

2023 Legislative Summary



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Assembly Committee on Housing and Community Development

CALIFORNIA LEGISLATURE

Assembly Committee on Housing and Community Development

2023 Legislative Bill Summary



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Accessory Dwelling Units

[AB-932 \(Ting\) - Accessory dwelling units: Accessory Dwelling Unit Program: reports.](#)

This bill requires the California Housing Finance Agency to conduct an analysis of its Accessory Dwelling Units (ADU) Program and report its findings to the Legislature by January 1, 2025.

Status: Chapter 169, Statutes of 2023

[AB-976 \(Ting\) - Accessory dwelling units: owner-occupancy requirements.](#)

This bill makes permanent the existing prohibition on local government's ability to require owner-occupancy on a parcel containing an Accessory Dwelling Unit (ADU).

Status: Chapter 751, Statutes of 2023

[AB-1033 \(Ting\) - Accessory dwelling units: local ordinances: separate sale or conveyance.](#)

This bill allows cities and counties that have a local accessory dwelling unit (ADU) ordinance to allow ADUs to be sold separately or conveyed from the primary residence as condominiums

Status: Chapter 752, Statutes of 2023

[AB-1332 \(Juan Carrillo\) - Accessory dwelling units: preapproved plans.](#)

This bill requires local governments to create a program for the pre-approval of Accessory Dwelling Units (ADUs).

Status: Chapter 759, Statutes of 2023

[SB-477 \(Committee on Housing\) - Accessory dwelling units.](#)

This bill makes technical and non-substantive amendments to reorganize housing law relating to accessory dwelling units and junior accessory dwelling units.

Status: Assembly-In Floor Process

Building Standards

[AB-42 \(Ramos\) - Tiny homes: fire sprinkler requirements.](#)

This bill prohibits, until January 1, 2027, a local agency from imposing or enforcing a requirement to provide fire sprinklers in temporary sleeping cabins, as defined, for people experiencing or at risk of homelessness if certain conditions are met.

Status: Chapter 725, Statutes of 2023

AB-468 (Quirk-Silva) - State building standards.

This bill would expand the types of buildings that can be declared substandard by a local enforcement agency to include any building, including any building used for human habitation, regardless of the zoning or approved use of the building, and would have made other changes to code enforcement procedures, as specified.

Status: Senate-In Committee Process - Appropriations

AB-548 (Boerner Horvath) - State Housing Law: inspection.

This bill requires local enforcement agencies to develop policies and procedures for inspecting multiple units in a building if an inspector or code enforcement officer has determined that a unit in that building is substandard or is in violation of state habitability standards.

Status: Chapter 744, Statutes of 2023

AB-1101 (Flora) - Building standards: exterior elevated elements: inspection.

This bill would add structural pest control operators licensed by the Structural Pest Control Board and with a minimum of five years of experience to the types of inspectors who are eligible to perform inspections of exterior elevated elements that include load-bearing components in buildings with three or more residential dwelling units.

Status: Assembly-In Committee Process - Appropriations

SB-597 (Glazer) - Building standards: rainwater catchment systems.

This bill would require the Department of Housing and Community Development to research and submit for adoption mandatory building standards for the installation of rainwater catchment systems for newly constructed residential dwellings

Status: Assembly-In Committee Process - Appropriations

SB-745 (Cortese) - The Drought-Resistant Buildings Act.

This bill requires, commencing with the next triennial edition of the California Building Standards Code, the Department of Housing and Community Development and the Building Standards Commission to research, develop, and propose building standards to reduce potable water use in new residential and non-residential buildings.

Status: Chapter 884, Statutes of 2023

Common Interest Developments

AB-572 (Haney) - Common interest developments: imposition of assessments.

This bill caps annual increases in regular assessments on deed-restricted affordable housing units in certain homeowners associations (HOAs) at 5% plus the percentage change in cost of living,

not to exceed 10% greater than the preceding regular assessment, for certain HOAs that record their original declaration on or after January 1, 2025.

Status: Chapter 745, Statutes of 2023

[AB-648 \(Valencia\) - Common interest developments: procedures: meetings by teleconference.](#)

This bill authorizes a homeowners association to conduct a board or member meeting entirely by teleconference without any physical location, if certain conditions are met.

Status: Chapter 203, Statutes of 2023

[AB-1458 \(Ta\) - Common interest developments: association governance: member election.](#)

This bill authorizes a lower quorum requirement for common interest development association elections of directors under specified circumstances.

Status: Chapter 303, Statutes of 2023

Homelessness

[AB-86 \(Jones-Sawyer\) - Homelessness: Statewide Homelessness Coordinator.](#)

This bill would require the Governor to appoint a Statewide Homelessness Coordinator, within the Governor's office, to serve as the lead person for ending homelessness in California.

Status: Senate-In Committee Process - Appropriations

[AB-284 \(Joe Patterson\) - Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.](#)

This bill would require the Department of Housing and Community development to include an evaluation of the Homeless Housing, Assistance, and Prevention program in its annual report.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-550 \(Schiavo\) - Homelessness: point-in-time count results: meetings.](#)

This bill would require a city, county, or city and county to take certain steps 60 days after the local Continuum of Care releases a point-in-time (PIT) count of the number of people experiencing homelessness in the community.

Status: Assembly-In Committee Process - Appropriations

AB-589 (Boerner Horvath) - Homeless youth: transitional housing.

This bill would have required, to the extent that funding is made available, the Department of Housing and Community Development to establish the Unicorn Homes Transitional Housing for Homeless LGBTQ+ Youth Program as a five-year pilot program.

Status: Assembly-Vetoed

Governor's Veto Message:

To Members of the California State Assembly:

I am returning Assembly Bill 589 without my signature.

This bill, until January 1, 2027 and upon appropriation by the Legislature, would require the Department of Housing and Community Development (HCD) to establish the Unicorn Homes Transitional Housing for Homeless LGBTQ+ Youth Program (Unicorn Program) as a pilot to be administered by local community-based organizations in Sacramento and San Diego Counties.

While I appreciate the author's commitment to providing housing for homeless LGBTQ+ youth, AB 589 creates an unfunded grant program that must be considered in the annual budget in the context of all state funding priorities.

In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing.

With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

For this reason, I cannot sign this bill.

Sincerely,

Gavin Newsom

AB-799 (Luz Rivas) - Homeless Housing, Assistance, and Prevention program: Homelessness Accountability and Results Act.

This bill would require the California Interagency Council on Homelessness to develop and regularly update a financing plan to solve homelessness by the year 2035, and to establish and update statewide performance metrics by January 1, 2025.

Status: Senate-In Floor Process

[AB-1086 \(McCarty\) - Joint Exercise of Powers Act: Sacramento County Partnership on Homelessness.](#)

This bill would require the County of Sacramento and cities in the county to establish a joint powers authority to address homelessness in the region.

