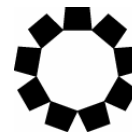


ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area



ABAG

AGENDA

LEGISLATION AND GOVERNMENTAL ORGANIZATION COMMITTEE

Thursday, March 16, 2017, 3:30 p.m. to 5:00 p.m.

Location:

Bay Area Metro Center
Board Room
375 Beale Street
San Francisco, California

The ABAG Legislation and Governmental Organization Committee may act on any item on this agenda.

Agenda and attachments available at abag.ca.gov

For information, contact Fred Castro, Clerk of the Board, at (415) 820 7913.

- 1. CALL TO ORDER / ROLL CALL / CONFIRM QUORUM**
- 2. PUBLIC COMMENT**
INFORMATION
- 3. COMMITTEE ANNOUNCEMENTS**
INFORMATION
- 4. APPROVAL OF ABAG LEGISLATION AND GOVERNMENTAL ORGANIZATION COMMITTEE SUMMARY MINUTES OF MEETING ON JANUARY 19, 2017**
ACTION
Attachment: Summary Minutes of January 19, 2017
- 5. REPORT ON HOUSING BILLS**
INFORMATION/ACTION
Duane Bay, ABAG Assistant Planning and Research Director
[AB 71](#) (Chiu), Taxes: Credits: Low-income housing: allocation increase
[AB 73](#) (Chiu), Planning and Zoning: Housing sustainability districts
[AB 74](#) (Chiu), Housing for a Healthy California Program
[AB 1423](#) (Chiu), Housing data

ABAG Legislation and Governmental Organization Committee

March 16, 2017

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[SB 2](#) (Atkins), Building Homes and Jobs Act

[SB 3](#) (Beall), Affordable Housing Bond Act of 2018

[SB 540](#) (Roth), Workforce Housing Opportunity Zone

[SB 35](#) (Wiener), Planning and Zoning: Affordable housing: Streamlined approval process

Attachment: Legislation Summary

6. REPORT ON WATER BILLS SAVINGS ACT

INFORMATION/ACTION

Jerry Lahr, ABAG Energy Programs Manager

[SB 564](#) (McGuire), Joint powers authorities: Water Bill Savings Act

7. REPORT ON LEGISLATION

INFORMATION/ACTION

Brad Paul, Acting Executive Director

The following legislation will be discussed:

[AB 18](#) (Garcia), California Clean Water, Climate, and Coastal Protection and Outdoor Access for All Act of 2018

[AB 30](#) (Caballero), Planning and Zoning: Specific plan: Housing

[AB 59](#) (Thurmond), Local Housing Trust Fund Matching Grant Program

[AB 184](#) (Berman), Sea level rise planning: Databases

[AB 358](#) (Grayson), Regional economic development areas

[AB 890](#) (Medina), Local land use initiatives: Environmental review

[AB 915](#) (Ting), Planning and zoning: Housing

[AB 932](#) (Ting), Housing: Affordable housing

[AB 1086](#) (Daly), Local government: Housing

[AB 1397](#) (Low), Local planning: Housing element: Inventory for land for residential development

[AB 1404](#) (Berman), California Environmental Quality Act: Categorical exemption: Infill development

[AB 1433](#) (Wood), Climate Adaptation and Resilience Based on Nature Act

[AB 1585](#) (Bloom), Planning and zoning: Affordable housing: Single application

[SB 5](#) (De Leon), California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018

[SB 435](#) (Dodd) Williamson Act: payments to local governments.

Attachment: Legislation Summary

ABAG Legislation and Governmental Organization Committee

March 16, 2017

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8. REPORT ON DEVELOPMENT OF JOINT ABAG AND MTC STATEMENT OF HOUSING PRINCIPLES

INFORMATION/ACTION

Rebecca Long, MTC Government Relations Manager, and Georgia Gann Dohrmann, MTC Assistant Government Relations Manager

9. REPORT ON LEGISLATIVE WORKSHOP AND RECEPTION ON MARCH 22, 2017

INFORMATION/ACTION

Attachment: Draft Legislative Workshop Agenda

10. ADJOURNMENT

The next meeting of the ABAG Legislation and Governmental Organization Committee will be on May 18, 2017.

