessment of school facility conditions and providing technical assistance and supportive services. The bill would require the department, in collaboration with the Office of Public School Construction, to provide assistance and guidance to small school districts in the identification, application, and acquisition of state school facilities funding for the construction and development of school facilities. The bill would require this assistance to include, among other things, annually informing small school districts of the availability of state school facilities funding for which they may qualify and responding to requests for assistance in identifying and determining state requirements to become eligible and apply for state facilities funding. The bill would require the department to assign existing staff to the office to provide direct assistance and support to small school districts. The bill would become operative only if the voters approve, at the November 5, 2024, statewide general election, a statewide bond act that provides money for school facilities.

Position
Support

AB 2881 **(Lee D) The Social Housing Act.**
Status: 5/16/2024-Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/8/2024)
Summary: Existing law establishes the Department of Housing and Community Development and sets forth its powers and duties. Existing law creates a housing authority in each county or city, which functions upon the adoption of a specified resolution by the relevant governing body. Existing law authorizes these housing authorities, within their jurisdictions, to construct, reconstruct, improve, alter, or repair all or part of any housing project. Existing law establishes various programs that provide housing assistance.

This bill would enact the Social Housing Act and would create the California Housing Authority as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority. This bill would prescribe the composition of the California Housing Authority Board, which would govern the authority, and which would be composed of appointed members and members who would be elected by residents of social housing developments, as specified. The bill would set forth the powers and duties of the authority and the board. The bill would require the authority to seek to achieve

revenue neutrality, as defined, and would require the authority to seek to recuperate the cost of development and operations over the life of its properties through mechanisms that maximize the number of Californians who can be housed without experiencing rent burden. This bill contains other related provisions.

Position
Oppose

Notes: Reason for Housing Oppose Position
Creates a challenge for architects to have the state agency as a client for housing statewide. Doesn't work for a State like California. Too expensive to build for a state agency.

AB 2909 **(Santiago D) Historical property contracts: qualified historical property: adaptive reuse: City of Los Angeles.**
Status: 7/2/2024-Failed Deadline pursuant to Rule 61(b)(13). (Last location was L. GOV. on 5/29/2024)
Summary: Existing law, commonly referred to as the Mills Act, authorizes an owner of any qualified historical property to contract with the legislative body of a city, county, or city and county to restrict the use of the property, as specified, in exchange for lowered assessment values. Existing law defines "qualified historical property" as privately owned property that is not exempt from property taxation and meets certain criteria related to the property's historic significance. In this regard, existing law requires the property to be listed in the National Register of Historic Places, located in a registered historic district, as defined, or listed in any state, city, county, or city and county official register of historical or architecturally significant sites, places, or landmarks.

This bill, starting January 1, 2026, and until January 1, 2036, would expand the definition of "qualified historical property" for purposes of the Mills Act by providing alternative criteria that a privately owned property that is not exempt from property taxation may meet. That alternative criteria would require the property to be constructed at least 30 years prior to the year a legislative body and property owner enter into the contract to restrict the use of the property, and to be located within the City of Los Angeles on a site that satisfies certain criteria, including, among others, being in a zone where office, retail, or parking are a principally permitted use. The alternative criteria would also require the property to meet, in the determination of the City of Los Angeles, at least one of specified criteria, including, among others, being identified with important events of national, state, or local history, as specified. The bill would require a contract entered into to restrict the use of that qualified historical property to require adaptive reuse of the qualified historical property, dedicate at least 3 units to live-work artist lofts, and facilitate, promote, and accommodate active transportation, as specified. The bill would require the owner of the qualified historic property to submit a fiscal analysis, as specified, to the City of Los Angeles before the City of Los Angeles would be authorized to issue a contract under these provisions. The bill would make findings and declarations as to the necessity of a special statute for the City of Los Angeles. The bill would also update an obsolete cross-reference.

Position
Support if Amended
(On a previous
version)

AB 2934 **(Ward D) Residential developments: building standards: review.**
Status: 8/15/2024-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/5/2024)
Summary: Existing law, the California Building Standards Law, establishes the California Building Standards Commission (commission) within the Department of General Services and sets forth its powers and duties, including approval and adoption of building standards and codification of those standards into the California Building Standards Code (code). Existing law requires the commission to publish, or cause to be published, editions of the code in its entirety once every 3 years.

