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## Assembly Committee on Housing and Community Development

# CALIFORNIA LEGISLATURE

## Assembly Committee on Housing and Community Development

### 2023-24 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.

**Status:** Chapter 759, Statutes of 2023

### **AB-2533 (Juan Carrillo) - Accessory dwelling units: junior accessory dwelling units: unpermitted developments.**

This bill extends the Accessory Dwelling Unit (ADU) amnesty law to unpermitted ADUs and junior accessory dwelling units (JADUs) built before 2020; provides a process for homeowners to permit their unpermitted ADUs; and provides financial assistance to lower- and moderate-income households seeking to permit their unpermitted ADUs and JADUs.

**Status:** Chapter 834, Statutes of 2024

### **AB-2825 (Boerner) - Accessory dwelling units: inspections: housing purposes.**

This bill would have authorized a local agency to adopt an ordinance that allows the local agency to inspect an Accessory Dwelling Unit or Junior Accessory Dwelling Unit to ensure that the unit is used for dwelling purposes.

**Status:** Assembly-Died - Housing and Community Development

**[AB-3057 \(Wilson\) - California Environmental Quality Act: exemption: junior accessory dwelling units ordinances.](#)**

This bill expands an existing California Environmental Quality Act exemption for city or county adoption of an ordinance to facilitate accessory dwelling units (ADUs) to also include adoption of an ordinance facilitating junior ADUs.

**Status:** Chapter 210, Statutes of 2024

**[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:** Chapter 7, Statutes of 2024

**[SB-1077 \(Blakespear\) - Coastal resources: local coastal program: amendments: accessory and junior accessory dwelling units.](#)**

This bill requires the California Coastal Commission to develop and provide guidance for local governments to facilitate the preparation of amendments to a Local Coastal Program to clarify and simplify the permitting process for accessory dwelling units (ADUs) and junior ADUs within the Coastal Zone.

**Status:** Chapter 454, Statutes of 2024

**[SB-1211 \(Skinner\) - Land use: accessory dwelling units: ministerial approval.](#)**

This bill increases the allowable number of detached accessory dwelling units eligible for ministerial permitting on lots with an existing multifamily development.

**Status:** Chapter 296, Statutes of 2024

## **Building Standards**

**[AB-42 \(Ramos\) - Tiny homes: temporary sleeping cabins: 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 have expanded 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-Died - 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 have added 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-Died - Appropriations

**AB-2114 (Irwin) - Building standards: exterior elevated elements: inspection.**

This bill would add licensed civil engineers to the types of inspectors eligible to perform visual inspections of exterior elevated elements for which a homeowners association has maintenance or repair responsibility. Includes an urgency clause.

**Status:** Chapter 100, Statutes of 2024

**AB-2579 (Quirk-Silva) - Inspections: exterior elevated elements.**

This bill provides a 12-month extension to the deadline for the obligation to begin performing inspections of exterior elevated elements that include load-bearing components in all buildings containing three or more multifamily dwelling units, thereby delaying the inspection deadline from January 1, 2025, to January 1, 2026.

**Status:** Chapter 835, Statutes of 2024

**AB-2910 (Santiago) - State Housing Law: local regulations: conversion of commercial or industrial buildings.**

This bill would have allowed the City of Los Angeles to adopt alternative building regulations for the conversion of nonresidential buildings and structures to residential uses, subject to approval by the California Building Standards Commission.

**Status:** Assembly-Vetoed

**Governor's Veto Message:**

*This bill would authorize the City of Los Angeles to adopt alternative building regulations for converting commercial buildings to residential use, subject to local zoning and public safety requirements, and requires the City to submit these regulations for state approval.*

*While I recognize the importance of facilitating adaptive reuse projects, this bill overlaps with ongoing state efforts recently established with the enactment of Assembly Bill 529 (Gabriel, 2023). This law requires the Department of Housing and Community Development to convene a working group to identify and recommend amendments to state building standards for converting commercial buildings into housing by December 31, 2025. With these existing efforts still being implemented, this bill would result in unnecessary duplication and added complexity.*

*Additionally, the Building Standards Commission does not have the resources or capacity to conduct the comprehensive reviews of local ordinances required by this bill, which would result in General Fund costs not accounted for in the 2024 Budget.*

*For these reasons, I cannot sign this bill.*

*Sincerely,*

*Gavin Newsom*

**[AB-2933 \(Low\) - Multiunit residential structures and mixed-use residential and commercial structures: water conservation.](#)**

This bill would have required the California Building Standards Commission to research, develop, and propose building standards to reduce water waste in existing and new multiunit residential structures and mixed-use residential and commercial structures, including requiring installation of point-of-use systems, as defined.

**Status:** Assembly-Died - Appropriations

**[AB-2934 \(Ward\) - Residential developments: building standards: review.](#)**

This bill would have required the Department of Housing and Community Development to convene a working group with specified stakeholders to research and consider recommendations for amendments to state building standards to allow residential developments of three to 10 units to be built under the California Residential Code, and to provide a report of its findings to the Legislature by December 31, 2026, as specified.

**Status:** Senate-Died - 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:** Chapter 861, Statutes of 2024

**[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

**[SB-1465 \(Archuleta\) - State building standards.](#)**

This bill allows any structure used for human habitation to be declared a substandard building regardless of the zoning or approved use of the building, and makes other changes to code enforcement procedures.

**Status:** Chapter 487, Statutes of 2024

## 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

### **AB-2159 (Maienschein) - Common interest developments: association governance: member election.**

This bill authorizes a homeowners association (HOA) of a common interest development to adopt an election operating rule that allows the HOA to utilize an inspector of elections to conduct an election by electronic secret ballot unless the HOA's governing documents provide otherwise, subject to certain conditions.

**Status:** Chapter 383, Statutes of 2024

### **AB-2460 (Ta) - Common interest developments: association governance: member election.**

This bill adopts technical clarifications to the existing law governing delayed homeowner association board elections resulting from the initial absence of a quorum.

**Status:** Chapter 401, Statutes of 2024

### **SB-900 (Umberg) - Common interest developments: repair and maintenance.**

This bill makes a number of changes to the responsibilities of homeowners associations relating to utility service repairs and replacements that begin in common areas.