Submitted:

/s/ Brad Paul, Acting Executive Director

Date Submitted: March 10, 2017

Date Posted: March 10, 2017

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SUMMARY MINUTES

ABAG Legislation and Governmental Organization Committee Meeting
Thursday, January 19, 2017
Bay Area Metro Center

1. CALL TO ORDER / ROLL CALL / CONFIRM QUORUM

ABAG Legislation and Governmental Organization Committee Chair Scott Haggerty, Supervisor, Alameda County, called the meeting of the Legislation and Governmental Organization Committee of the Association of Bay Area Governments to order.

A quorum of the Committee was present.

Members Present:

Chair, Supervisor Scott Haggerty, Alameda County
Supervisor David Cortese, County of Santa Clara
Councilmember Julie Pierce, ABAG President, City of Clayton
Supervisor Karen Mitchoff, Contra Costa County
Supervisor David Rabbitt, ABAG Vice President, County of Sonoma

ABAG Staff:

Brad Paul, Deputy Executive Director
Halimah Anderson, Communications Officer
Ada Chan, ABAG Regional Planner
Fred Castro, Executive Assistant/Clerk of the Board

2. Approval of Minutes: from November 17, 2016 Meeting.

Supervisor Karen Mitchoff made a motion to approve the minutes. The motion was seconded by Councilmember Julie Pierce. The meeting minutes were approved (5-0).

3. Report of draft Legislative Priorities 2017

Supervisor David Rabbitt made a motion to approve the legislative priorities and Supervisor Karen Mitchoff seconded the motion. The priorities were approved (5-0).
Initiative

4. Report on New Legislation Proposed for the 2017-2018 Session

Brad Paul, ABAG Acting Executive Director presented a summary on bills that have been proposed by legislators for 2017-2018. He noted that these bills are still in the preliminary stage. ABAG will not take positions on these bills until March when more information will be available.

Supervisor Rabbitt asked about a Steinberg Legislation referred to as the “No Place Like Home Initiative” or the Mental Health Services Act and requested information on how this legislation will be implemented. Brad noted that staff will provide information on this initiative during the next meeting.

Report on Secondary Units or Accessory Dwelling Units

Ada Chan, ABAG Regional Planner, presented an update on Accessory Dwelling Units in reference to recently passed legislation (AB 2299 Bloom and SB 1069 Wieckowski). Ada noted that there has been an increase in allowable size for units and there are some parking changes and other changes that will ease requirements for secondary units.

Ada also presented an overview on AB 1934 and AB 2442, legislation that was chaptered in 2016 to address density bonuses.

5. Proposed Legislative Workshop and Reception

The committee discussed the Legislative Workshop and Reception and determined that 2 p.m. on March 22nd could work. Discussion with Randy Rentchler, MTC Director of Legislation and Public Affairs, will take place and the date will be confirmed soon. Committee members noted that this will be a joint workshop and reception with MTC.

The next L&GO Committee Meeting will be held on **March 16, 2017**.



ASSOCIATION OF BAY AREA GOVERNMENTS

Representing City and County Governments of the San Francisco Bay Area

Bay Area Metro Center
 375 Beale Street, Suite 700
 San Francisco, CA 94105
 (415) 820-7986

Website: www.abag.ca.gov/meetings

LEGISLATION SUMMARY
2017 State Legislative Session
Legislation & Governmental Organization Committee
March 16, 2017