This bill would require the department to convene a working group no later than December 31, 2025, to research and consider identifying and recommending amendments to state building standards allowing residential developments to be built, as specified. The bill would require the department, no later than December 31, 2026, to provide a one-time report of its findings to the Legislature in the annual report described above. The bill, if the report identifies and recommends amendments to building standards, would require the department to research, develop, and consider proposing such standards for adoption by the commission, as specified. This bill contains other existing laws.

Position
SUPPORT

SB 955 **(Seyarto R) Office of Planning and Research: Infrastructure Gap-Fund Program.**
Status: 5/16/2024-Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 4/15/2024)
Summary: Existing law establishes the Office of Planning and Research in the Governor's office for the purpose of

serving the Governor and the Governor's cabinet as staff for long-range planning and research and constituting the comprehensive state planning agency. Existing law authorizes a local agency to finance infrastructure projects through various means, including by establishing an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community.

This bill would require the office, upon appropriation by the Legislature, to establish the Infrastructure Gap-Fund Program to provide grants to local agencies to develop and construct infrastructure projects, as defined. The bill would authorize the office to provide funding for up to 20% of a project's total cost, subject to specified requirements, including, among other things, that the office is prohibited from awarding a grant to a local agency unless the local agency provides funding that has been raised through local taxes for at least 10% of the infrastructure project's total cost. The bill would require the office to develop guidelines to implement the program that establish the criteria by which grant applications will be evaluated and funded. The bill would make these provisions operative January 1, 2027.

Position
Support

SB 1054 (**Rubio** D) **Natural gas: customer credit.**
Status: 8/15/2024-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 8/7/2024)
Summary: Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including gas corporations. The California Global Warming Solutions Act of 2006 designates the State Air Resources Board as the state agency charged with monitoring and regulating sources of emissions of greenhouse gases. The act authorizes the state board to include the use of market-based compliance mechanisms in regulating those emissions. The implementing regulations adopted by the state board provide for the direct allocation of greenhouse gas allowances to electrical corporations and gas corporations pursuant to a market-based compliance mechanism.

This bill would require the commission to direct the balance of the revenues received by a gas corporation as a result of that allocation to be credited directly to the residential customers of the gas corporation, as specified. This bill contains other related provisions and other existing laws.

Position
Support

SB 1055 (**Min** D) **Accessory dwelling units: regional housing need.**
Status: 4/25/2024-Failed Deadline pursuant to Rule 61(b)(5). (Last location was HOUSING on 2/21/2024)
Summary: Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine each region's existing and projected housing need, as provided. Existing law requires each council of governments, or the department for cities and counties without a council of governments, to adopt a final regional housing need plan that allocates a share of the regional housing need to each city, county, or city and county and that furthers specified objectives. Existing law requires the planning agency of a city or county to provide an annual report to its legislative body, the Office of Planning and Research, and the Department of Housing and Community Development by April 1 of each year that includes, among other information, the city's or county's progress in meeting its share of regional housing needs, as described. Existing law, the Planning and Zoning Law, authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Existing law authorizes a local agency to impose standards on accessory dwelling units that include, but are not limited to, parking, height, setback, landscape, architectural review, and maximum size of a unit. Existing law prohibits a local agency from establishing height limitations for accessory dwelling units, including height limitations that would prohibit attached accessory dwelling units from attaining a height of 25 feet, as specified.

This bill would prohibit a qualifying local agency from imposing height limitations that would prohibit an attached accessory dwelling unit from attaining a height of 16 feet, as specified. The bill would define "qualifying local agency" as a local agency that the Department of Housing and Community Development has determined that the number of housing units that have been entitled by the local agency, as shown on its most recent annual progress report, is greater than the local agency's share of the regional housing need, for the low- and very low income categories, prorated for that annual reporting period. This bill contains other existing laws.

Position
Oppose

Notes: Reason for Oppose: SB 1055 would create additional challenges to an already complex planning and building & safety plan check process for homeowners, city staff, and consultants to meet approvals, expectations, and deliverables.

Lowering current height restrictions would have significant negative impacts to design options for many properties. In

some instances, this would impose undue and unnecessary rigidity with negative consequences to economic viability. That in turn would result in a reduction in Dwelling Units for any given region seeking to achieve its housing goals, population density, tax base, etc.

