

SUMMARY OF LEGISLATIVE BILLS AND PRIORITIES FOR 2021

COVID-19 Relief

Staff will identify and advocate for regional, State, and Federal legislation that provides pandemic relief funding and other resources for Mountain View, possibly including, but not necessarily limited to, direct stimulus payments for local governments; rent relief and eviction protections for residents; emergency housing and assistance for unstably housed and homeless residents (also covered in the housing issue area below); assistance for small businesses; testing, vaccines, and other public health resources; and supports for regulatory relief that enables remote, alternative delivery of City services.

Specific bills include the following:

Bill/Issue	Summary	Regional/ State/Federal
AB 15 COVID-19 Relief: Tenancy: Tenant Stabilization Act of 2021	<ul style="list-style-type: none"> • Extend the State tenant eviction moratorium through January 2022. • Extends repeal date of COVID-19 Tenant Relief Act of 2020 to January 1, 2026 and provides small claims court jurisdiction over COVID-19-related rental debt. • Tenant not required to submit documentation regarding income to support the claim of financial distress. • The landlord cannot collect late fees. • Action to recover a debt cannot begin until January 1, 2022. • Mobile Home Parks: Noticing requirements for change of use. • After January 1, 2023, property owners with four rental units or less would have limited protections to first-lien mortgages; completed application for first-lien loan modification needs to occur by January 1, 2023. 	State

Bill/Issue	Summary	Regional/ State/Federal
AB 16 Tenancies: Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021	<ul style="list-style-type: none"> • Process for the distribution of rental assistance. • Repeals the COVID-19 Tenant Relief Act of 2020 to establish more long-term measures to address the financial impact of the COVID-19 pandemic on renters, landlords, and affordable housing providers. • Tied to funding being made available through budget act. 	State
SB 3 Tenancy: COVID-19	<ul style="list-style-type: none"> • Extends the protected period for rent nonpayment due to COVID-19 from the January 31 current end date to March 30. This bill, like the Assembly bills, also requires a two-thirds vote. • The tenant may not be deemed in default with COVID-19 rental debt for purposes of an unlawful detainer if the tenant delivers a declaration of COVID-19-related financial distress. 	State

Race, Equity, and Inclusion

Staff will identify and advocate for regional, State, and Federal legislation and initiatives that advance the objectives of racial equity, inclusion, and justice, possibly including, but not limited to, equitable access to public health and other pandemic relief resources (also supported within the COVID-19 issue area above); efforts to close the digital divide; support for community-police relations, accountability, and public trust; protecting the rights of immigrants and other vulnerable populations; and supporting Federal Fair Housing laws (as noted below).

Housing

Housing staff has identified five major issue areas that they intend to follow during this legislative cycle, many of which overlap with the priority issue areas above related to COVID-19 relief and equity: (1) affordable housing funding; (2) COVID-19 impacts; (3) tenant/landlord matters; (4) homelessness response; and (5) land use bills that impact housing-related policy. Federal legislative issues that will be tracked and acted on include maintaining or increasing funding levels for Community Development Block Grant (CDBG) and HOME grants and supporting Federal Fair Housing laws.

Staff has identified several current bills within these issue areas, listed below, and will proactively monitor them. Depending on further analysis and legislative amendments, not all of these bills will necessarily become priorities for the City. Additionally, other bills may emerge within the five issue areas.

Bill/Issue	Summary	Regional/ State/Federal
SB 6 Local Planning: Housing: Commercial Zones Neighborhood Homes Act	Housing developments would be an allowable use on “neighborhood lots” or parcels zoned for office/retail/commercial activity that is not adjacent to an industrial use. The housing development would need to produce a density of at least 20 units per acre and follow all other local requirements. The City would use the closest parcel that allows residential use at the density proposed as the standards that would be applied to these projects. The housing development would need to be affordable, deed-restricted (undefined), and have a prevailing wage component. Neighborhood lots could be exempt if the City reallocates the lost residential density to other lots.	State
SB 8 Density Bonus	<ul style="list-style-type: none"> • Reduces the incentive criteria for LI: 17 percent for two incentives and 24 percent for three incentives (down from 20 percent and 30 percent, respectively). • Increases density bonus maximum to 50 percent for MOD. • Adjustments to transit and parking. • Allows the City to grant waivers in addition to waivers to maximum density. 	State
SB 9 Housing Development: Approvals	<ul style="list-style-type: none"> • Allows for split lots in areas currently zoned single-family. • Two-unit projects ministerial approval. • The City can develop standards as long as they do not physically preclude development. 	State

Bill/Issue	Summary	Regional/ State/Federal
SB 10 Planning and Zoning: Housing Development: Density	<ul style="list-style-type: none"> • Would allow for small projects of 10 or fewer units to be approved without going through extended environmental reviews. • Focused on jobs-rich, urban infill areas within the City. 	State
AB 115 Planning and Zoning: Housing Development	<ul style="list-style-type: none"> • Housing development an authorized use on a site designated for commercial if at least 20 percent of the project units are deed-restricted affordable. The development would need to comply with all local standards, including: <ul style="list-style-type: none"> – Not adjacent to industrial uses and is more infill in nature with urban uses on 75 percent of the perimeter; and – Height limits, FAR, and density thresholds are defined in the law that takes into consideration local standards but is the greatest of the standards. • This bill would sunset on January 1, 2031. 	State
SB 15 Housing Development: Incentives: The Rezoning of Idle Retail Sites	<p>Grant program to assist local government to rezone idle retail sites (big box or commercial shopping centers) for work force housing. This would be an annual grant.</p> <ul style="list-style-type: none"> • Idle defined as at least 80 percent of leased or rentable square footage not occupied for at least one year. <p>Zoning would be by right.</p> <ul style="list-style-type: none"> • Work force housing for lower- or moderate-income households with 55-year affordability term for a rental and 45-year term for ownership. 	State
AB 71 Statewide Homelessness Solutions Program	<ul style="list-style-type: none"> • Establishes a revenue source to fund various State programs focused on solving the homeless crisis. • Creates a funding source for developers to develop housing with wrap-around services (continuum of care) in certain jurisdictions. 	State

Bill/Issue	Summary	Regional/ State/Federal
SB 234 Transition Aged Youth Housing Program	<ul style="list-style-type: none"> Transition-aged youths (26 years and younger) that have been removed from their homes and are experiencing homelessness. Establishes a grant program (deferred loans) to local governments and nonprofits to develop emergency shelters, transitional housing, and permanent supportive housing (PSH) for transition-aged youth. 	State
SB 5 Housing Bond Act	Authorizes Legislature to issue bonds. Proceeds from bonds would be directed toward housing finance activities focused on homelessness and ELI, VLI households. Unclear if the funds would be directed into existing programs that serve these populations or if new programs would be established.	State

Sustainability

Staff will identify and advocate for regional, State, and Federal legislation, policies, and programs that reduce carbon emissions and other environmental impacts.

Other

Staff will engage with the Santa Clara/Santa Cruz Counties Airport/Community Roundtable, the Federal Aviation Administration (FAA), and Congressional representatives to mitigate the effects of airplane noise on Mountain View residents.