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
AB 71 (Chiu)	Amended 3/2	Re-referred to Com. on H. & C.D. 3/6	Taxes: credits: Low-income housing: allocation increase. Existing law establishes a low-income housing tax credit program pursuant to which the California Tax Credit Allocation Committee provides procedures and requirements for the allocation of state insurance, personal income, and corporation tax credit amounts among qualified low-income housing projects in modified conformity to federal law that have been allocated, or qualify for, a federal low-income housing tax credit, and for farmworker housing. Existing law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required to the sum of \$70,000,000, as increased by any percentage increase in the Consumer Price Index for the preceding calendar year, any unused credit for the preceding calendar years, and the amount of housing credit ceiling returned in the calendar year. Existing law additionally allows a state credit, which is not dependent on receiving a federal low-income housing credit; the aggregate of which is \$500,000 per calendar year for projects to provide farmworker housing. This bill, under the Insurance Taxation Law, the Personal Income Tax Law, and the Corporation Tax Law, for calendar years beginning 2018, would increase the aggregate housing credit dollar amount that may be allocated among low-income housing projects to \$300,000,000, as specified, and would allocate to farmworker housing projects \$500,000 per year of that amount. The bill, under the insurance taxation law, the Personal Income Tax Law, and the Corporation Tax Law, would modify the definition of applicable percentage relating to qualified low-income buildings that meet specified criteria.	Support	watch	
AB 73 (Chiu)	Read First Time 1/4	Coauthors revised 2/9	Planning and zoning: housing sustainability districts. This bill would authorize a city, county, or city and county, including a charter city, charter county, or charter city and county, to establish by ordinance a housing sustainability district that meets specified requirements, including authorizing residential use within the district through the ministerial issuance of a permit. The bill would authorize the city, county, or city and county to apply to the Office of Planning and Research for approval for a zoning incentive payment and require the city, county, or city and county to provide specified information about the proposed housing sustainability district ordinance.	Watch	no position	

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
AB 74 (Chiu)	Introduced 12/16	Coauthors revised 2/9	Housing for a Healthy California Program. This bill would require HCD to, on or before October 1, 2018, establish the Housing for a Healthy California Program and on or before April 1, 2019, and every year thereafter, subject to on appropriation by the Legislature, award grants on a competitive basis to eligible grant applicants based on guidelines that HCD would draft, as prescribed, and other requirements. The bill would provide that an applicant is eligible for a grant under the program if the applicant meets specified requirements, including that the applicant identify a source of funding, as specified, agree to contribute funding for interim and long-term rental assistance, and agree to collect and report data, as specified. The bill would require an applicant awarded a grant to use the funds for specified purposes, including long-term rental assistance and interim housing.	Watch	watch	
AB 1423 (Chiu)	Introduced 2/17	From printer. May be heard in committee 3/21	Housing data. The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law provides for various reforms and incentives intended to facilitate and expedite the construction of affordable housing. This bill would declare the intent of the Legislature to enact legislation that would fund measures to provide for accessible housing-related data and would make legislative findings and declarations in support of that intent.	Support	watch	
SB 2 (Atkins)	Amended 3/7	Set for hearing March 15. From committee with author's amendments. Read second time and amended. Re-referred to Com. on Gov. & Fin.	Building Homes and Jobs Act. Under existing law, there are programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, home ownership for very low and low-income households, and down payment assistance for first-time home buyers. Existing law also authorizes the issuance of bonds in specified amounts pursuant to the State General Obligation Bond Law. The bill would make legislative findings and declarations relating to the need for establishing permanent, ongoing sources of funding dedicated to affordable housing development. The bill would impose a fee, except as provided, of \$75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed \$225. By imposing new duties on counties with respect to the imposition of the recording fee, the bill would create a state-mandated local program. The bill would require that revenues from this fee, after deduction of any actual and necessary administrative costs incurred by the county recorder, be sent quarterly to the Department of Housing and Community Development for deposit in the Building Homes and Jobs Fund, which the bill would create within the State Treasury. The bill would, upon appropriation by the Legislature, require that 20% of the moneys in the fund be expended for affordable owner-occupied workforce housing and 10% of the moneys for housing purposes related to agricultural workers and their families, and would authorize the remainder of the moneys in the fund to be expended to support affordable housing, home ownership opportunities, and other housing-related programs, as specified. The bill would impose certain auditing and reporting requirements and would establish the Building Homes and Jobs Trust Fund Governing Board that would, among other things, review and approve recommendations made by the Department of Housing and Community Development for the distribution of moneys from the fund.	Support	support	