SB 1073 **(Skinner D) State acquisition of goods and services: low-carbon cement or concrete products.**
Status: 8/15/2024-Failed Deadline pursuant to Rule 61(b)(14). (Last location was APPR. SUSPENSE FILE on 7/2/2024)
Summary: Existing law authorizes state agencies to enter into contracts for the acquisition of goods or services upon approval by the Department of General Services. Existing law requires the State Air Resources Board (board) to develop a comprehensive strategy for the state's cement sector to achieve net-zero emissions of greenhouse gases associated with cement used within the state, as specified. Existing law also requires the board to develop a framework for measuring the average carbon intensity of the materials used in the construction of new buildings and a comprehensive strategy for the state's building sector to achieve a 40% net reduction in greenhouse gas emissions of building materials, as specified. Existing law, the California Climate Crisis Act, sets forth the policy of the state, including, among other things, to achieve net zero greenhouse gas emissions, as soon as possible, but no later than 2045, and to achieve and maintain net negative greenhouse gas emissions thereafter.

This bill would authorize a state agency to enter into forward contracts to purchase low-carbon cement or concrete products up to 10 years in advance to facilitate the commercialization of concrete, cement, and supplementary cementitious materials and in furtherance of the policy, comprehensive strategy, or framework relating to greenhouse gas emissions, as described above. The bill would make a related statement of legislative findings and declarations.

Position
Support

SB 1095 **(Becker D) Cozy Homes Cleanup Act: building standards: gas-fuel-burning appliances.**
Status: 5/16/2024-Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 4/15/2024)
Summary: Existing law, the Manufactured Housing Act of 1980 (the "act"), requires the Department of Housing and Community Development to enforce various laws pertaining to the structural, fire safety, plumbing, heat-producing, or electrical systems and installations or equipment of a manufactured home, mobilehome, commercial coach, or special purpose commercial coach. The act defines "manufactured home" and "mobilehome" to mean a structure that meets specified requirements, including that the structure is transportable in one or more sections and is 8 body feet or more in width, or 40 body feet or more in length, in the traveling mode, or, when erected onsite, is 320 or more square feet, and includes the plumbing, heating, air-conditioning, and electrical systems contained within the structure. The act specifies that it does not prohibit the replacement of water heaters or appliances for comfort heating in manufactured homes or mobilehomes with fuel-gas-burning water heaters or fuel-gas appliances for comfort heating that are not specifically listed for use in a manufactured home or mobilehome, as specified.

This bill would extend those provisions to also apply to electric water heaters and electric appliances for comfort heating that are not specifically listed for use in a manufactured home or mobilehome. This bill would provide that the act, including any regulation, rule, or bulletin adopted pursuant thereto, does not prohibit the installation of plumbing, heating, or air-conditioning systems for manufactured homes, mobilehomes, or multifamily manufactured homes from being located outside of the home if necessary to replace an existing fuel-gas-burning water heater. This bill contains other related provisions and other existing laws.

Position
Support

SB 1164 **(Newman D) Property taxation: new construction exclusion: accessory dwelling units.**
Status: 8/31/2024-Failed Deadline pursuant to Rule 61(b)(17). (Last location was REV. & TAX on 6/3/2024)
Summary: The California Constitution generally limits ad valorem taxes on real property to 1% of the full cash value of that property. For purposes of this limitation, "full cash value" is defined as the assessor's valuation of real property as shown on the 1975–76 tax bill under "full cash value" or, thereafter, the appraised value of that real property when purchased, newly constructed, or a change in ownership has occurred.

This bill would exclude from classification as "newly constructed" and "new construction" the construction of an accessory dwelling unit, as defined, if construction on the unit is completed on or after January 1, 2025, and before January 1, 2030, until one of specified events occurs. The bill would require the property owner to, among other things, notify the assessor that the property owner intends to claim the exclusion for an accessory dwelling unit and submit an affidavit stating that the owner shall make a good faith effort to ensure the unit will be used as residential housing for the duration the owner receives the exclusion. The bill would require the State Board of Equalization to prescribe the manner and form for claiming the exclusion. Because this bill would require an affidavit by a property owner and a higher level of service from county assessors, it would impose a state-mandated local program. This bill contains other related

provisions and other existing laws.