**Status:** Chapter 288, Statutes of 2024

## Homelessness

### **AB-86 (Jones-Sawyer) - Homelessness: Statewide Homelessness Coordinator.**

This bill would have required 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-Died - Appropriations

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

This bill would have required 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-Died - Housing and Community Development

### **AB-535 (Schiavo) - Veterans' aid and welfare: housing.**

This bill would prohibit a determination of whether a potential tenant is eligible for supportive, affordable, or transitional housing under the Veterans Housing and Homeless Prevention Act from considering a potential tenant's service-connected disability benefits, and modifies definitions of "secondary tenant" to conform to this exclusion.

**Status:** Chapter 918, Statutes of 2024

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

This bill would have required 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-Died - 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:

*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 \(Luz Rivas\) – Interagency Council on Homelessness: funding: state programs.](#)**

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:** Chapter 263, Statutes of 2024

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

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

**Status:** Assembly-Died - 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-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 have required 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 have required 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-Died - Housing and Community Development

**AB-1607 (Wendy Carrillo) - Los Angeles County Affordable Housing Solutions Agency.**

This bill allows the Los Angeles County Affordable Housing Solutions Agency (LACAHTSA) 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-1738 (Wendy Carrillo) - Mobile Homeless Connect Pilot Program.**

This bill would have required 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:** Assembly-Vetoed

*Governor's Veto Message:*

*This bill would require the Department of Motor Vehicles (DMV) to establish a new pilot program in collaboration with the Business, Consumer Services, and Housing Agency to assist persons experiencing homelessness with obtaining an identification card. The pilot program would operate in Los Angeles, Orange, San Diego, and Sacramento Counties, as well as the City and County of San Francisco.*

*This bill builds on the Mobile Homeless Connect events my Administration launched in 2022. These events, which involved state agencies, local governments, and community organizations, successfully connected hundreds of unsheltered individuals to essential services, including ID cards and birth certificates. Additionally, pursuant to existing law, the DMV has been issuing no-fee identification cards to people experiencing homelessness since 2014, facilitating the issuance of around 120,000 ID cards each year.*

*While I am proud of the impact this initiative has had, along with our ongoing efforts to connect unsheltered Californians to needed resources, any expansion must be properly funded and considered within the State Budget. Given the lack of funding for this proposed program, this bill would place additional and unsustainable stress on the Motor Vehicle Account.*

*For these reasons, I cannot sign this bill.  
Sincerely,  
Gavin Newsom*

**[AB-2007 \(Boerner\) - 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-Died - Appropriations

**[AB-2056 \(Wallis\) - Homelessness spending portal.](#)**

This bill would have required the Department of Finance, on or after July 1, 2025, in coordination with the California Interagency Council on Homelessness to create a public internet website portal that tracks and reports all state spending related to homelessness.

**Status:** Assembly-Died - Housing and Community Development

**[AB-2338 \(Jones-Sawyer\) - Statewide Homelessness Coordinator.](#)**

This bill would have required the Governor to appoint a Statewide Homelessness Coordinator within the Governor's office, subject to confirmation by the Senate, to serve as the lead person for ending homelessness in the California.

**Status:** Senate-Died - Appropriations

**[AB-2417 \(Hoover\) - Homelessness: California Interagency Council on Homelessness.](#)**

This bill would have repealed Housing First, as specified.

**Status:** Assembly-Died - Housing and Community Development

**[AB-2479 \(Haney\) - Housing First: core components.](#)**

This bill would have added requirements for recovery housing to meet to qualify for state funding under the Housing First definition.

**Status:** Senate-Died - Housing

**[AB-2520 \(Ramos\) - Housing: youth-specific coordinated entry systems.](#)**

This bill would have required applicants for the Homelessness Housing, Assistance, and Prevention Program to utilize future funding to create and maintain youth-specific coordinated entry systems.

**Status:** Assembly-Died - Appropriations

**[AB-2570 \(Joe Patterson\) - Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.](#)**

This bill would have required the Department of Housing and Community Development as part of its annual report on specified programs to include an evaluation of the Homeless Housing,

Assistance, and Prevention program as administered by the Business, Consumer Services, and Housing Agency and the Interagency Council on Homelessness.

**Status:** Assembly-Vetoed

Governor's Veto Message:

*This bill would require the Department of Housing and Community Development to conduct an annual evaluation of the Homeless Housing, Assistance and Prevention program (HHAP) and include that information in the Department's annual report.*

*I support increasing transparency and accountability for cities and counties' use of state funding to address homelessness. Earlier this year, I directed California's Housing Accountability Unit to increase its oversight and enforcement of existing housing laws to address homelessness. Additionally, the recently adopted 2024 Budget includes statutory language that requires more frequent reporting by HHAP grantees on their expenditures, corrective action plans for grantees not meeting specified performance measures, and maintenance of compliant Housing Elements prior to receiving additional HHAP funding. This bill is redundant to these efforts and creates an unnecessary ongoing workload for the Department without providing additional accountability or transparency to taxpayers.*

*For these reasons, I cannot sign this bill.*

*Sincerely,*

*Gavin Newsom*

**AB-2593 (McCarty) - Joint Exercise of Powers Act: Sacramento County Partnership on Homelessness.**

This bill would have authorized a local agency within the County of Sacramento to enter into a joint powers agreement with any other local agency too operate a joint powers authority to assist the homeless.

**Status:** Senate-Died

**AB-2835 (Gabriel) - Motels and hotels: publicly funded shelter programs.**

This bill eliminates the sunset date on tenancy rules governing occupancy in interim homelessness programs operated out of privately owned hotels and motels, and makes changes to the procedures for terminating a shelter program participant from such a program.

**Status:** Chapter 209, Statutes of 2024

**AB-2893 (Ward) - The Shared Recovery Housing Residency Program.**

This bill would have required the Department of Health Care Services to establish a certification process for “supportive recovery residences,” as defined.

**Status:** Senate-Died - Appropriations

**AB-2903 (Hoover) - Homelessness.**

This bill would have required, beginning September 1, 2025, a state agency or department that administers one or more state homelessness programs to annually report cost and outcome data to the California Interagency Council on Homelessness (Cal-ICH) for each state-funded homelessness program the agency or department administers. It would have also required Cal-



ICH to compile the data reported by state agencies and make it available to the public by April 1, 2026.