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
SB 3 (Beall)	Introduced 12/05	Set for hearing 3/22	Affordable Housing Bond Act of 2018. This bill would enact the Affordable Housing Bond Act of 2018, which, if adopted, would authorize the issuance of bonds in the amount of \$3,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance various existing housing programs, as well as infill infrastructure financing and affordable housing matching grant programs, as provided. This bill would provide for submission of the bond act to the voters at the November 6, 2018, statewide general election in accordance with specified law.	Support	support	
SB 540 (Roth)	Introduced: 2/16	Referred to Coms. on T. & H., GOV. & F., and EQ.	Workforce Housing Opportunity Zone. The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law provides for various reforms and incentives intended to facilitate and expedite the construction of affordable housing. This bill would authorize a local government, as defined, to establish a Workforce Housing Opportunity Zone by preparing an EIR pursuant to CEQA and adopting a specific plan that is required to include text and a diagram or diagrams containing specified information. The bill would require a local government that proposes to adopt a Workforce Housing Opportunity Zone to hold public hearings on the specific plan. The bill would authorize a local government, after a specific plan is adopted and the zone is formed, to impose a specific plan fee upon all persons seeking governmental approvals within the zone. The bill would require a local government to comply with certain requirements when amending the specific plan for the zone, including seeking a new EIR. The bill would require a local government to notify the county auditor within 60 days after establishing a zone, and to notify the county auditor of the number of housing units added to the zone, as provided. The bill would authorize a local government to apply for a no-interest loan from the Office of Planning and Research to support its efforts to develop a specific plan and accompanying EIR within the zone. The bill would require the Office of Planning and Research, by July 1, 2018, to develop a process whereby a local government may apply for a loan of that nature. The bill, upon appropriation by the Legislature, would authorize a transfer from the Controller to the Governor's Office of Planning and Research for purposes of establishing this loan program.	Support	support	
SB 35 (Wiener)			Planning and Zoning: affordable housing: streamlined approval process. Under existing law, the Public Utilities Commission has regulatory authority over public utilities, including electrical corporations, as defined. Existing law requires the commission to ensure that low-income ratepayers are not jeopardized or overburdened by monthly energy expenditures, recognizing that electricity is a basic necessity and providing that all residents should be able to afford essential electricity and gas supplies. Existing law authorizes energy expenditures to be reduced, for these purposes, through the establishment of different rates for low-income ratepayers, different levels of rate assistance, and energy efficiency programs. This bill would state the intent of the Legislature to enact legislation that would require agencies implementing energy efficiency programs to establish metrics and collect and use data systematically across those programs to increase the performance of those programs in low-income communities.	Watch	Oppose	