Status: Assembly-In Committee Process - Local Government

[AB-1285 \(Wicks\) - Homeless Housing, Assistance, and Prevention program.](#)

This bill requires continuums of care (CoCs) that share geographic boundaries with a city or county using state funding allocated pursuant to round five of the Homeless Housing, Assistance, and Prevention program or the Encampment Resolution Program funding to additionally include in their regionally coordinated homelessness action plans evidence and an explanation of their collaboration with the city or county that specifies how people served through encampment resolution have or will be included in prioritization for permanent housing within coordinated entry systems.

Status: Chapter 727, Statutes of 2023

[AB-1377 \(Friedman\) - Homeless Housing, Assistance, and Prevention Program: Round 3.](#)

This bill requires applications or planning materials for state funding through the Homeless Housing, Assistance, and Prevention program appropriated on or after July 1, 2024, to include data and a narrative summary quantifiable steps that the applicant has taken to improve the delivery of housing and services to people experiencing homelessness or at risk of homelessness on transit facilities owned and operated by a transit agency.

Status: Chapter 728, Statutes of 2023

[AB-1413 \(Ting\) - Homelessness prevention programs: Department of Housing and Community Development: funding.](#)

This bill would move the Homeless Housing, Assistance, and Prevention (HHAP) program and the Encampment Resolution Program from the California Interagency Council on Homelessness to the Department of Housing and Community Development and eliminates the bonus pot in HHAP and makes it available in round four and five of HHAP.

Status: Senate-In Committee Process - Appropriations

[AB-1469 \(Kalra\) - Santa Clara Valley Water District.](#)

This bill authorizes the Santa Clara Valley Water District (the district) to assist unsheltered people living along streams, in riparian corridors, or otherwise within the district's jurisdiction, in consultation with a city or the County of Santa Clara, to provide solutions or improve outcomes for the unsheltered individuals.

Status: Chapter 729, Statutes of 2023

AB-1592 (Dixon) - Interagency Council on Homelessness.

This bill would require the council to report annually to the Governor, federal Cabinet members, and the Legislature, commencing June 30, 2026, on homelessness and work to reduce homelessness, and would require the report to include the cost per person and distribution of funding within United States Department of Housing and Urban Development's Continuum of Care program by city and census-designated area.

Status: Assembly-In Committee Process - Housing and Community Development

AB-1738 (Wendy Carrillo) - Mobile Homeless Connect Pilot Program.

This bill would require the Department of Motor Vehicles to establish a Mobile Homeless Connect Pilot Program in specified areas to assist persons experiencing homelessness obtain an identification card. This pilot shall be in effect until January 1, 2029.

Status: Senate-In Floor Process

AJR-9 (McKinnor) - Housing and homelessness.

This measure would request the Congress of the United States to pass, and the President to sign, the Housing Crisis Response Act of 2023 (H.R. 4233), the Ending Homelessness Act of 2023 (H.R. 4232), and the Downpayment Toward Equity Act of 2023 (H.R. 4231).

Status: Assembly-In Committee Process - Housing and Community Development

SB-657 (Caballero) - Homelessness services staff training.

This bill would have required, contingent upon appropriation, the California Interagency Council on Homelessness (Cal-ICH) to coordinate with California continuums of care (CoCs) and area agencies on aging to partner in their shared regions to provide gerontological training for homelessness services staff, to ensure homelessness service providers are well trained and equipped to assist vulnerable older adults with accessing resources to gain permanent housing

Status: Senate-In Floor Process

Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 657 without my signature.

This bill would require the California Interagency Council on Homelessness (Council) to coordinate with the Department of Aging, Continuums of Care, and Area Agencies on Aging to convene a working group to develop best practices and training for those assisting older adults to prevent and overcome homelessness.

While I agree with the underlying intent of the bill, some of its provisions are duplicative of the Council's current efforts with member Departments, including the Department of Aging, to establish best practices and provide support for this population. These efforts include the State's recent partnership with the

federal government through the ALL INside Initiative, which includes a specific focus on supporting older adults. In addition, the State has also produced the Master Plan for Aging, a comprehensive 10-year blueprint that outlines how the State will address housing solutions for older adults by 2030, including efforts for enriching services and housing for older Californians. I look forward to working with the author to build on these efforts thoughtfully, but at this time, legislation is not necessary.

For this reason, I cannot sign this bill.

Sincerely,

Gavin Newsom

Housing Discrimination

SB-267 (Eggman) - Credit history of persons receiving government rent subsidies.

This bill declares it unlawful for housing providers, in instances where there is a government rent subsidy, to use a person's credit history as part of the application process for a rental unit without offering the applicant the option of providing alternative evidence of their reasonable ability to pay the rent.

Status: Chapter 776, Statutes of 2023

AB-1097 (Luz Rivas) - Use tax: registration: qualified purchaser.

As referred to this committee this bill would have, until January 1, 2029, amended the definition of qualified purchaser by removing the condition that the person receives at least \$100,000 in gross receipts per calendar year, and would have added as a condition that the person makes more than \$10,000 in purchases subject to the use tax per calendar year if the use tax imposed on those purchases has not otherwise been paid to a retailer, as provided. The bill would also have made nonsubstantive changes to these provisions. This bill was amended out of the committee's jurisdiction.

Status: Chapter 355, Statutes of 2023

Housing Finance

AB-84 (Ward) - Property tax: welfare exemption: affordable housing.

This bill expands the low-income housing welfare property tax exemption by authorizing 501(c)(3) bonds as an eligible form of financing, and permits, for five years, a unit in a development that is not financed with low-income housing tax credits to remain eligible if the tenant's income rises to no more than 100% of the area median income.

Status: Chapter 734, Statutes of 2023

AB-309 (Lee) - The Social Housing Act.

This bill would have created the Social Housing Program within the Department of General Services to identify and develop up to three social housing projects on state-owned surplus land deemed suitable for housing, as specified.

Status: Assembly-Vetoed

Governor's Veto Message:

Governor's veto message: To the Members of the California State Assembly:

I am returning Assembly Bill 309 without my signature.

This bill would create the Social Housing Program in the Department of General Services (DGS). The program would identify and produce three social housing projects on excess state-owned property through development or acquisition.

This bill infringes on state sovereignty over state-owned real property by establishing a new process for local government review of state projects authorized under the bill and could potentially cost the state several hundred million dollars in capital expenditures.

State-owned sites identified as suitable for housing development already are being developed as affordable housing through the State Excess Sites program. This program, instituted through Executive Order (EO) N-06-19 and further codified through AB 2233 (Quirk-Silva, Chapter 438, Statutes of 2022) and SB 561 (Dodd, Chapter 446, Statutes of 2022), has already awarded state land for 17 residential or mixed-use projects with significant affordable housing components.

While I appreciate the author's commitment to build more affordable housing in the state, this bill creates new additional cost pressures and must be considered in the annual budget in the context of all state funding priorities.