**Status:** Assembly-Vetoed

Governor's Veto Message:

*This bill would require state agencies and departments administering homelessness programs to report cost and outcome data annually to the California Interagency Council on Homelessness (Cal ICH) using standardized procedures, beginning September 1, 2025. It would also require Cal ICH to compile and publicly release this data each year starting April 1, 2026.*

*While I fully support efforts to increase accountability and the effectiveness of our state homelessness programs, similar measures are already in place. Legislation enacted as part of the 2024 Budget Act (Assembly Bill 166, Chapter 48) includes enhanced reporting requirements for two of the state's largest homelessness programs. Specifically, Assembly Bill 166 mandates monthly reporting of outcomes for all rounds of the Homeless Housing, Assistance, and Prevention Program, and annual outcome reporting for the Encampment Resolution Grants Program. These reports will be made publicly available by Cal ICH. Additionally, I recently signed Assembly Bill 799, which addresses the same objectives as this bill in a more targeted and cost-effective manner.*

*For these reasons, I cannot sign this bill.*

*Sincerely,*

*Gavin Newsom*

**[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:** Chapter 178, Statutes of 2024

**[AJR-14 \(Ward\) - Federal homelessness funding.](#)**

This bill requests that the United States Secretary of Housing and Urban Development revisit the formula used to allocate federal homelessness dollars to local continuums of care and housing authorities to more equitably support communities with the highest rates of homelessness.

**Status:** Chapter 105, Statutes of 2024

**[SB-37 \(Caballero\) - Older Adults and Adults with Disabilities Housing Stability Act.](#)**

This bill would have established the Older Adults and Adults with Disabilities Housing Stability Program (OAADHS), administered by the Department of Housing and Community Development (HCD), to provide housing subsidies to older adults and adults with disabilities who either are experiencing or at risk of experiencing homelessness

**Status:** Senate-In Floor Process

Governor's Veto Message:

*This bill requires the Department of Housing and Community Development (HCD) to develop the Older Adults and Adults with Disabilities Housing Stability Pilot Program in up to five geographic regions or counties, starting January 1, 2025, to provide competitive grants for housing subsidies aimed at older adults or adults with disabilities who are at risk of or experiencing homelessness.*

*While the goal of addressing housing instability among vulnerable populations is commendable, this bill would establish a new grant program that was neither planned for nor funded in the 2024 Budget. Since 2019, California has invested substantially in programs that provide grants for flexible housing subsidies. To that end, we must focus our collective efforts on leveraging existing programs and resources that can be used to address housing instability without adding new fiscal pressures.*

*For this reason, I cannot sign this bill.*

*Sincerely,*

*Gavin Newsom*

### **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-Vetoed

#### **Governor's Veto Message:**

*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*

### **SB-1361 (Blakespear) - California Environmental Quality Act: exemption: local agencies: contract for providing services for people experiencing homelessness.**

This bill exempts from the California Environmental Quality Act any actions taken by local agencies related to contracting for services for people experiencing homelessness, including case management, resource navigation, security services, residential services, and counseling services

**Status:** Chapter 188, Statutes of 2024

### **SB-1443 (Jones) - California Interagency Council on Homelessness.**

This bill would have made changes to the membership of the California Interagency Council on Homelessness by adding a representative from the State Council on Developmental Disabilities.

**Status:** Senate-In Floor Process

Governor's Veto Message:

*This bill would add a representative from the State Council on Developmental Disabilities (SCDD) to serve as a member of the California Interagency Council on Homelessness (Cal ICH).*

*Cal ICH was created to coordinate an all-of-government approach to prevent and end homelessness in California. Cal ICH consists of 20 members, including the Secretary of Health and Human Services, the Agency responsible for services for people with developmental disabilities and leading the Master Plan for Developmental Services. The Cal ICH Advisory Committee is also required to include a representative with a developmental disability who is currently or has formerly experienced homelessness.*

*Since Cal ICH already includes leaders from relevant state agencies and individuals with lived experience, the existing representation makes this bill unnecessary.*

*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

## **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:

*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 have established the State Partnership for Affordable Housing Registries in California Grant Program and exempts specified information from the California Public Records Act.

**Status:** Assembly-Died - 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:

*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) – Unlicensed residential foster care facilities: temporary placement management.**

As heard by this committee on March 29, 2023, this bill would have required the California Statewide Housing Plan to include a strategy for the state to keep pace with building housing units and affiliated infrastructure during an economic downturn.

**Status:** This bill was amended out of this committee's jurisdiction on June 8, 2023

**AB-430 (Bennett) - Community land trusts: welfare exemption: assessment: foreclosure sales: financial assistance.**

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

**Status:** Senate-Died - Appropriations

**AB-515 (Ward) - Housing programs: loans: prepayment.**

This bill would have amended 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-Died - 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

**Governor's Message:**

*I am signing Assembly Bill 519.*

*This bill would create an Affordable Housing Finance Workgroup to propose the creation of a consolidated application for affordable housing developers to access state housing funding programs and a coordinated review process for applications.*

*I agree with the author's goal to streamline the current process and reduce costs to construct affordable housing, and I welcome meaningful conversation and legislation to further align programs administered by the California Debt Limit Allocation Committee (CDLAC) and the Tax Credit Allocation Committee (TCAC) with efforts already underway.*

*While I am signing this bill into law, I am concerned that the process it creates has the potential to diverge from legislatively crafted, recently implemented efforts to improve California's affordable housing finance system.*

*Specifically, our departments worked hard to roll out the recently created Super NOFA (Notice of Funding Availability), required by AB 434 which I was proud to sign in 2020. As a result of that smart reform, developers can now apply for seven different affordable housing programs at one time.*

*As the Legislature looks to further improve and consolidate our state's affordable housing finance system in accordance with the new work group created by this bill, I expect that any subsequent changes proposed by the Legislature will build on the efforts the Department of Housing and Community Development (HCD) has undertaken to implement AB 434, rather conflicting or departing from the wise, legislatively directed reforms that we just implemented.*

*Sincerely,*

*Gavin Newsom*

**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 have revised 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-Died - Appropriations

**AB-598 (Wicks) - San Francisco Bay Area Regional Housing Finance Act: regional and county expenditure plans.**

Makes several changes to the Bay Area Housing Finance Authority (BAHFA).