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
SB 564 (McGuire)	Introduced 2/17	Referred to Com. on Gov. & Fin.	Joint powers authorities: Water Bill Savings Act. Existing law, the Marks-Roos Local Bond Pooling Act of 1985, authorizes joint powers authorities, among other powers, to issue bonds and loan the proceeds to local agencies to finance specified types of projects and programs. This bill would enact the Water Bill Savings Act, which would authorize a joint powers authority to provide funding for a customer of a local agency or its publicly owned utility to acquire, install, or repair a water efficiency improvement on the customer's property served by the local agency or its publicly owned utility. The bill would require the customer to repay the authority through an efficiency charge on the customer's water bill to be established and collected by the local agency or its publicly owned utility on behalf of the authority pursuant to a servicing agreement. The bill would authorize the authority to issue bonds to fund the program. The bill would require an efficiency improvement to comply with certain provisions of the CalConserve Water Use Efficiency Revolving Loan Program.	Support	watch	
AB 18 (Garcia)	Amended 2/23	Read second time. Ordered to third reading 2/27	California Clean Water, Climate, and Coastal Protection and Outdoor Access for All Act of 2018. Under existing law, programs have been established pursuant to bond acts for, among other things, the development and enhancement of state and local parks and recreational facilities. This bill would enact the California Clean Water, Climate, Coastal Protection, and Outdoor Access For All Act of 2018, which, if approved by the voters, would authorize the issuance of bonds in an amount of \$3,105,000,000 pursuant to the State General Obligation Bond Law to finance a clean water, climate, coastal protection, and outdoor access for all program. This bill contains other related provisions.	Support	Support	L&GO Position
AB 30 (Caballero)	Introduced 12/05	Referred to Coms. on L. Gov. and H. & C.D. 1/19.	Planning and zoning: specific plan: housing. The Planning and Zoning Law requires a county or city to prepare and adopt a comprehensive, long-term general plan for the physical development of the county or city. This bill would authorize a legislative body of a city or county to identify an area of underperforming infill and direct the planning agency to prepare a specific plan, in accordance with the described provisions and specified additional procedures, to provide for immediate development within that area. The bill would require the specific plan to make certain findings relating to the need for affordable housing and to designate the specific plan area as an overlay zone in which development is permitted by right. The bill would require the legislative body to conduct at least one public hearing before approving a specific plan pursuant to these provisions.	Watch	watch	
AB 59 (Thurmond)	Introduced 12/07	Referred to Com. on H. & C.D. 1/19	Local Housing Trust Fund Matching Grant Program. This bill would recast these provisions to instead authorize the department to make grants to eligible recipients, defined as cities that meet specified criteria and charitable nonprofit organizations organized under certain provisions of the Internal Revenue Code that apply jointly with a qualifying city, that have created or are operating or will operate housing trust funds. The bill would increase the maximum allocation for an eligible recipient to \$5,000,000. The bill would also provide that an eligible recipient would not be required to provide matching funds if the eligible recipient is suffering a hardship, as determined by the Department of Finance.	Watch 2 year-bill	watch	

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
AB 184 (Berman)	Introduced 1/19	Referred to Com. on Nat. Res. 1/30	Sea level rise planning: databases. Existing law requires the Natural Resources Agency, in collaboration with the Ocean Protection Council, to create, update biannually, and post on an Internet Web site a Planning for Sea Level Rise Database describing steps being taken throughout the state to prepare for, and adapt to, sea level rise. Existing law further requires that various public agencies and private entities provide to the agency, on a biannual basis, sea level rise planning information, as defined, that is under the control or jurisdiction of the public agencies or private entities, and requires the agency to determine the information necessary for inclusion in the database, as prescribed. Existing law repeals these provisions on January 1, 2018.	Support	watch	
AB 358 (Grayson)	Introduced 2/8	May be heard in committee on 3/11	Regional economic development areas. Existing law finds and declares, among other things, that California's economic development organizations and corporations are an integral component of the state job creation effort and defines specified terms relating to economic development. This bill would state the intent of the Legislature to enact legislation that would develop regional economic development areas.	Watch	watch	
AB 890 (Medina)	Introduced 2/16	Referred to Coms. on E. & R. and Nat. Res. 3/2	Local land use initiatives: environmental review. The California Constitution authorizes the electors of each city and county to exercise the powers of initiative and referendum under procedures provided by the Legislature. Pursuant to that authority, existing law authorizes a proposed ordinance to be submitted to the appropriate elections official and requires the elections official to forward the proposed ordinance to appropriate counsel for preparation of a ballot title and summary. This bill would require a proponent of a proposed initiative ordinance, at the time he or she files a copy of the proposed initiative ordinance for preparation of a ballot title and summary with the appropriate elections official, to also request that an environmental review of the proposed initiative ordinance be conducted by the appropriate planning department, as specified. The bill would require elections official to notify the proponent of the result of the environmental review. The bill would require the county board of supervisors, legislative body of a city, or governing board of a district, if the initiative ordinance proposes an activity that would result in a direct or indirect physical change in the environment, as specified, to order that an environmental impact report or mitigated negative declaration of the proposed ordinance be prepared. Once the environmental impact report or mitigated negative declaration has been prepared, the bill would require the governing body to hold a public hearing and either approve or deny the proposed ordinance, instead of allowing the proposed ordinance to be submitted to the voters.	Watch	watch	
AB 915 (Ting)	Introduced 2/16	May be heard in committee 3/19	Planning and zoning: housing. The Planning and Zoning Law requires, when an applicant proposes a housing development within the jurisdiction of a local government, that the city, county, or city and county provide the developer with a density bonus if the developer, among other things, agrees to construct a specified percentage of units for very low, low-, or moderate-income households or qualifying residents .This bill would state the intent of the Legislature to enact legislation that would authorize local governments to require an applicant for a permit for a housing development to include affordable housing units in that development without receiving a density bonus or other incentives or concessions provided pursuant to the above-described provisions. An act relating to housing.	Watch	watch	