Position
Support

SB 1227 (**Wiener** D) **Real property development: San Francisco: downtown revitalization zone: welfare tax exemption and California Environmental Quality Act exemption and streamlining.**
Status: 5/16/2024-Failed Deadline pursuant to Rule 61(b)(8). (Last location was APPR. SUSPENSE FILE on 5/6/2024)
Summary: 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 (EIR) 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, 2032, exempt from the requirements of CEQA development projects, as defined, meeting certain requirements occurring within the downtown revitalization zone, as defined, in the City and County of San Francisco. The bill would require the prime contractor and subcontractors on the development project to provide an affidavit under the penalty of perjury regarding the use of skilled and trained workforce on the development project, as provided. Because the bill would expand the crime of perjury and would increase the duties of the lead agency by requiring it to determine the applicability of the exemption for projects located in the City and County of San Francisco, this bill would impose a state-mandated local program. This bill contains other related provisions and other existing laws.

Position
Support

SB 1439 (**Ashby** D) **Surplus Land Act: exempt surplus land: health facilities: City of Sacramento.**
Status: 7/2/2024-Failed Deadline pursuant to Rule 61(b)(13). (Last location was H. & C.D. on 6/19/2024)
Summary: Existing law prescribes requirements for the disposal of surplus land by a local agency. Existing law defines "surplus land" for these purposes to mean land owned in fee simple by any local agency for which the local agency's governing body takes formal action in a regular public meeting declaring that the land is surplus and is not necessary for the agency's use. Existing law provides that an agency is not required to follow the requirements for the disposal of surplus land for "exempt surplus land," except as provided. Existing law defines "exempt surplus land" to include certain types of land, including surplus land that the local agency is exchanging for another property necessary for the agency's use.

This bill would define "exempt surplus land" to include land that: (1) is being or will be developed for a health facility, as defined and specified; (2) is located at one of certain sites within the City of Sacramento; (3) is not identified in the sites inventory in the applicable housing element for lower income households; and (4) will be subject to a recorded deed restriction for a period of 55 years, as specified. The bill would provide that the owner of a health facility that fails to meet certain of these requirements is liable for a civil penalty, as specified. This bill contains other related provisions.

Position
Support

Vetoed

AB 2513 (**Pellerin** D) **Gas stoves and ranges: warning label.**
Status: 9/27/2024-Vetoed by Governor.
Summary: Existing law sets forth various health and safety requirements and prohibitions, including product safety label requirements.

This bill would prohibit a person from selling, attempting to sell, or offering to sell to a consumer in this state a gas stove, as defined, that is manufactured or sold online on or after January 1, 2025, or sold in a store on or after January 1, 2026, unless the gas stove bears an adhesive label and, for online sales, unless the internet website prominently posts a warning, that sets forth a specified statement relating to air pollutants that can be released by gas stoves, as specified.

Governor's Veto Message: To the Members of the California State Assembly: I am returning Assembly Bill 2513

without my signature. This bill would prohibit a person from selling or offering for sale a gas stove that is manufactured or sold online on or after January 1, 2025, or sold in a store on or after January 1, 2026, unless that gas stove contains a specified warning label. While I appreciate the author's intent to provide consumers with information about the products they purchase, I am concerned that this bill codifies highly prescriptive labeling content that could only be changed by a future statutory amendment. This static approach falls short in enabling timely updates to the labeling content that should align with the latest scientific knowledge so that consumers are accurately informed about their purchases. For these reasons, I cannot sign this bill. Sincerely, Gavin Newsom

Position
Support

AB 2787 **(Patterson, Joe R) Energy: building standards: photovoltaic requirements.**
Status: 9/14/2024-Vetoed by Governor.
Summary: Existing law authorizes the State Energy Resources Conservation and Development Commission to prescribe, by regulation, lighting, insulation, climate control system, and other building design and construction standards that increase efficiency in the use of energy and water for new residential and new nonresidential buildings, and energy and water conservation design standards for new residential and new nonresidential buildings. Pursuant to this authority, the commission has adopted regulations requiring solar-ready buildings and for the installation of photovoltaic systems meeting certain requirements for low-rise residential buildings built on or after January 1, 2020.

This bill, until January 1, 2028, would require 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 to comply only with the requirements regarding photovoltaic systems pursuant to the regulations, if any, that were in effect at the time the damaged or destroyed residential building was originally constructed and would not require that construction to comply with any additional or conflicting photovoltaic system requirements in effect at the time of repair, restoration, or replacement. This provision would apply only if certain conditions are met with respect to the building owner’s income, insurance coverage, and the location and square footage of the construction. This bill contains other related provisions and other existing laws.