In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing.

With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

For these reasons, I cannot sign this bill.

Sincerely,

Gavin Newsom

[AB-312 \(Reyes\) - State Partnership for Affordable Housing Registries in California Grant Program.](#)

This bill would establish the State Partnership for Affordable Housing Registries in California Grant Program and exempts specified information from the California Public Records Act.

Status: Assembly-In Committee Process - Appropriations

[AB-346 \(Quirk-Silva\) - Income tax credits: low-income housing: California Debt Limit Allocation Committee rulemaking.](#)

This bill allows the California Tax Credit Allocation Committee , for any calendar year in which the California Debt Limit Allocation Committee has declared a competition for the award of tax-exempt bond authority for qualified residential rental projects, to reallocate some of the \$500 million in enhanced state low-income housing tax credits made available from 4% federal credit projects to 9% federal credit projects.

Status: Chapter 739, Statutes of 2023

[AB-371 \(Garcia\) - Housing programs: tribal housing program.](#)

This bill would have created the Tribal Housing Advisory Committee within the Business, Consumer Services, and Housing Agency, upon appropriation, and would have made changes to tribal liaison and technical assistance requirements that apply to the Department of Housing and Community Development.

Status: Assembly-Vetoed

Governor's Veto Message:

Governor's veto message: To Members of the California State Assembly;

I am returning the following bills without my signature:

Assembly Bill 371

Senate Bill 18

SB 18 would create the Tribal Housing Grant Program Trust Fund to provide grant funds to tribal entities, and AB 371 would change the current waiver process utilized to assist tribal entities in applying for various housing financing programs administered by the Department.

I want to thank the authors and their supporters for their commitment to providing more safe and affordable housing for California's tribal residents. These legislative efforts are well-intentioned, and I share the desire to further remove barriers and increase tribal access to housing and homelessness programs.

I signed legislation in 2019 to make tribes eligible for most State housing programs, and I remain committed to doing more. My Administration has provided tribal set asides in a variety of new programs we created, including: \$30 million in the Behavioral Health Infrastructure Bond Act of 2023; \$29 million through the first round of the Multifamily Super Notice of Funding Availability, which combines funding

for four affordable housing funding programs; \$20 million recently awarded through the Homeless, Housing Assistance and Prevention program (HHAP); and a forthcoming Homekey Tribal Entity Notice of Funding Availability of approximately \$75 million, to name a few.

But system overhauls such as those included in these two bills need to be made through the budget process where a dedicated grant program to address tribal housing needs - using either new general fund and/or reappropriation of existing tribal set-asides - can be established, along with appropriate program rules to streamline application processes, with more flexible uses to better meet the unique housing needs of tribal governments.

I am committed to addressing these important issues in next year's budget and look forward to working with the Legislature and our tribal partners to help deliver these critical dollars to tribal communities where - and how - they are needed.

But for the reasons stated above, I cannot sign these bills.

Sincerely,

Gavin Newsom

[AB-426 \(Jackson\) - Department of Housing and Community Development: California Statewide Housing Plan.](#)

This bill authorizes the California Department of Social Services (CDSS) to assess an immediate civil penalty in the amount of \$1,000 per day for providing unlicensed residential care to children. Requires CDSS to inform the County Welfare Director and the Board of Supervisors by written notice identifying the legal compliance issues if a county is failing to comply with current law and CDSS determines that county action is necessary

Status: Chapter 438, Statutes of 2023

[AB-430 \(Bennett\) - Community land trusts: welfare exemption: assessment: foreclosure sales: financial assistance.](#)

This bill would modify the definition of “Community Land Trust” for property tax purposes, as specified.

Status: Senate-In Committee Process - Appropriations

[AB-515 \(Ward\) - Housing programs: loans: prepayment.](#)

This bill would amend the Loan Portfolio Restructuring Program to authorize the Department of Housing and Community Development to approve the payoff of a department loan prior to the end of its term, and the extraction of equity from a development for purposes approved by the department, as specified.

Status: Senate-In Committee Process - Appropriations

[AB-519 \(Schiavo\) - Affordable Housing Finance Workgroup: affordable housing: consolidated application process.](#)

This bill creates an Affordable Housing Finance Workgroup to create a consolidated application for affordable housing developers to use to access state housing funding programs and a coordinated review process for the application.

Status: Chapter 742, Statutes of 2023

[AB-531 \(Irwin\) - Veterans Housing and Homeless Prevention Bond Act of 2024.](#)

This bill creates the Behavioral Health Infrastructure Bond Act of 2024 to, subject to voter approval, authorize \$6.380 billion in general obligation bonds to finance permanent supportive housing for veterans and others, as well as, unlocked and locked behavioral health treatment and residential settings for individuals experiencing homelessness or at risk of homelessness with severe behavioral health challenges. Allows for by right streamlined, ministerial review for capital projects funded by the bond.

Status: Chapter 789, Statutes of 2023

[AB-578 \(Berman\) - Multifamily Housing Program: No Place Like Home Program.](#)

This bill would revise the minimum annual loan payment that developers must pay to cover the cost of project monitoring for the Multi-family Housing Program and the No Place Like Home Program.

Status: Senate-In Committee Process - Appropriations

[AB-653 \(Reyes\) - Federal Housing Voucher Acceleration Program.](#)

This bill would create the Federal Housing Voucher Acceleration Program.

Status: Senate-In Committee Process - Appropriations

[AB-671 \(Ward\) - CalHome Program: accessory dwelling units.](#)

This bill requires the Department of Housing and Community Development to allow community land trusts to use CalHOME funds purchase a property, construct accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) on the property, and separately lease or sell those units to qualified owners.

Status: Chapter 746, Statutes of 2023

[AB-745 \(Bryan\) - Reentry Housing and Workforce Development Program.](#)

This bill, upon appropriation by the Legislature, would require the Department of Housing and Community Development to create the Reentry Housing and Workforce Development Program, in coordination with the Department of Corrections and Rehabilitation, to provide grants for housing assistance and specified services for individuals who are scheduled for release from prison and for recently incarcerated individuals experiencing or at risk of homelessness.

Status: Assembly-In Committee Process - Appropriations

AB-846 (Bonta) - Low-income housing credit: rent increases.

This bill would prohibit an owner of a project funded by a low-income housing tax credit from increasing rent for a unit, in a calendar year, in excess of the amount permitted by existing law as a result of an increase in the area median gross income or an unspecified percent, whichever is less.

Status: Assembly-In Floor Process

AB-850 (Ting) - Homeless Housing, Assistance, and Prevention program: round 4 funds.

This bill would eliminate the bonus funding round in the Homeless Housing, Assistance, and Prevention Program.

Status: Assembly-In Committee Process - Housing and Community Development

AB-926 (Papan) - Income taxes: credits: affordable housing: employer-assisted housing programs.