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
AB 932 (Ting)	Introduced 2/16	May be heard in committee March 19	Housing: affordable housing. Existing law provides for various reforms and incentives intended to facilitate and expedite the construction of affordable housing. Existing law requires the Department of Housing and Community Development, in consultation with each council of governments, to determine existing and projected needs for housing for each region and requires each council of governments or, for cities and counties without a council of governments, the department 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 is consistent with specified objectives. This bill would state the intent of the Legislature to enact legislation that would increase the supply of affordable housing by changing existing laws to address key issues that have prevented the growth of housing, to ensure that fewer people are displaced or end up homeless.	Watch		
AB 1086 (Daly)	Introduced 2/16	May be heard in comm. On 3/19	Local government: housing. Existing law requires each city, county, or city and county to prepare and adopt a general plan for its jurisdiction that contains certain mandatory elements, including a housing element. One part of the housing element is an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs. The assessment includes the locality's share of the regional housing need. That share is determined by the appropriate council of governments, subject to revision by the Department of Housing and Community Development. This bill would express the intent of the Legislature to enact legislation that would provide additional funding for parks or other financial incentives to local agencies that meet their share of the regional housing need.	Watch	watch	
AB 1397 (Low)	Introduced 2/17	May be heard in committee 3/21	Local planning: housing element: inventory for land for residential development. Existing law, the Planning and Zoning Law, requires each city, county, and city and county to prepare and adopt a general plan that contains certain mandatory elements, including a housing element. Existing law requires the housing element to contain, among other things, an inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment. This bill would revise the inventory of land suitable for residential development to include vacant sites and sites that have realistic and demonstrated potential for redevelopment to meet a portion of the locality's housing need for a designated income level. By imposing new duties upon local agencies with respect to the housing element of the general plan, this bill would impose a state-mandated local program.	Watch	watch	

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
AB 1404 (Berman)	Introduced: 2/17	May be heard in committee 3/21	California Environmental Quality Act: categorical exemption: Infill development. 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 requires the Office of Planning and Research to prepare and develop, and the Secretary of the Natural Resources Agency to certify and adopt, guidelines for the implementation of CEQA. CEQA requires the guidelines to include a list of classes of projects that have been determined not to have a significant effect on the environment and that shall be exempt from CEQA (categorical exemption). Existing guidelines for the implementation of CEQA exempts from the requirements of CEQA infill development meeting certain requirements, including the requirement that the proposed development occurs within city limits. This bill would expand the above-categorical exemption to include proposed developments occurring within the unincorporated areas of a county. Because a lead agency would be required to determine the applicability of this exemption, this bill would impose a state-mandated local program.	Watch	watch	
AB 1433 (Wood)	Introduced 2/17	May be heard in committee 3/21	Climate Adaptation and Resilience Based on Nature Act. 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. This bill would create the Climate Adaptation and Resilience Based on Nature Account in the Greenhouse Gas Reduction Fund and would transfer, beginning in the 2017–18 fiscal year, 20% of the annual proceeds of the fund to the account. The bill would, upon appropriation by the Legislature in the annual Budget Act, make available the moneys in the account to the Wildlife Conservation Board for grants and programs that facilitate actions to protect and improve the resilience of natural systems and to reduce emissions of greenhouse gases.	Watch	watch	