**Status:** Chapter 671, Statutes of 2024

**AB-653 (Reyes) - Public housing authorities: reports.**

This bill would create the Federal Housing Voucher Acceleration Program.

**Status:** Chapter 672, Statutes of 2024

**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 and junior accessory dwelling units 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 have required 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-Died - Appropriations

**[AB-850 \(Ting\) - Homeless Housing, Assistance, and Prevention program: round 4 funds.](#)**

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

**Status:** Assembly-Died - Housing and Community Development

**[AB-926 \(Papan\) - Income taxes: credits: affordable housing: employer-assisted housing programs.](#)**

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

**Status:** Assembly-Died - Appropriations

**[AB-1038 \(Mike Fong\) - Surplus residential property: City of Pasadena: City of South Pasadena.](#)**

This bill specifies the terms and conditions for acquiring surplus property from the California Department of Transportation (Caltrans) in the City of South Pasadena, and requires that the proceeds from the subsequent sale of those properties be used for affordable housing purposes.

**Status:** Chapter 347, Statutes of 2024

**[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:** Chapter 264, Statutes of 2024

**[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

**[AB-1169 \(Wilson\) - California School Employee Housing Assistance Grant Program.](#)**

This bill would have required 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 have required financing of



rental housing assistance be in the form of specified types of loans. The bill would have required 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 have created in the State Treasury the California School Employee Housing Assistance Fund for these purposes. The bill would have made implementation of these provisions subject to appropriation by the Legislature.

**Status:** Assembly-Died - 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:](#)**

*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 have required 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 have further required the SGC to update the map after each round of

funding is awarded and required that the map contained prescribed information, including the affordable housing component of the projects.

**Status:** Assembly-Died - 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 have created 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-Died - Housing and Community Development

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

This bill would have required 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-Died - 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) – Financial transactions: firearms merchants: merchant category code.**

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:** This bill was amended out of the committee's jurisdiction on June 13, 2023

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

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

**Status:** Senate-Died - Appropriations

**AB-1789 (Quirk-Silva) - Department of Housing and Community Development.**

This bill would have expanded the types of affordable housing developments that can receive funding from the Portfolio Reinvestment Program, administered by the Department of Housing and Community Development.

**Status:** Senate-Died - Appropriations

**AB-1813 (Alanis) - Senior Tenant Shallow Rental Subsidy Program of 2024: housing grants.**

This bill would have established the Senior Tenant Shallow Rental Subsidy Program of 2024.

**Status:** Assembly-Died - Housing and Community Development

**AB-1840 (Arambula) - California Dream for All Program: eligibility.**

This bill would have prohibited disqualification of an applicant to one of the California Housing Finance Authority's home purchase assistance programs solely on the basis of the applicant's immigration status.

**Status:** Assembly-Vetoed

**Governor's Veto Message:**

*This bill seeks to prohibit the disqualification of applicants from one of California Housing Finance Agency's (CalHFA) home purchase assistance programs based solely on their immigration status. Given the finite funding available for CalHFA programs, expanding program eligibility must be carefully considered within the broader context of the annual state budget to ensure we manage our resources effectively.*

*For this reason, I am unable to sign this bill.*

*Sincerely,*

*Gavin Newsom*

**AB-1878 (Garcia) - Housing programs: tribal housing program.**

This bill creates the Tribal Housing Grant Program Fund Advisory Committee within the Department of Housing and Community Development (HCD), upon appropriation; makes changes to tribal liaison and technical assistance requirements that apply to HCD; and limit HCD's ability to require tribes to waive sovereign immunity to access funding, as specified.

**Status:** Chapter 266, Statutes of 2024

**AB-1932 (Ward) - Personal income tax: mortgage interest deduction.**

This bill would have disallowed the mortgage interest deduction for second homes and deposits revenue saved into the Housing, Homeownership, and Homelessness Prevention Response Fund, to be allocated to specified housing programs.

**Status:** Assembly-Died - Appropriations

**AB-2005 (Ward) - California State University: faculty and employee housing.**

This bill establishes the California State University Faculty and Employee Housing Act of 2024.

**Status:** Chapter 558, Statutes of 2024

**AB-2140 (Juan Carrillo) - Housing: Building Home Ownership for All Program.**

This bill would have required the Treasurer, on or before December 31, 2025, in consultation with the California Housing Finance Agency, the Department of Housing and Community Development, and other stakeholders, to develop a framework for the Building Home Ownership for All Program in accordance with the goals and elements of the program and submit a report outlining the program framework to the Legislature.

**Status:** Assembly-Died - Appropriations

**AB-2353 (Ward) - Property taxation: welfare exemption: delinquent payments: interest and penalties.**

This bill prohibits a county tax collector from taking or continuing any collection action for any delinquent installments of property taxes levied on a taxpayer that intends to develop the property for rent at affordable rates to low-income households, among other conditions.

**Status:** Chapter 566, Statutes of 2024

**AB-2396 (Reyes) - State Partnership for Affordable Housing Registries in California Grant Program.**

This bill would have established the State Partnership for Affordable Housing Registries in California Grant Program at the Department of Housing and Community Development.

**Status:** Assembly-Died - Appropriations

**AB-2488 (Ting) - Downtown revitalization and economic recovery financing districts: City and County of San Francisco.**

This bill allows the City and County of San Francisco to establish one downtown revitalization and economic recovery financing district.

**Status:** Chapter 274, Statutes of 2024

**AB-2498 (Zbur) - Housing: the California Housing Security Act.**

This bill would have established the California Housing Security Program, upon appropriation of funds by the Legislature, as a two-year pilot program to provide eight counties with funding to administer a housing subsidy to eligible persons in order to reduce housing insecurity and help Californians meet their basic housing needs, as specified.

**Status:** Senate-Died - Appropriations

**AB-2506 (Lowenthal) - Property taxation: local exemption: possessory interests: publicly owned housing.**

This bill would have authorized a county board of supervisors to exempt from property taxation any possessory interest held by a tenant of publicly owned housing with a value so low that the total taxes and applicable subventions on the property would amount to less than the cost of assessing and collecting them.