This bill would create a tax credit for employers that provide mortgage or rent subsidies or donate land for the construction of affordable housing for employees.

Status: Assembly-In Committee Process - Appropriations

AB-1053 (Gabriel) - Housing programs: multifamily housing programs: expenditure of loan proceeds.

This bill would allow a borrower to request funding from the Department of Housing and Community Development as a construction loan, the traditional permanent financing option, or a combination of both.

Status: Senate-In Committee Process - Appropriations

AB-1169 (Wilson) - California School Employee Housing Assistance Grant Program.

This bill would require the Department of Housing and Community Development to administer a program to provide financing assistance for the creation of affordable rental housing for employees of a qualified school district, as defined. The bill would require financing of rental housing assistance be in the form of specified types of loans. The bill would require the department, when making loans to qualified developers under these provisions, to establish and use a project selection process that meets specified requirements. The bill would create in the State Treasury the California School Employee Housing Assistance Fund for these purposes. The bill would make implementation of these provisions subject to appropriation by the Legislature.

Status: Assembly-In Committee Process - Housing and Community Development

**AB-1215 (Wendy Carrillo) - Pets Assistance With Support Grant Program:
homeless shelters: domestic violence shelters: pets.**

This bill would have required the Department of Housing and Community Development to establish a grant program to provide funding to homeless shelters and domestic violence shelters to provide shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness or escaping domestic violence, as specified.

Status: Assembly-Vetoed

Governor's Veto Message:

Governor's veto message: To the Members of the California State Assembly:

I am returning Assembly Bill 1215 without my signature.

This bill, upon appropriation of the Legislature, would establish the Pets Assistance With Support Grant Program, to provide services to pets whose owners are experiencing homelessness or are escaping domestic violence.

I have supported funding for shelters to care for pets belonging to those experiencing homelessness through prior budget investments, including \$10 million appropriated in 2019 and an additional \$1 million in 2022 to fund the Pet Assistance and Support Program (PAS) administered by the Department of Housing and Community Development.

While I appreciate the author's commitment to programs like these which reduce barriers to accessing shelter, this bill would create an unfunded grant program and should be considered in the annual budget in the context of all state funding priorities.

In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing.

With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

For this reason, I cannot sign this bill.

Sincerely,
Gavin Newsom

[AB-1295 \(Friedman\) - The Affordable Housing and Sustainable Communities Program: awarded projects: mapping.](#)

This bill would require the Strategic Growth Council (SGC), by June 1, 2024, in coordination with project and regional agencies, to create a map of projects awarded under the Affordable Housing and Sustainable Communities Program and display the map on a public platform. This bill would further require the SGC to update the map after each round of funding is awarded and require that the map contained prescribed information, including the affordable housing component of the projects.

Status: Assembly-In Committee Process - Appropriations

[AB-1319 \(Wicks\) - Bay Area Housing Finance Authority: housing revenue.](#)

This bill modifies how the Bay Area Housing Finance Authority may collect and expend revenue.

Status: Chapter 758, Statutes of 2023

[AB-1386 \(Gabriel\) - Veterans housing: tenant referrals.](#)

This bill authorizes entities referring veterans to deeply affordable housing units funded by the Veterans Housing and Homelessness Prevention Program or tax credits and private activity bonds to refer veterans at higher income levels if units are unable to be filled at a lower income threshold for specified time periods.

Status: Chapter 760, Statutes of 2023

[AB-1439 \(Garcia\) - Low-income housing tax credit: farmworker housing.](#)

This bill requires the California Tax Credit Allocation Committee to consider amending the regulatory scoring system for allocations of the Low-Income Housing Tax Credit to award the maximum points to farmworker housing projects under the housing needs category, and an initial five points beyond required thresholds in the site amenities category.

Status: Chapter 369, Statutes of 2023

[AB-1492 \(Alvarez\) - Property taxation: welfare exemption: nonprofit corporation: affordable housing cost.](#)

This bill would create a property tax exemption if a property is owned and operated by a nonprofit corporation, as described, that is organized and operated for the specific and primary purpose of building or rehabilitating residential units for sale or rent at an affordable cost and if at least one residential unit on the property is subject to an agreement that requires the unit to be made available at an affordable cost to buyers or renters and is recorded with the appropriate local agency.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-1499 \(Bauer-Kahan\) - Social services: Coordination of Care for At-Risk Individuals Grant Program.](#)

This bill would require the Department of Housing and Community Development, upon appropriation by the Legislature, to create the Coordination of Care for At-Risk Individuals Grant Program.

Status: Assembly-In Committee Process - Appropriations

[AB-1508 \(Ramos\) - Department of Housing and Community Development: California Statewide Housing Plan.](#)

This bill would require the Department of Housing and Community Development to incorporate analyses of first-time homebuyer assistance programs, recommendations to increase homeownership opportunities for first-time homebuyers, and a demographic disparities in homeownership attainment in future updates to the Statewide Housing Plan.

Status: Chapter 765, Statutes of 2023

[AB-1528 \(Gipson\) - Housing authorities: property taxation.](#)

This bill makes clear that property held by a nonprofit public benefit corporation that is controlled by a public housing authority (PHA) is included in the existing exemption from taxation.

Status: Chapter 766, Statutes of 2023

[AB-1587 \(Ting\) - Multifamily Housing Program: report on use of funds.](#)

As referred to this committee, this bill would have required the Department of Housing and Community Development, in coordination with Business, Consumer Services, and Housing Agency, to report new information on the Homekey program. This bill was amended out of the committee's jurisdiction.

Status: Chapter 247, Statutes of 2023

[AB-1607 \(Wendy Carrillo\) - Los Angeles County Affordable Housing Solutions Agency.](#)

This bill allows the Los Angeles County Affordable Housing Solutions Agency (LACAHS) to transfer a portion of revenue raised by a tax measure to the County of Los Angeles for programs that provide supports and services to prevent and combat homelessness.

Status: Chapter 730, Statutes of 2023

AB-1657 (Wicks) - The Affordable Housing Bond Act of 2024.

This bill would enact the Affordable Housing Bond Act of 2024, which would authorize the sale of \$10 billion in general obligation bonds, upon approval by voters at the March 5, 2024 statewide election.

Status: Senate-In Committee Process - Appropriations

AJR-3 (Grayson) - Affordable Housing Credit Improvement Act of 2021.

This resolution declares the support of the Legislature for a reduction to the threshold for tax-exempt private activity bond (PAB) financing cap from 50 to 25% and joins the California State Treasurer in urging the passage of the federal Affordable Housing Credit Improvement Act of 2023.

Status: Chapter 132, Statutes of 2023

SB-17 (Caballero) - Senior housing: tax credits.

This bill would have required the California Tax Credit Allocation Committee (TCAC) to revise the regulations for the low-income housing tax credit (LIHTC) to increase the housing type goal for senior housing from 15 percent to 20 percent.