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
AB 1585 (Bloom)	Introduced 2/17	May be heard in committee March 21	<p>Planning and zoning: affordable housing: single application.</p> <p>The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Existing law provides for various reforms and incentives intended to facilitate and expedite the construction of affordable housing. This bill would establish in each city, county, and city and county in the state an affordable housing zoning board and procedures by which a public agency or nonprofit organization proposing to build affordable housing units, as defined, or a developer proposing to build a housing project that meets specified affordability criteria, could submit to that board a single application for a comprehensive conditional use or other discretionary permit. The bill would require the board to conduct a public hearing, as provided, and issue a decision approving, approving with conditions, or denying the application and to issue a comprehensive permit if the application is approved or approved with conditions. The bill would require the board to consider the general plan and zoning ordinances of the affected local agency, the share of the regional housing needs of the affected local agency, whether the applicant has made specified certifications relating to the payment of prevailing wages and employment of a skilled and trained workforce, as provided, on the affordable housing units or housing project development, documents or other evidence presented at the hearing, and the recommendations of experts or consultants, if any, retained by the board. The bill would provide that the comprehensive permit would have the same force and effect as a conditional use or other discretionary permit issued by an affected local agency, but would prohibit the board from abrogating a provision of the general plan or zoning ordinances of the affected local agency except to grant a density bonus, as provided. The bill would require HCD to establish a housing appeals committee. The bill would establish procedures by which an applicant for a comprehensive permit could appeal the decision of an affordable housing zoning board to either deny the application or approve the application with conditions in a manner rendering it infeasible for the development of the affordable housing units or housing project. The bill would provide that the committee would not have jurisdiction if the affected local agency has permitted construction of unspecified percentages of its allocation of units for very low, low-, and moderate-income households in the previous regional housing needs allocation plan cycle. The bill would authorize the committee, following a public hearing conducted according to specified procedures, to affirm, modify, or reverse the decision of the board. The bill would limit the review of the committee to whether, in the case of a denial, the decision was unreasonable and not consistent with local needs or, in the case of approval with conditions, whether the conditions imposed render it infeasible for the development of the affordable housing units or housing project and are not consistent with local needs. The bill would require the committee to affirm the decision of the board if it finds that the denial or conditions are consistent with local needs. The bill would provide that a decision of the committee to modify or reverse a decision of the board may be reviewed in the superior court for the county in which the affordable housing units or housing project are proposed to be built. The bill would make findings that encouraging and streamlining the development of affordable housing throughout the state is a matter of vital statewide concern and declare that its provisions would apply to all cities and counties, including charter cities. By imposing new duties on local agencies with respect to the issuance of comprehensive permits for affordable housing developments, this bill would impose a state-mandated local program. The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement. This bill would provide that, if the Commission on State Mandates determines that the bill contains costs mandated by the state, reimbursement for those costs shall be made pursuant to the statutory provisions noted above.</p>	Watch	watch	