Governor's Message: To the Members of the California State Assembly: I am returning Assembly Bill 2787 without my signature. This bill would adopt an exemption, until January 1, 2028, from the California Building Energy Efficiency Standards (Standards) solar ready and battery storage system installation requirements for residential buildings damaged or destroyed as a result of a disaster. The solar ready requirement is an innovative and forward-leaning policy that requires new residential buildings to install a minimum amount of cost-effective solar photovoltaic capacity to reduce homeowner energy costs, improve energy resiliency and reduce greenhouse gas emissions. Extending this exemption would nullify these positive outcomes and instead would increase homeowner energy costs. This exemption also undermines the energy resiliency of homes, especially those in high-fire risk areas, and increases greenhouse gas emissions. Further, this exemption is overly broad and would not assist those disaster victims who are the most disadvantaged. For these reasons, I cannot sign this bill. Sincerely, Gavin Newsom

Position
Support

AB 2910 **(Santiago D) State Housing Law: City of Los Angeles: conversion of nonresidential buildings.**
Status: 9/22/2024-Vetoed by Governor.
Summary: The California Building Standards Law establishes the California Building Standards Commission within the Department of General Services. Existing law requires the commission to approve and adopt building standards and to codify those standards in the California Building Standards Code, which is required to be published once every 3 years. The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. That law requires the building department of every city or county to enforce within its jurisdiction the provisions of the California Building Standards Code, the provisions of the State Housing Law, and specified other rules and regulations promulgated pursuant to that law. That law authorizes a city or county to adopt alternative building regulations for the conversion of commercial or industrial buildings to joint living and work quarters, as specified.

This bill would additionally authorize the City of Los Angeles (city) to adopt alternative building regulations for the conversion of nonresidential buildings to residential uses, as specified. The bill would prohibit these alternative building regulations from applying to nonresidential buildings with industrial uses. The bill would require the city to have a housing element compliant with law and adopt an ordinance facilitating or expediting the review of adaptive reuse projects before the city is authorized to adopt alternative building regulations pursuant to this bill. This bill contains other related provisions and other existing laws.

Governor's Veto Message: To the Members of the California State Assembly: I am returning Assembly Bill 2910 without my signature. This bill would authorize the City of Los Angeles to adopt alternative building regulations for

converting commercial buildings to residential use, subject to local zoning and public safety requirements, and requires the City to submit these regulations for state approval. While I recognize the importance of facilitating adaptive reuse projects, this bill overlaps with ongoing state efforts recently established with the enactment of Assembly Bill 529 (Gabriel, 2023). This law requires the Department of Housing and Community Development to convene a working group to identify and recommend amendments to state building standards for converting commercial buildings into housing by December 31, 2025. With these existing efforts still being implemented, this bill would result in unnecessary duplication and added complexity. Additionally, the Building Standards Commission does not have the resources or capacity to conduct the comprehensive reviews of local ordinances required by this bill, which would result in General Fund costs not accounted for in the 2024 Budget. For these reasons, I cannot sign this bill. Sincerely, Gavin Newsom

Position
Support

AB 3068 **(Haney D) Adaptive reuse: streamlining: incentives.**
Status: 9/27/2024-Vetoed by Governor.
Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for its physical development, and the development of certain lands outside its boundaries, that includes, among other mandatory elements, a housing element. That law allows a development proponent to submit an application for a development that is subject to a specified streamlined, ministerial approval process not subject to a conditional use permit, if the development satisfies certain objective planning standards, including that the development is a multifamily housing development that contains two or more residential units.

This bill would deem an adaptive reuse project a use by right in all zones, regardless of the zoning of the site, and subject to a streamlined, ministerial review process if the project meets specified requirements, subject to specified exceptions. In this regard, an adaptive reuse project, in order to qualify for the streamlined, ministerial review process, would be required to be proposed for an existing building that is less than 50 years old or meets certain requirements regarding the preservation of historic resources, including the signing of an affidavit declaring that the project will comply with the United States Secretary of the Interior’s Standards for Rehabilitation for, among other things, the preservation of exterior facades of a building that face a street, or receive federal or state historic rehabilitation tax credits, as specified. The bill would require an adaptive reuse project to meet specified affordability criteria. In this regard, the bill would require an adaptive reuse project for rental housing to include either 8% of the unit for very low income households and 5% of the units for extremely low income households or 15% of the units for lower income households. For an adaptive reuse project for owner-occupied housing, the bill would require the development to offer either 30% of the units at an affordable housing cost to moderate-income households or 15% of the units at an affordable housing cost to lower income households. The bill would require at least one-half of the square footage of the adaptive reuse project to be dedicated to residential uses. The bill would provide, among other things relating to projects involving adaptive reuse, that parking is not required for the portion of a project consisting of a building subject to adaptive reuse that does not have existing onsite parking. The bill would authorize an adaptive reuse project subject to these provisions to include the development of new residential or mixed-use structures on undeveloped areas and parking areas located on the same parcel as the proposed repurposed building, or on the parcels adjacent to the proposed adaptive reuse project site if certain conditions are met. This bill contains other related provisions and other existing laws.