Status: Senate-In Floor Process

Governor's Veto Message:

Governor's veto message: To the Members of the California State Senate:

I am returning Senate Bill 17 without my signature.

This bill would require the California Tax Credit Allocation Committee (TCAC) within the State Treasurer's Office to revise the regulations for the low-income housing tax credit (LIHTC) to increase the housing-type goal for senior developments from 15 percent to 20 percent.

While I appreciate the author's commitment to increase the supply of affordable housing for seniors, statutorily mandating this change may adversely impact access to affordable housing for other population groups.

TCAC already has the authority to revise its regulations, which can be done in conjunction with a robust stakeholder process to inform any adjustments. This bill would bypass that process.

For this reason, I cannot sign this bill.

Sincerely,

Gavin Newsom

SB-18 (McGuire) - Housing programs: Tribal Housing Reconstitution and Resiliency Act.

This bill would have created the Tribal Housing Grant Program (THGP) in the Department of Housing and Community Development (HCD).

Status: Senate-In Floor Process

Governor's Veto Message:

Governor's veto message: To Members of the California State Senate:

I am returning the following bills without my signature:

Senate Bill 18

Assembly Bill 371

SB 18 would create the Tribal Housing Grant Program Trust Fund to provide grant funds to tribal entities, and AB 371 would change the current waiver process utilized to assist tribal entities in applying for various housing financing programs administered by the Department.

I want to thank the authors and their supporters for their commitment to providing more safe and affordable housing for California's tribal residents. These legislative efforts are well-intentioned, and I share the desire to further remove barriers and increase tribal access to housing and homelessness programs.

I signed legislation in 2019 to make tribes eligible for most State housing programs, and I remain committed to doing more. My Administration has provided tribal set asides in a variety of new programs we created, including: \$30 million in the Behavioral Health Infrastructure Bond Act of 2023; \$29 million through the first round of the Multifamily Super Notice of Funding Availability, which combines funding for four affordable housing funding programs; \$20 million recently awarded through the Homeless, Housing Assistance and Prevention program (HHAP); and a forthcoming Homekey Tribal Entity Notice of Funding Availability of approximately \$75 million, to name a few.

But system overhauls such as those included in these two bills need to be made through the budget process where a dedicated grant program to address tribal housing needs - using either new general fund and/or reappropriation of existing tribal set-asides - can be established, along with appropriate program rules to streamline application processes, with more flexible uses to better meet the unique housing needs of tribal governments.

I am committed to addressing these important issues in next year's budget and look forward to working with the Legislature and our tribal partners to help deliver these critical dollars to tribal communities where - and how - they are needed.

But for the reasons stated above, I cannot sign these bills.

Sincerely,

Gavin Newsom

SB-20 (Rubio) - Joint powers agreements: regional housing trusts.

This bill authorizes two or more local agencies to enter into a joint powers agreement (JPA) to create a regional housing trust (housing trust) to fund housing for people experiencing homelessness and persons and families of extremely low-, very low-, and low-income within their jurisdictions.

Status: Chapter 147, Statutes of 2023

SB-225 (Caballero) - Community Anti-Displacement and Preservation Program: statewide contract.

This bill would establish the Community Anti-Displacement and Preservation Program (CAPP) at the Department of Housing and Community Development (HCD) to fund the acquisition and rehabilitation of unrestricted housing units and attach long-term affordability restrictions on the housing units, while safeguarding against the displacement of current residents

Status: Assembly-In Committee Process - Appropriations

SB-326 (Eggman) - The Behavioral Health Services Act.

This bill recasts the Mental Health Services Act (MHSA) as the Behavioral Health Services Act (BHSA) and modifies local and state spending priorities under the BHSA, including requiring 30% of all local BHSA funds to be spent on housing interventions, as specified; eliminating allocations for local mental health prevention-based programs and recasting other local spending categories; and adding a state-level population-based prevention and stigma reduction program and statewide workforce program. Allows BHSA funding to be used to provide services to individuals with substance use disorders (SUD) regardless of whether they have additional mental health diagnoses or needs. Requires counties to more comprehensively plan and report on behavioral health services (BHS), sources of funding, and outcomes, and requires the state to establish outcome metrics for BHS and programs. Authorizes the Department of Health Care Services (DHCS) to enforce county compliance with BHSA planning, spending, and data reporting requirements through a variety of mechanisms, including requiring changes to BHSA spending plans, imposition of monetary sanctions or temporary withholds, and imposition of corrective action plans, as specified. Makes most changes subject to voter approval on the March 5, 2024, primary election ballot. Contains an urgency clause to ensure this bill takes effect immediately upon enactment

Status: Chapter 790, Statutes of 2023

SB-341 (Becker) - Housing development.

This bill makes changes to which state housing funding programs must allocate bonus points for prohousing designated jurisdictions.

Status: Chapter 777, Statutes of 2023

SB-440 (Skinner) - Regional Housing Finance Authorities.

This bill would authorize two or more local governments to establish a regional housing authority (Authority) for purposes of raising, administering, and allocating funding and providing technical assistance at a regional level for affordable housing development, as specified.

Status: Assembly-In Committee Process - Appropriations

SB-456 (Menjivar) - Multifamily Housing Program: nonprofit corporations: homeless or at-risk youth.

This bill would make changes to the homeless youth set-aside in Homekey and expand the type of applicants who may apply for youth homelessness projects to include nonprofit corporations that provide emergency shelter or transitional housing.

Status: Assembly-In Committee Process - Appropriations

SB-482 (Blakespear) - Multifamily Housing Program: supportive housing: capitalized operating reserves.

This bill requires the Department of Housing and Community Development (HCD) to offer capitalized operating reserves to supportive housing units funded by the Multifamily Housing Program (MHP), subject to specified conditions, and adds “supportive housing” to the list of definitions that apply to program activities in MHP.

Status: Chapter 780, Statutes of 2023

SB-555 (Wahab) - Stable Affordable Housing Act of 2023.

This bill creates the Stable Affordable Housing Act of 2023 (Act) for the purposes of planning for the development of social housing through a mix of acquisition and new production.

Status: Chapter 402, Statutes of 2023

SB-584 (Limón) - Laborforce housing: Short-Term Rental Tax Law.

This bill would establish the Laborforce Housing Financing Act of 2023 to fund “laborforce housing” by authorizing a 15 percent tax on short-term rental properties

Status: Assembly-In Committee Process - Housing and Community Development

SB-834 (Portantino) - Housing: California Family Home Construction and Homeownership Bond Act of 2023.

This bill would authorize \$25 billion in general obligations bonds through the California Family Home Construction and Homeownership Bond Act of 2022 to fund second mortgages and construction of for-sale housing

Status: Assembly-In Committee Process - Housing and Community Development

Land Use Planning and Housing Elements

[AB-68 \(Ward\) - Land use: streamlined housing approvals: density, subdivision, and utility approvals.](#)

This bill would allow ministerial, streamlined development on specified infill parcels. This bill would also prohibit development on undeveloped, unincorporated land unless specified conditions are met.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-281 \(Grayson\) - Planning and zoning: housing: postentitlement phase permits.](#)

This bill requires special districts to comply with specified timeframes, similar to those for cities and counties, when reviewing and approving postentitlement phase permit applications from housing developers.