Bill Number	Current Text	Status	Summary	ABAG Recom.	Positions: League CSAC CALCOG MTC BAAQMD	L&GO Position
SB 5 (De Leon)	Vote 3/23	Pass as amended, but first amend, and re-refer to the Com. on Gov. and Fin.	<p>California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access for All Act of 2018.</p> <p>This bill would enact the California Drought, Water, Parks, Climate, Coastal Protection, and Outdoor Access For All Act of 2018, which, if approved by the voters, would authorize the issuance of bonds in an amount of \$3,000,000,000 pursuant to the State General Obligation Bond Law to finance a drought, water, parks, climate, coastal protection, and outdoor access for all program. The bill would provide for the submission of these provisions to the voters at the June 5, 2018, statewide primary direct election.</p>	Support	watch	
SB 435 (Dodd)	Introduced 2/15	Referred to Com. on GOV. & F.	<p>Williamson Act: payments to local governments</p> <p>The Williamson Act, also known as the California Land Conservation Act of 1965, authorizes a city or county to enter into contracts with owners of land devoted to agricultural use, whereby the owners agree to continue using the property for that purpose, and the city or county agrees to value the land accordingly for purposes of property taxation. Existing law sets forth procedures for reimbursing cities and counties for property tax revenues not received as a result of these contracts and continuously appropriates General Fund moneys for that purpose. Existing law requires the Secretary of the Natural Resources Agency to direct the Controller to make annual payments out of these moneys to an eligible city, county, or city and county for each acre of land that is within its regulatory jurisdiction and assessed under specified provisions of the Revenue and Taxation Code. The amount of payment is \$5 per acre of prime agricultural land and \$1 per acre of all other land devoted to open-space uses of statewide significance, as defined, or, in counties which have adopted farmland security zones, as provided, \$8 per acre of land that is within, or within 3 miles of the sphere of influence of, each incorporated city. This bill would reduce the amount per acre paid to a city, county, or city and county under these provisions to \$2.50 for prime agricultural land, \$0.50 for all other land devoted to open-space uses of statewide significance, and, for counties that have adopted farmland security zones, \$4 for land that is within, or within 3 miles of the sphere of influence of, each incorporated city. This bill, commencing July 1, 2017, would require the Secretary of the Natural Resources Agency to direct the Controller to pay an additional subvention of funds to a county, city, or city and county that meets specified criteria upon determination by the Strategic Growth Council that the county, city, or city and county has adopted measures to protect and conserve resource lands and farmland that further the implementation of the applicable regional sustainable communities strategy, as provided. The bill would provide that the amount of the additional subventions would be \$2.50 for prime agricultural land, \$0.50 for all other land devoted to open-space uses of statewide significance, and \$4 for land enrolled in a farmland security zone that is within, or within 3 miles of the sphere of influence of, each incorporated city.</p>	Watch	watch	

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Legislative Workshop

Wednesday, March 22, 2017

2:00 – 5:00 p.m.

Capitol Event Center/CSAC Conference Center
1020 11th Street, 2nd Floor, Sacramento

Moderators:

- **ABAG President, City of Clayton Councilmember Julie Pierce**
- **ABAG Legislation & Governmental Organization Committee Chair, Alameda County Supervisor Scott Haggerty**

Legislators and agency leaders will brief attendees on bills and initiatives related to local governments, land use, housing, transportation, funding, financing mechanisms, disaster resilience, and environmental challenges from water to climate change.

- 2:00 **Senator Scott Wiener (San Francisco)**, *Human Services Committee, Chair (Invited)*
- 2:35 **Assemblymember David Chiu (San Francisco)**, *Housing and Community Development, Chair*
- 2:45 Break
- 3:00 **Ben Metcalf**, *Director, State Department of Housing and Community Development*
- 3:15 **Assemblymember Tony Thurmond (Richmond)**, *Select Committee on Regional Planning, Chair*
- 3:30 **Senator Jim Beall (San Jose)**, *Transportation and Housing Committee, Chair (Invited)*
- 3:45 **Assemblymember Phil Ting (San Francisco)**, *Budget Committee, Chair (Invited)*
- 4:00 **Senator Mike McGuire (Sonoma County)**, *Governance and Finance Committee, Chair (Invited)*
- 4:15 **Senator Kevin De Leon (Los Angeles)**, *Rules Committee, Chair (Invited)*
- 4:30 **Senator Nancy Skinner (Berkeley)**, *Senate Majority Whip (Invited)*

*You are invited to participate in the Reception that follows
at Ella Dining Room and Bar, 1131 K Street, Sacramento
Heavy Hors d'oeuvres
5:00 - 7:00 pm*

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Legislation and Governmental Organization Committee

Members

Scott Haggerty, Supervisor, County of Alameda—*Chair*

Dave Hudson, Vice Mayor, City of San Ramon

Karen Mitchoff, Supervisor, County of Contra Costa

Harry Price, Mayor, City of Fairfield

Greg Scharff, Mayor, City of Palo Alto

David Cortese, Supervisor, County of Santa Clara—*Ex officio*

Julie Pierce, Councilmember, City of Clayton—*Ex officio*

David Rabbitt, Supervisor, County of Sonoma—*Ex officio*

2/17/17

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