**Status:** Assembly-Died - Revenue and Taxation

**AB-2638 (Ward) - Housing programs: financing.**

This bill would have amended 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-Died - Appropriations

**[AB-2665 \(Lee\) - Housing finance: Mixed Income Revolving Loan Program.](#)**

This bill would have established the Mixed Income Revolving Loan Program at the California Housing Finance Agency to provide zero-interest construction loans to qualifying infill housing developers for the purpose of constructing deed-restricted affordable housing.

**Status:** Assembly-Died - Appropriations

**[AB-2674 \(Schiavo\) - The California Affordable and Foster Youth Housing Finance Innovation Act.](#)**

This bill would have required the California Housing Finance Agency to establish the California Affordable and Foster Youth Housing Finance Innovation Program to provide loan guarantees, secured loans, or lines of credit for housing developments that provide a percentage of housing for former or current foster youth

**Status:** Assembly-Died - Appropriations

**[AB-2794 \(Bryan\) - Community development: Antidisplacement Commercial Property Acquisition Program.](#)**

As introduced, this bill would have made nonsubstantive changes to the Housing Element Law.

**Status:** This bill was amended out of the committee's jurisdiction on March 21, 2024.

**[AB-2881 \(Lee\) - The Social Housing Act.](#)**

This bill would have established the California Housing Authority for the purposes of developing mixed-income social housing.

**Status:** Assembly-Died - Appropriations

**[AB-2898 \(Wendy Carrillo\) - Unbundled parking: exemptions: Housing Choice Vouchers.](#)**

This bill updates the pilot program requiring property owners of "qualifying residential properties," new multi-family properties in 10 specified counties, to unbundle the cost of parking from the cost of the rent to exclude residential units leased to tenants utilizing specified federal, housing vouchers.

**Status:** Chapter 420, Statutes of 2024

**[AB-2967 \(Ting\) - Teacher Housing Act of 2016: definitions.](#)**

This bill expands the Teacher Housing Act to cover specified nonprofit organization employees.

**Status:** Chapter 748, Statutes of 2024

**[AB-3160 \(Gabriel\) - Insurance, income, and corporation taxes: credits: low-income housing.](#)**

This bill would have provided that an additional allocation of \$500 million to the Low Income Housing Tax Credit is not subject to an appropriation in the annual Budget Act for calendar years 2026 through 2030.

**Status:** Assembly-Vetoed

Governor's Veto Message:

*This bill would appropriate \$500 million annually to the enhanced Low-Income Housing Tax Credit (LIHTC) for calendar years 2026 through 2030. This bill is contingent upon the enactment of Assembly Bill 3190 (Haney).*

*Codifying an allocation of \$500 million per year of tax credits would result in a significant ongoing commitment of General Fund resources. Such decisions should be considered within the broader context of the state budget to ensure our collective priorities and financial commitments are balanced over both the short and long term. Additionally, without the ability to review this allocation annually through the Budget Act, the state would lose the flexibility to adjust expenditures in response to changing fiscal conditions, highlighting the importance of evaluating multi-year funding commitments during the budget process.*

*For these reasons, I am unable to sign this bill.*

*Sincerely,*

*Gavin Newsom*

**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:** Vetoed

Governor's Veto Message:

*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:** Vetoed

Governor's Veto Message:

*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 have established 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-Died on the inactive file

**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.**

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:** Chapter 767, Statutes of 2024

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

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

**Status:** Assembly-Died - 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 have established the Laborforce Housing Financing Act of 2023 to fund “laborforce housing” by authorizing a 15 percent tax on short-term rental properties

**Status:** Assembly-Died - Housing and Community Development

**SB-735 (Cortese) - San Francisco Bay Area Regional Housing Finance Act: expenditure of funds: public works.**

This bill would have provided that any construction or rehabilitative project receiving funding from the Bay Area Housing Finance Agency (BAHFA) is a public work and subject to prevailing wage or a project labor agreement (PLA), as specified.

**Status:** Assembly-Died - Appropriations

**SB-834 (Portantino) - Vehicles: preferential parking: residential, commercial, or other development project.**

This bill would have authorized a \$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:** The bill was amended out of this Committee's jurisdiction on February 22, 2024.

**SB-1032 (Padilla) - Housing finance: portfolio restructuring: loan forgiveness.**

This bill would have authorized the Department of Housing and Community Development to forgive the full amount of principal, interest, fees and other outstanding balances of a loan, as specified.

**Status:** Assembly-Died - Appropriations

**SB-1079 (Menjivar) - Youth Housing Bond Act of 2024.**

This bill would have created the Youth Housing Bond Act of 2024, which would propose the sale of \$1 billion of general obligations bonds at the next statewide election for purposes of funding youth housing programs.

**Status:** Assembly-Died - Housing and Community Development

**SB-1187 (McGuire) - Housing programs: Tribal Housing Reconstitution and Resiliency Act.**

This bill enacts the Tribal Housing Reconstitution and Resiliency Act and creates a new tribal housing program, the Tribal Housing Grant Program, at the Department of Housing and Community Development for the construction and rehabilitation of affordable rental and for-sale housing for Indian and essential families and individuals residing in an Indian area.

**Status:** Chapter 295, Statutes of 2024

**SB-1500 (Durazo) - Housing: federal waiver: income eligibility.**

This bill prohibits the Tax Credit Allocation Committee and the Department of Housing and Community Development from taking specified punitive actions against affordable housing developments in the City and County of Los Angeles that violate income limit requirements, if certain conditions are met

**Status:** Chapter 491, Statutes of 2024

## **Land Use Planning and Housing Elements**

**AB-68 (Ward) - Land use: streamlined housing approvals: density, subdivision, and utility approvals.**

This bill would have allowed ministerial, streamlined development on specified infill parcels. This bill would have also prohibited development on undeveloped, unincorporated land unless specified conditions were met.

**Status:** Assembly-Died - 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 (Pellerin) – Ballot measures.**

As heard by this committee, this bill would have clarified 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:** This bill was amended out of the committee’s jurisdiction on June 27, 2024

**AB-457 (Aguiar-Curry) - Beverage containers: recycling: redemption payment and refund value: annual redemption and processing fee payments.**

As heard by this committee, his bill would have created 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:** This bill was amended out of the committee’s jurisdiction on April 24, 2024

**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 (Jackson) - Zero-emission vehicles: fleet owners: rental vehicles.**

As referrer to this committee, 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. This bill was amended out of the committee's jurisdiction.