Status: Chapter 735, Statutes of 2023

[AB-323 \(Holden\) - Density Bonus Law: purchase of density bonus units by nonprofit housing organizations: civil actions.](#)

This bill limits the ability of developers to sell deed-restricted units intended for owner-occupancy to purchasers that would rent the unit.

Status: Chapter 738, Statutes of 2023

[AB-434 \(Grayson\) - Housing element: notice of violation.](#)

This bill adds specified housing laws to the list of laws that the Department of Housing and Community Development is required to enforce.

Status: Chapter 740, Statutes of 2023

[AB-440 \(Wicks\) - Density Bonus Law: maximum allowable residential density.](#)

This bill would clarify in Density Bonus Law that the base density for a development requesting a density bonus is the greatest allowable density in the zoning ordinance, specific plan, or the land use element of the general plan.

Status: Senate-In Floor Process

[AB-457 \(Joe Patterson\) - Surplus Land Act: exempt surplus land: leases.](#)

This bill would create an exemption from the Surplus Land Act for parcels abutting a state highway right-of-way that a local agency identified in its circulation element or capital improvement plan for future roadway development.

Status: Senate-In Desk Process

AB-480 (Ting) - Surplus land.

This bill makes numerous changes to the Surplus Land Act, including the disposal process, the authority of the Department of Housing and Community Development, and penalties for violations.

Status: Chapter 788, Statutes of 2023

AB-529 (Gabriel) - Adaptive reuse projects.

This bill requires the Department of Housing and Community Development to convene a working group regarding adaptive reuse residential projects, including identifying and recommending amendments to state building standards, and it makes other changes to state law related to adaptive reuse projects.

Status: Chapter 743, Statutes of 2023

AB-637 (Low) – Density Bonus Law.

This bill would have allowed a local government to deny a request from a developer for a concession or incentive if the concession or incentive would alter the requirements of a local program, policy, or ordinance that requires, as a condition of the development of residential units, that the development include a certain percentage of residential units affordable to, and occupied by, households with incomes that do not exceed the limits for moderate-income, lower income, very low income, or extremely low income households.

Status: Assembly-In Committee Process – Transportation

AB-785 (Santiago) - California Environmental Quality Act: exemption: City of Los Angeles: County of Los Angeles: affordable housing and transitional housing.

This bill adds a new exemption from the California Environmental Quality Act for affordable housing projects and transitional housing projects for youth and young adults, as defined, located in the City of Los Angeles or unincorporated areas in the County of Los Angeles. Revises an existing exemption for shelters ("low barrier navigation centers") and supportive housing projects in Los Angeles to extend its application to projects in unincorporated areas. Sunsets all exemptions in 2030.

Status: Chapter 726, Statutes of 2023

AB-812 (Boerner Horvath) - Housing development approvals: reserving affordable units in a cultural district for artists.

This bill authorizes local governments to set aside 10% of any locally-required affordable housing units for artists within one-half mile of a state designated cultural district or within a locally designated cultural district.

Status: Chapter 747, Statutes of 2023

[AB-821 \(Grayson\) - Planning and zoning: general plan: zoning ordinance: conflicts.](#)

This bill requires a local agency to approve developments that are consistent with its general plan but not the applicable zoning ordinance, or to make the zoning ordinance consistent with the general plan within 180 days, and provides a legal remedy to ensure compliance.

Status: Chapter 748, Statutes of 2023

[AB-837 \(Alvarez\) - Surplus land: exempt surplus land: sectional planning area.](#)

This bill would exempt the disposition of land subject to an existing section planning area document that meets specified conditions related to affordable housing from the Surplus Land Act.

Status: Senate-In Committee Process - Governance and Finance

[AB-894 \(Friedman\) - Parking requirements: shared parking.](#)

This bill requires local agencies to allow developments to count underutilized and shared parking spaces toward a parking requirement imposed by the agency, under specified conditions

Status: Chapter 749, Statutes of 2023

[AB-1114 \(Haney\) - Planning and zoning: housing development projects: postentitlement phase permits.](#)

This bill expands the post-entitlement permits subject to timelines for review and approval to include all building permits as specified, whether discretionary or nondiscretionary.

Status: Chapter 753, Statutes of 2023

[AB-1183 \(Holden\) - Streamlined housing projects: construction permits: notice.](#)

This bill would require a local government that permits a development through an expedited, streamlined process to place a notice on the site of the proposed development with information about the project.

Status: Assembly-In Committee Process - Local Government

[AB-1218 \(Lowenthal\) - Development projects: demolition of residential dwelling units.](#)

This bill amends existing demolition protections for housing units applicable to development projects.

Status: Chapter 754, Statutes of 2023

[AB-1287 \(Alvarez\) - Density Bonus Law: additional density bonus and incentives or concessions: California Coastal Act of 1976.](#)

This bill requires a city, county, or city and county to grant additional density and concessions and incentives if an applicant agrees to include additional low or moderate income units on top of the maximum amount of units for lower, very low, or moderate income units.

Status: Chapter 755, Statutes of 2023

[AB-1308 \(Quirk-Silva\) - Planning and Zoning Law: single-family residences: parking requirements.](#)

This bill prohibits a public agency from increasing the minimum parking requirement that applies to a single-family residence as a condition of approval of a project to remodel, renovate, or add to a single-family residence.

Status: Chapter 756, Statutes of 2023

[AB-1449 \(Alvarez\) - Affordable housing: California Environmental Quality Act: exemption.](#)

This bill exempts certain housing affordable housing projects from the California Environmental Quality Act, as specified.

Status: Chapter 761, Statutes of 2023

[AB-1485 \(Haney\) - Housing element: enforcement: Attorney General.](#)

This bill grants the Department of Housing and Community Development and the Office of the Attorney General the unconditional right to intervene in any suit brought to enforce specified housing laws.

Status: Chapter 763, Statutes of 2023

[AB-1490 \(Lee\) - Affordable housing development projects: adaptive reuse.](#)

This bill makes an affordable housing project that adaptively reuses an existing building an allowable use under specified conditions, and limits the local government from imposing specified requirements, notwithstanding any inconsistencies between the project and any local plans, zoning, or regulations.