Governor's Veto Message: To the Members of the California State Assembly: I am returning Assembly Bill 3068 without my signature. This bill would establish the Office to Housing Conversion Act, creating a ministerial approval process for adaptive reuse projects, aimed at converting nonresidential buildings, such as offices or industrial sites, into residential or mixed-use developments. The bill also provides financial incentives for developers, including the option for local governments to allocate up to 30 years of property tax revenue to support affordable housing conversions, and establishes specific labor standards for qualified adaptive reuse projects. While I strongly support efforts to address California's housing crisis by promoting adaptive reuse projects, this bill raises several concerns. The proposed compliance and enforcement mechanisms for labor standards, including the issuance of stop-work orders for any violations, represent a significant expansion beyond existing law, which limits this remedy to a narrow subset of violations, such as those posing immediate threats to health and safety. Moreover, the bill lacks clear procedures for contesting violations or addressing noncompliance, creating considerable uncertainty that could lead to delays, and increased costs, potentially making projects financially unviable - ultimately undermining the bill's goal of increasing housing production. For these reasons, I am unable to sign this bill. Sincerely, Gavin Newsom

Position
Support

SB 1119 **(Newman D) Hospitals: seismic compliance.**
Status: 9/28/2024-Vetoed by the Governor. In Senate. Consideration of Governor's veto pending.
Summary: Existing law, the Alfred E. Alquist Hospital Facilities Seismic Safety Act of 1983, establishes a program of seismic safety building standards for certain hospitals. Existing law requires hospitals that are seeking an extension for their buildings to submit an application to the Department of Health Care Access and Information by April 1, 2019,

subject to certain exceptions. Existing law requires that final seismic compliance be achieved by July 1, 2022, if the compliance is based on a replacement or retrofit plan, or by January 1, 2025, if the compliance is based on a rebuild plan. Notwithstanding the above provisions, existing law authorizes the department to waive the requirements of the act for the O'Connor Hospital and Santa Clara Valley Medical Center in the City of San Jose if the hospital or medical center submits a plan for compliance by a specified date, and the department accepts the plan based on it being feasible to complete and promoting public safety. Existing law requires, if the department accepts the plan, the hospital or medical center to report to the department on its progress to timely complete the plan by specified dates. Existing law imposes penalties to a hospital that fails to meet its deadline.

This bill would additionally authorize the department to waive the requirements of the act for Providence St. Joseph Hospital and Providence Eureka General Hospital in the City of Eureka, Providence St. Jude Medical Center in the City of Fullerton, and Providence Cedars-Sinai Tarzana Medical Center in the City of Tarzana. The bill would specify additional dates for the hospital or medical center to report to the department on its progress, would authorize the department to grant no more time than is necessary for the hospital to fully comply with the standards, and would impose a fine of $5,000 per calendar day if the hospital fails to comply with specified requirements or demonstrate adequate progress, as specified. This bill contains other related provisions.