**Status:** This bill was amended out of the committee's jurisdiction on September 6, 2023

**[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

**[Governor's Message:](#)**

*I am signing Assembly Bill 812 which will allow a city or county with an inclusionary zoning policy to reserve up to ten percent of affordable units created pursuant to local inclusionary zoning ordinances for artists. Units reserved for artists will need to be located either in or within one-half mile of a state or locally designated cultural district.*

*Federal law recognizes the need for artist housing in affordable housing communities. I appreciate this bill requires consistency with the state's Local Tenant Preferences to Prevent Displacement Act, legislation I signed last year, which also requires compliance with fair housing laws.*

*While I am signing this bill, a sufficient framework exists under both state and federal law for jurisdictions to adopt local tenant preference policies tailored to their communities. In the future, I will be disinclined to sign bills that provide statutory carve outs for specific professions that can already be addressed through existing law.*

*Sincerely,*

*Gavin Newsom*

**[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 have exempted 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-Died - Local Government

**[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 have required 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-Died - 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-1413 \(Ting\) - Housing Accountability Act: disapprovals: California Environmental Quality Act.](#)**

As amended on June 6, 2024, this bill would establish a minimum 60-day timeframe in the Housing Accountability Act (HAA) for local agencies to consider objections, comments, and evidence related to determining whether a HAA-protected housing development project is exempt from the California Environmental Quality Act (CEQA). As heard by this committee on April 26, 2023, this bill would have moved 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:** Chapter 265, Statutes of 2024

**[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 have allowed the ministerial, streamlined conversion of offices to housing if specified labor and affordability criteria were met.

**Status:** Assembly-Died - Housing and Community Development

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

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

**Status:** Assembly-Died - Housing and Community Development

**AB-1632 (Quirk-Silva) - Planning and zoning: zoning regulations: nonconventional single-family residential dwellings.**

This bill would have prohibited 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-Died - 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

**AB-1801 (Jackson) - Supportive housing: administrative office space.**

This bill allows a supportive housing development utilizing the by-right process in current law to include administrative office space in the nonresidential floor area of the development, up to certain limits.

**Status:** Chapter 683, Statutes of 2024

**AB-1820 (Schiavo) - Housing development projects: applications: fees and exactions.**

This bill establishes a process through which development proponents can request preliminary project fee and exaction estimates when submitting a preliminary application, and receive a final good faith estimate of all fees and exactions related to the project after final approval, within a specified timeframe.

**Status:** Chapter 358, Statutes of 2024

**AB-1835 (Muratsuchi) - Local educational agencies: housing development projects: lower income households.**

This bill would have made changes to the existing streamlining process for developing housing on properties owned by a local educational agency.

**Status:** Assembly-Died - Housing and Community Development



**AB-1886 (Alvarez) - Housing Element Law: substantial compliance: Housing Accountability Act.**

This bill clarifies that a housing element is substantially compliant with Housing Element Law, when both a local agency adopts the housing element and Department of Housing and Community Development or a court finds it in compliance.

**Status:** Chapter 267, Statutes of 2024

**AB-1893 (Wicks) - Housing Accountability Act: housing disapprovals: required local findings.**

This bill revises the “builder’s remedy” to reduce the affordability required to qualify, set parameters around the density and objective standards that apply to a housing development project, and make other changes.

**Status:** Chapter 268, Statutes of 2024

**AB-2023 (Quirk-Silva) - Housing element: inventory of land: rebuttable presumptions.**

This bill creates a rebuttable presumption of invalidity in any legal action challenging a local government’s action or failure to act if the Department of Housing and Community Development finds that the action or failure to act does not substantially comply with the local government’s adopted housing element or housing element obligations, among other changes.

**Status:** Chapter 269, Statutes of 2024

**AB-2117 (Joe Patterson) - Development permit expirations: actions or proceedings.**

This bill excludes time spent in litigation from the timeframe in which a permit or other local project approval can expire.

**Status:** Chapter 270, Statutes of 2024

**AB-2144 (Grayson) - General plan: annual report: housing data.**

This bill would have added evidence of compliance with existing law requirements for local governments to post fee schedules and other information on their websites to the list of information local governments must provide in their Annual Progress Report by April 1 of each year.

**Status:** Senate-Died - Appropriations

**AB-2243 (Wicks) - Affordable Housing and High Road Jobs Act of 2022: objective standards and affordability and site criteria.**

This bill expands and modifies the provisions of the Affordable Housing and High Road Jobs Act of 2022 and the Middle Class Housing Act of 2022.

**Status:** Chapter 272, Statutes of 2024

**AB-2314 (Lee) - Tribal housing developments: use by right: density.**

This bill would have provided unlimited density and a streamlined, ministerial approvals process for tribal housing development projects.

**Status:** Assembly-Died - Housing and Community Development

**AB-2361 (Davies) - Planning and zoning: regional housing needs: exchange of allocation: Counties of Orange and San Diego.**

This bill would have allowed a city or county in the counties of Orange and San Diego to transfer all or a portion of its regional housing needs allocation to another city or county in the counties of Orange and San Diego.

**Status:** Assembly-Died - Housing and Community Development

**AB-2430 (Alvarez) - Planning and zoning: density bonuses: monitoring fees.**

This bill prohibits a city, county, or city and county from charging a monitoring fee on a 100% affordable housing development using State Density Bonus Law (DBL) to ensure the continued affordability required under DBL and any applicable local inclusionary housing ordinance if the units in the development are subject to a regulatory monitoring agreement with certain state agencies.

**Status:** Chapter 273, Statutes of 2024

**AB-2433 (Quirk-Silva) - California Private Permitting Review and Inspection Act: fees: building permits.**

This bill would have required a local agency to complete plan check services for a building permit within 30 business days of a request from an applicant or employ a private professional to perform plan checking services.

**Status:** Senate-Died - Local Government

**AB-2485 (Juan Carrillo) - Regional housing need: determination.**

This bill would have required the Department of Housing and Community Development (HCD) to convene and engage specified stakeholders to consider improvements to the process of determining the housing needs for each region, as specified. The bill would also require HCD to publish specified data and information on its website regarding the decision-making process used to determine regional housing needs.