Status: Chapter 764, Statutes of 2023

[AB-1532 \(Haney\) - Office conversion projects.](#)

This bill would allow the ministerial, streamlined conversion of offices to housing if specified labor and affordability criteria were met.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-1630 \(Garcia\) - Planning and zoning: housing development approvals: student housing projects.](#)

This bill would allow the ministerial, streamlined development of student housing near university and college campuses, regardless of the underlying allowable use and density.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-1632 \(Quirk-Silva\) - Planning and zoning: zoning regulations: nonconventional single-family residential dwellings.](#)

This bill would prohibit a local government from limited the size of a roof overhang for a manufactured home in a manner that would not have applied to a single-family home.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-1633 \(Ting\) - Housing Accountability Act: disapprovals: California Environmental Quality Act.](#)

This bill provides that a disapproval under the Housing Accountability Act includes a local agency's failure to make a determination of whether a project is exempt from the California Environmental Quality Act, abuse of discretion, or failure to adopt certain environmental documents under specified circumstances, and makes several other changes, until January 1, 2031.

Status: Chapter 768, Statutes of 2023

[AB-1734 \(Jones-Sawyer\) - Local Government: Surplus Land Act: exemptions.](#)

This bill creates, until January 1, 2034, a specific process under the Surplus Lands Act for the disposition of land in the City of Los Angeles for affordable housing and low barrier navigation centers.

Status: Chapter 769, Statutes of 2023

[SB-4 \(Wiener\) - Planning and zoning: housing development: higher education institutions and religious institutions.](#)

This bill establishes the Affordable Housing on Faith and Higher Education Lands Act of 2023, which, until January 1, 2036, enables 100-percent affordable housing to be a use by right on land owned by religious institutions and independent institution of higher education.

Status: Chapter 771, Statutes of 2023

[SB-34 \(Umberg\) - Surplus land disposal: violations: Orange County.](#)

This bill prohibits an Orange County jurisdiction (the County of Orange or a city located within the County of Orange) from proceeding with disposal of surplus land if the Department of

Housing and Community Development (HCD) issues a notice of violation (NOV) of the Surplus Land Act (SLA).

Status: Chapter 772, Statutes of 2023

[SB-91 \(Umberg\) - California Environmental Quality Act: exemption: supportive and transitional housing: motel conversion.](#)

This bill eliminates the January 1, 2025 sunset date on a provision of state law that exempts certain projects that convert a motel, hotel, residential hotel, or hostel to supportive or transitional housing from the California Environmental Quality Act (CEQA).

Status: Chapter 732, Statutes of 2023

[SB-229 \(Umberg\) - Surplus land: disposal of property: violations: public meeting.](#)

This bill requires a local agency to hold an open and public session to discuss its planned disposal of surplus land if it has been notified by the Department of Housing and Community Development (HCD) that its disposal of a parcel is in violation of the Surplus Land Act (SLA).

Status: Chapter 774, Statutes of 2023

[SB-240 \(Ochoa Bogh\) - Surplus state real property: affordable housing and housing for formerly incarcerated individuals.](#)

This bill adds housing for formerly incarcerated individuals as a priority in the disposal of state surplus land and provides that these projects are a use by-right.

Status: Chapter 775, Statutes of 2023

[SB-406 \(Cortese\) - California Environmental Quality Act: exemption: financial assistance: residential housing.](#)

This bill establishes an exemption for the provision of financial assistance or insurance for the development and construction of housing for low- or moderate-income households from the California Environmental Quality Act (CEQA). This exemption applies to local agencies that are not the CEQA lead agency, and only applies if the project that is the subject of the application for financial assistance or insurance will be reviewed pursuant to CEQA by another public agency.

Status: Chapter 150, Statutes of 2023

[SB-423 \(Wiener\) - Land use: streamlined housing approvals: multifamily housing developments.](#)

This bill extends the sunset, amends the labor standards, and makes other changes to SB 35 (Wiener, Chapter 366, Statutes of 2017).

Status: Chapter 778, Statutes of 2023

SB-450 (Atkins) - Housing development: approvals.

This bill would amend the process established by SB 9 (Atkins, Chapter 162, Statutes of 2021) for the ministerial approval by a local agency of a duplex in a single-family zone and the lot split of a parcel zoned for residential use into two parcels.

Status: Assembly-In Floor Process

SB-620 (McGuire) - Low-impact camping areas.

This bill would exempt “low-impact camping areas,” as defined, from the Special Occupancy Parks Act (SOPA) and establishes minimum health and safety requirements for low-impact camping areas

Status: Assembly-In Committee Process - Appropriations

SB-684 (Caballero) - Land use: streamlined approval processes: development projects of 10 or fewer single-family residential units on urban lots under 5 acres.

This bill increases the allowed residential density and development capacity on sites zoned for multi-family housing to allow up to 10 units of housing, and makes the development ministerial, as long as the development project meets specified requirements. Additionally, allows the concurrent construction of housing and on-site improvements required for a project of 10 units or less that subdivides an existing parcel.

Status: Chapter 783, Statutes of 2023

SB-713 (Padilla) - Planning and zoning: density bonuses: development standard.

This bill clarifies that for purposes of state density bonus law “development standards” means those standards adopted by the local government or enacted by the local government’s electorate exercising its local initiative or referendum power, whether that power is derived from the California Constitution, statute, or the charter or ordinances of the local government.

Status: Chapter 784, Statutes of 2023

SB-747 (Caballero) - Land use: economic development: surplus land.

This bill makes numerous changes to the Surplus Land Act to facilitate disposal of public land for purposes besides the development of affordable housing.

Status: Chapter 786, Statutes of 2023

Mobilehomes/Manufactured Housing

AB-318 (Addis) - Mobilehome Residency Law Protection Act.

This bill extends the sunset on the Mobilehome Residency Law Protection Program, which provides for the administrative review and referral of complaints alleging violations of the

Mobilehome Residency Law, from January 1, 2024 to January 1, 2027, and makes several changes to the program, as specified.

Status: Chapter 736, Statutes of 2023

[AB-319 \(Connolly\) - Mobilehome Parks Act: inspectors: conflict of interest.](#)

This bill extends the sunset date on the Mobilehome Parks Maintenance inspection program by one year, and requires the Department of Housing and Community Development to establish policies related to conflict of interest reporting for mobilehome park inspectors.

Status: Chapter 737, Statutes of 2023

[AB-604 \(Lee\) - Mobilehome parks: water utility charges.](#)

This bill applies existing rules regarding mobilehome park management's separate billing of water service provided via submeter to mobilehome parks whose water service is subject to the jurisdiction, control, or regulation of the California Public Utilities Commission

Status: Chapter 807, Statutes of 2023

[AB-661 \(Joe Patterson\) - Utility services: electronic communication.](#)

This bill would authorize management, upon consent of the homeowner or resident, to provide that notice through electronic communication, as defined.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-1035 \(Muratsuchi\) - Mobilehome parks: rent caps.](#)

This bill would cap space rent within mobilehome parks not covered by a local rent stabilization ordinance at three percent plus the percentage change in the cost of living over the course of any 12-month period, or five percent, whichever is lower.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-1334 \(Pellerin\) - Mobilehome parks: additional spaces: exemption from additional fees or charges.](#)

This bill would create a streamlined process for an owner of an existing mobilehome park to add new spaces to the park, not to exceed 10 percent of the previously approved number of spaces in the park.