Governor's Message: To the Members of the California State Senate: I am returning Senate Bill 1119 without my signature. This bill would provide an extension to seismic safety compliance deadlines for four Providence hospitals: St. Joseph Hospital and General Hospital in the City of Eureka, St. Jude Medical Center in the City of Fullerton, and Cedars-Sinai Tarzana Medical Center in the City of Tarzana. The magnitude 6.6 Sylmar Earthquake in 1971 caused the collapse of several hospitals, rendering many incapable of providing emergency care. As a result, the Legislature passed the Alfred E. Alquist Hospital Seismic Safety Act in 1972, requiring new hospitals to be constructed to ensure they can provide emergency services after a disaster. Later in 1994, this requirement was extended to include pre-1973 hospitals, following the Northridge earthquake. The law set a January 1, 2008 deadline by which general acute care hospitals must be retrofitted or replaced so that they do not pose a risk of full collapse, and a January 1, 2030 deadline by which they must be capable of remaining operational. The vast majority of California hospitals have taken the necessary steps to prevent a full collapse in the event of an earthquake, and are now working to meet the higher standard of remaining operational. The Department of Health Care Access and Information (HCAI) categorizes the probable seismic performance of a building's structural systems and risk to life into five Structural Performance Category (SPC) ratings. An SPC-1 category building has the lowest rating, indicating a significant risk of building collapse in a major earthquake. The law that required all SPC-1 buildings to be retrofitted or replaced by 2008 - to avoid a full collapse - has been extended multiple times, most recently through a final January 1, 2025 deadline. It is this deadline, for the most dangerous and highest-risk hospital structures, that the bill proposes to extend again. This bill requests an additional extension for ten buildings at significant risk of collapse in a major earthquake (SPC-1) located across the four named hospitals in parts of California known for seismic activity. All Californians depend on the hospitals in their communities for reliable, high-quality health care services and emergency response in times of need. We trust our hospitals with our own lives and the lives of our loved ones. I cannot in good faith support a further extension to the 2008 SPC-1 deadline, knowing that these buildings may collapse in the event of an earthquake. According to the U.S. Geological Survey, Northern California faces a 72 percent chance and the Los Angeles region faces a 60 percent chance of a magnitude 6.7 or greater earthquake by 2043. The question is not if California will experience a significant earthquake, it's when. Without the deadline extension proposed in this bill, the four hospitals will be faced with the reality of fines or being unable to renew their license under the California Department of Public Health (CDPH), leading to a potential loss of hospital care in their communities. As such, I encourage the named hospitals at risk of non-compliance with the 2025 SPC-1 deadline to prioritize the remaining work, and I am directing HCAI and CDPH to provide technical assistance as needed. For these reasons, I cannot sign this bill. Sincerely, Gavin Newsom

Position
Support

SB 1182 **(Gonzalez D) Master Plan for Healthy, Sustainable, and Climate-Resilient Schools.**

Status: 9/22/2024-Vetoed by the Governor. In Senate. Consideration of Governor's veto pending.

Summary: Existing law requires the State Energy Resources Conservation and Development Commission to develop contingency plans to deal with possible shortages of electricity or fuel supplies to protect public health, safety, and welfare. Existing law establishes the Clean Energy Job Creation Program for purposes of funding projects for, among other things, energy efficiency retrofits and clean energy installations, and related improvements and repairs that contribute to reduced operating costs and improved health and safety conditions, on public schools. Existing law requires certain moneys appropriated for purposes of the program to be allocated to local educational agencies, as specified. Existing law authorizes the commission to adjust the funding allocation to local educational agencies and requires the commission, in allocating grants to local educational agencies, to give priority to certain local educational agencies, as provided.

This bill would require the commission to develop a Master Plan for Healthy, Sustainable, and Climate-Resilient Schools

on or before March 31, 2026. The bill would require the commission to consult with specified state agencies and engage with a diverse group of stakeholders and experts regarding the development of the master plan, as provided. The bill would require the master plan to include specified elements, including, but not limited to, assessments of a representative sample of the state's public elementary and secondary school buildings and grounds, as provided, and a set of priorities, benchmarks, and milestones for health, resilience, and decarbonization of public school campuses and support facilities.

Governor's Message: To the Members of the California State Senate: I am returning Senate Bill 1182 without my signature. This bill requires the California Energy Commission (CEC), in consultation with multiple state entities, to develop a specified Master Plan for Healthy, Sustainable, and Climate-Resilient Schools on or before March 31, 2026. This bill would result in costs in the multiple millions of dollars not accounted for in the 2024 Budget Act. While I support the author's goal of making our schools more climate-friendly and climate-prepared, this proposal should be considered as part of the annual budget process. Notably, last year I vetoed a substantially similar bill based on the same concerns. In partnership with the Legislature this year, my Administration has enacted a balanced budget that avoids deep program cuts to vital services and protected investments in education, health care, climate, public safety, housing, and social service programs that millions of Californians rely on. It is important to remain disciplined when considering bills with significant fiscal implications that are not included in the budget, such as this measure. For these reasons, I cannot sign this bill. Sincerely, Gavin Newsom

Position
Support