**Status:** Senate-Died - Appropriations

**AB-2553 (Friedman) - Housing development: major transit stops: vehicular traffic impact fees.**

This bill requires cities and counties to set lower traffic impact mitigation fees for transit-oriented housing developments near major transit stops, instead of just at transit stations, and changes the definition of a major transit stop.

**Status:** Chapter 275, Statutes of 2024

**[AB-2560 \(Alvarez\) - Density Bonus Law: California Coastal Act of 1976.](#)**

This bill would have provided that any density bonus, concessions, or incentives that a development project applicant is entitled to under density bonus law (DBL) are permitted, to the extent that they do not result in significant adverse impacts to coastal resources and public coastal access. The bill would also require all local governments in the coastal zone to amend their respective local coastal programs to harmonize DBL and the California Coastal Act of 1976, as specified.

**Status:** Senate-Died - Appropriations

**[AB-2580 \(Wicks\) - Historical resources.](#)**

This bill requires a local government to provide in its Annual Progress Report information regarding historic designations and the status of any housing development projects proposed for sites newly designated historic.

**Status:** Chapter 723, Statutes of 2024

**[AB-2592 \(Grayson\) - Local planning: housing elements: water and sewer services.](#)**

This bill would have required public or private water and sewer providers to grant priority for provision of services to housing developments submitted under the Starter Home Revitalization Act of 2021 or SB 684 (Caballero), Chapter 783, Statutes of 2023, among other changes.

**Status:** Assembly-Died - Housing and Community Development

**[AB-2597 \(Ward\) - Planning and zoning: revision of housing element: Southern California Association of Governments.](#)**

This bill amends the timeline for local governments to appeal proposed regional housing needs allocation plans and revises the statutory housing element adoption deadline for jurisdictions within the Southern California Association of Governments by providing an additional six months to Los Angeles and Imperial Counties and jurisdictions within those counties.

**Status:** Chapter 572, Statutes of 2024

**[AB-2667 \(Santiago\) - Affirmatively furthering fair housing: housing element: reporting.](#)**

This bill makes changes to the housing element and Annual Progress Report related to the requirement to affirmatively further fair housing.

**Status:** Chapter 277, Statutes of 2024

**[AB-2694 \(Ward\) - Density Bonus Law: residential care facilities for the elderly.](#)**

This bill makes clear that Residential Care Facilities for the Elderly qualify as senior citizen housing developments under Density Bonus Law.

**Status:** Chapter 278, Statutes of 2024

**AB-2712 (Friedman) - Preferential parking privileges: transit-oriented development.**

This bill prohibits the City of Los Angeles from granting preferential parking permits to residents of new developments that are exempt from minimum parking requirements under existing law.

**Status:** Chapter 415, Statutes of 2024

**AB-2717 (Alvarez) - Planning and zoning: housing element: annual progress report.**

This bill would have required each planning agency, in their Annual Progress Report to include the number of rental housing units and for-sale units that have received a certificate of occupancy.

**Status:** Assembly-Died - Housing and Community Development

**AB-2728 (Gabriel) - Planning and zoning: housing development: independent institutions of higher education and religious institutions.**

This bill would have required the Department of Housing and Community Development to develop and publish, by July 1, 2025, model partnership agreements that may be used by higher education and religious institutions when they partner with affordable housing developers, and existing grants and financial incentives that are available for projects on higher education and religious institution lands. The bill would have also required local agencies to include additional information on their annual progress reports regarding affordable housing projects on those lands, as specified.

**Status:** Senate-Died - Appropriations

**AB-2729 (Joe Patterson) - Development projects: permits and other entitlements.**

This bill limits a local agency's ability to collect impact fees prior to final inspection or certificate of occupancy for designated residential development projects, makes other changes to the impact fee collection process, and extends housing entitlements for housing development projects.

**Status:** Chapter 737, Statutes of 2024

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

This bill would have established a by-right, streamlined ministerial approval process for housing for agricultural employees.

**Status:** Assembly-Died - Housing and Community Development

**AB-2909 (Santiago) - Historical property contracts: qualified historical property: adaptive reuse.**

This bill would have allowed certain properties within the City of Los Angeles that are at least 30 years old to be eligible for the Mills Act for purposes of adaptive reuse of the property from January 1, 2026 to January 1, 2036.

**Status:** Senate-Died - Local Government

**AB-2926 (Kalra) - Planning and zoning: assisted housing developments: notice of expiration of affordability restrictions.**

This bill makes several changes to the Preservation Notice Law, including requiring an owner of an assisted housing development to accept a bona fide offer from a qualified entity to purchase and to execute a purchase agreement, or to record a new regulatory agreement with a term of at least 30 years that meets specified requirements, and deleting the option for an owner to decline to sell the property.

**Status:** Chapter 281, Statutes of 2024

**AB-2997 (Joe Patterson) - Subdivisions: manufactured homes.**

This bill would have created an exemption from the California Environmental Quality Act for housing developments that included manufactured homes, as specified.

**Status:** Assembly-Died - Housing and Community Development

**AB-3012 (Grayson) - Development fees: fee schedule template: fee estimate tool.**

This bill requires cities and counties to make available on their internet websites a fee estimate tool that the public can use to calculate an estimate of fees and exactions for a proposed housing development, and requires the Department of Housing and Community Development to create a fee schedule template and a list of best practices, as specified.

**Status:** Chapter 752, Statutes of 2024

**AB-3035 (Pellerin) - Agricultural employee housing: streamlined, ministerial approval: Counties of Santa Clara and Santa Cruz.**

This bill expands the existing streamlined, ministerial approval process for farmworker housing.

**Status:** Chapter 524, Statutes of 2024

**AB-3068 (Haney) - Adaptive reuse: streamlining: incentives.**

This bill would have established the Office to Housing Conversion Act, creating streamlined, ministerial approvals process for adaptive reuse projects, as defined, and providing certain financial incentives for the adaptive reuse of existing buildings.