Status: Senate-In Committee Process - Appropriations

[AB-1472 \(Alvarez\) - Recreational vehicle parks: registration requirements.](#)

This bill would prohibit a person from requiring an occupant, tenant, or resident in a recreational vehicle park to reregister if the purpose of the reregistration requirement is to prevent the occupant, tenant, or resident from gaining or maintaining status as a resident, and would provide for a rebuttable presumption that the reason for requiring reregistration is to prevent them from

gaining or maintaining status as a resident. The bill would make a person who violates these provisions liable for a civil penalty of \$500, and would require a court to award reasonable attorney's fees and costs to the prevailing party.

Status: Senate-In Committee Process - Judiciary

Redevelopment

[AB-901 \(Ting\) - Affordable housing financing districts.](#)

This bill would authorize the creation of affordable housing financing districts.

Status: Assembly-In Committee Process - Appropriations

[AB-1476 \(Alvarez\) - Community Redevelopment Law of 2023.](#)

This bill would create the Community Redevelopment Law of 2023.

Status: Assembly-In Committee Process - Appropriations

[SB-593 \(Wiener\) - Redevelopment: successor agency debt: City and County of San Francisco.](#)

This bill allows the successor agency of the Redevelopment Agency of the City and County of San Francisco to finance certain affordable housing projects.

Status: Chapter 782, Statutes of 2023

Tenants - Rent Control

[AB-1620 \(Zbur\) - Costa-Hawkins Rental Housing Act: permanent disabilities: comparable or smaller units.](#)

This bill allows a jurisdiction with rent control to require an owner of a rent-controlled unit to allow a tenant with a permanent physical disability to relocate to an available comparable or smaller unit located on an accessible floor of the property and retain their same rental rate.

Status: Chapter 767, Statutes of 2023

[SB-567 \(Durazo\) - Termination of tenancy: no-fault just causes: gross rental rate increases.](#)

This bill makes revisions to the no-fault just cause eviction provisions of the Tenant Protection Act of 2019 (TPA) and provides additional enforcement mechanisms for violations of restrictions on residential rent increases and no-fault just cause evictions, to take effect April 1, 2024.

Status: Chapter 290, Statutes of 2023

Miscellaneous

[AB-394 \(Hoover\) - Housing: Building Homes and Jobs Act: report.](#)

This bill would require the Department of Housing and Community Development to create and submit a report to the Legislature that includes specified information relating to the expenditure of the above-described moneys for affordable owner-occupied workforce housing, including how those moneys are being utilized and the number of new homeowners as a result of the expenditure of those moneys, among other things.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-516 \(Ramos\) - Mitigation Fee Act: fees for improvements: expenditure reports and audits.](#)

This bill requires local agencies to provide more information in their Mitigation Fee Act reports

Status: Chapter 741, Statutes of 2023

[AB-770 \(Kalra\) - Residential care facilities for the elderly.](#)

As referred to this committee, this bill would have revised provisions to the California Residential Care Facilities for the Elderly Act deleting the restriction to facilities that serve 6 or fewer and instead referring to residential care facilities for the elderly that are licensed by the State Department of Social Services and provide onsite services. The bill would have also required that such a facility that has greater than 6 beds reserve a minimum of 30% of the additional beds for low-income individuals or recipients of specified benefits. This bill was referred out of the committee's jurisdiction.

Status: Assembly-In Committee Process - Appropriations

[AB-887 \(Bonta\) - Floating home marinas.](#)

This bill would require the management of a floating home marina located in the Counties of Alameda, Contra Costa, or Marin to make publicly available their financial statements, 5-year financial projections, and 10-year financial projections from the prior calendar year by March 31 of each calendar year.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-911 \(Schiavo\) - Unlawfully restrictive covenants: affordable housing.](#)

This bill establishes a process for a prospective purchaser of a property to receive notification if a county counsel has authorized the county recorder to record a modification document removing covenants that restrict the number, size, or location of affordable housing units that may be built on the property.

Status: Chapter 750, Statutes of 2023

[AB-919 \(Kalra\) - Residential real property: sale of rental properties: right of first offer.](#)

This bill would require an owner of certain residential real property to notify the tenants of the property of the owner's intent to sell the property, and would create a right of first offer for those tenants or a qualified entity to purchase the property.

Status: Assembly-In Committee Process - Judiciary

[AB-1431 \(Zbur\) - Housing: the California Housing Security Act.](#)

This bill would, upon appropriation of the Legislature, establish the California Housing Security Program to provide a housing subsidy to eligible persons, as specified, to reduce housing insecurity and help Californians meet their basic housing needs.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-1474 \(Reves\) - California Statewide Housing Plan.](#)

This bill adds veterans to the list of population groups that the Department of Housing and Community Development (HCD) must consider in the Statewide Housing Plan, and adds the Department of Veterans Affairs to the list of state departments HCD must consult with in the development of the state's housing strategy.

Status: Chapter 762, Statutes of 2023

[AB-1682 \(Wendy Carrillo\) - Data collection: demographics: Hispanic and Latino groups.](#)

This bill would require the Department of Housing and Community Development, when it directly or by contract collects demographic data as to the ancestry or ethnic origin of Californians, to use separate collection categories and tabulations for Hispanic and Latino groups. The bill would also further require the department to make the collected data available to the public, except for personal identifying information, which would be deemed confidential, by requiring the department, on or before July 1, 2024, to post, and annually update, the demographic data on the department's internet website.

Status: Assembly-In Committee Process - Housing and Community Development

[AB-1764 \(Committee on Housing and Community Development\) - Housing omnibus.](#)

This bill makes various technical or clarifying changes to Health and Safety, Civil, and Government Codes relating to housing and community development.

Status: Chapter 770, Statutes of 2023

ACA-10 (Haney) - Fundamental human right to housing.

This bill would add a right to housing to the state Constitution. Specifically, this bill would establish that the state recognizes the fundamental human right to adequate housing for everyone in California. This right is a shared obligation of state and local jurisdictions to respect, protect, and fulfill this right, on a non-discriminatory and equitable basis, with a view to progressively achieve the full realization of the right, by all appropriate means, including the adoption and amendment of legislative measures, to the maximum of available resources

Status: Assembly-In Committee Process - Appropriations

SB-469 (Allen) - Housing: publicly funded low-rent housing projects.

This bill provides that the California Constitution's Article 34 requirements do not apply to housing developments that receive funding from specified state housing programs

Status: Chapter 179, Statutes of 2023

SB-547 (Blakespear) - District agricultural associations: real property: affordable housing.

This bill would clarify that a district agricultural association may construct and maintain affordable housing on state-owned property.

Status: Assembly-In Committee Process - Agriculture