**Status:** Assembly-Vetoed

**Governor's Veto Message:**

*This bill would establish the Office to Housing Conversion Act, creating a ministerial approval process for adaptive reuse projects, aimed at converting nonresidential buildings, such as offices or industrial sites, into residential or mixed-use developments. The bill also provides financial incentives for*

*developers, including the option for local governments to allocate up to 30 years of property tax revenue to support affordable housing conversions, and establishes specific labor standards for qualified adaptive reuse projects.*

*While I strongly support efforts to address California's housing crisis by promoting adaptive reuse projects, this bill raises several concerns. The proposed compliance and enforcement mechanisms for labor standards, including the issuance of stop-work orders for any violations, represent a significant expansion beyond existing law, which limits this remedy to a narrow subset of violations, such as those posing immediate threats to health and safety. Moreover, the bill lacks clear procedures for contesting violations or addressing noncompliance, creating considerable uncertainty that could lead to delays, and increased costs, potentially making projects financially unviable - ultimately undermining the bill's goal of increasing housing production.*

*For these reasons, I am unable to sign this bill.*

*Sincerely,*

*Gavin Newsom*

### **AB-3086 (Santiago) - General plan: annual report: housing units.**

This bill would have required a local agency to include the number of affordable housing units with expiring affordability covenants and the number of rent-controlled units removed from the market in the local agency's Annual Progress Report.

**Status:** Assembly-Died - Housing and Community Development

### **AB-3093 (Ward) - Land use: housing element: streamlined multifamily housing.**

This bill creates two new income categories, Acutely Low Income and Extremely Low Income, in the Regional Housing Needs Determination, Regional Housing Needs Allocation, and Housing Element Law.

**Status:** Chapter 282, Statutes of 2024

### **AB-3116 (Garcia) - Housing development: density bonuses: student housing developments.**

This bill makes numerous modifications to Density Bonus Law as it applies to student housing projects.

**Status:** Chapter 432, Statutes of 2024

### **AB-3122 (Kalra) - Streamlined housing approvals: objective planning standards.**

This bill revises certain aspects of the streamlined ministerial process established by SB 423 (Wiener), Chapter 778, Statutes of 2023, including the threshold at which a local government can apply recently adopted objective planning standards when a development approved pursuant to SB 423 is modified post-entitlement.

**Status:** Chapter 754, Statutes of 2024

**AB-3177 (Wendy Carrillo) - Mitigation Fee Act: land dedications: mitigating vehicular traffic impacts.**

This bill prevents local agencies from imposing land dedication requirements on new housing developments in transit priority areas to widen a roadway for vehicular traffic purposes, or for achieving a desired roadway width, with certain exemptions.

**Status:** Chapter 436, Statutes of 2024

**AB-3210 (Bonta) - Affordable Housing on K–12 Lands Act of 2024.**

This bill would have established a streamlined ministerial approval process for housing constructed on land owned by K-12 school districts.

**Status:** Assembly-Died - Housing and Community Development

**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-7 (Blakespear) - Regional housing need: determination.**

This bill makes a number of technical changes to the regional housing needs determination (RHND) process conducted by the Department of Housing and Community Development (HCD) and the regional housing needs allocation (RHNA) process conducted by HCD or Councils of Governments (COGs).

**Status:** Chapter 283, Statutes of 2024

**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:** Chapter 286, Statutes of 2024

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

As heard by this Committee on July 12, 2023, this bill would have exempted “low-impact camping areas,” as defined, from the Special Occupancy Parks Act (SOPA) and established minimum health and safety requirements for low-impact camping areas.

**Status:** This bill was amended out of the Committee's jurisdiction on August 23, 2024



**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

**SB-937 (Wiener) - Development projects: permits and other entitlements: fees and charges.**

This bill extends development entitlements for certain housing development projects by two years and places certain restrictions on the fees and charges a local agency may impose on these projects.

**Status:** Chapter 290, Statutes of 2024

**SB-951 (Wiener) - California Coastal Act of 1976: coastal zone: coastal development.**

This bill applies the same timeframes as required in Housing Element Law for a local government to complete any required rezonings to Local Coastal Program updates for local governments in the coastal zone. Exempts a local government that is both a city and county from the provision in the Public Resources Code relating to the appeal of Coastal Development Permit applications approved by a coastal county.

**Status:** Chapter 775, Statutes of 2024

**SB-1037 (Wiener) - Planning and zoning: housing element: enforcement.**

This bill creates new legal remedies that can be used by the Attorney General to enforce the adoption of housing element revisions or to enforce any state law that requires a local government to ministerially approve any planning or permitting application related to a housing development project.

**Status:** Chapter 293, Statutes of 2024

**[SB-1123 \(Caballero\) - Planning and zoning: subdivisions: ministerial review.](#)**

This bill requires local agencies to ministerially approve the subdivision of vacant, single-family lots to allow for up to 10 units as specified and makes other changes to SB 684 (Caballero), Chapter 783, Statutes of 2023.

**Status:** Chapter 294, Statutes of 2024

**[SB-1395 \(Becker\) - Shelter crisis: Low Barrier Navigation Center: use by right: building standards.](#)**

This bill provides additional exemptions from the California Environmental Quality Act to certain actions regarding homeless shelters, and makes changes to several laws governing the creation of certain types of homeless shelters.

**Status:** Chapter 297, Statutes of 2024

**[SB-1439 \(Ashby\) - Surplus Land Act: exempt surplus land: health facilities: City of Sacramento.](#)**

This bill would have created a new exemption under the Surplus Land Act for specified parcels in the City of Sacramento, if the parcels are being or will be developed for specified health facilities.

**Status:** Assembly-Died - Housing and Community Development

## 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-Died - 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-Died - Appropriations

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

This bill would have required 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-Died - 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 have required 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-Died - Judiciary

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

This bill would have, upon appropriation of the Legislature, established 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-Died - Housing and Community Development

**[AB-1474 \(Reyes\) - 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-1635 \(Ward\) - Hillcrest property: leasing: affordable housing.](#)**

This bill would have required that the Department of General Services (DGS), by July 1, 2026, in consultation with the Department of Motor Vehicles to enter into good faith negotiations to lease the Hillcrest property upon the terms and conditions and subject to those reservations and exceptions that the DGS determines are in the best interest of the state

**Status:** Senate-Died on the Inactive File.

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

This bill would have required 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 have also further requires 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-Died - 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

**[AB-2240 \(Arambula\) - Farm labor centers: migratory agricultural workers.](#)**

This bill requires all housing units at Office of Migrant Services farm labor centers to be made available for occupancy year-round by migratory farmworkers by January 1, 2031, pursuant to a 6-year transition plan to be developed and implemented by the Department of Housing and Community Development based on reports submitted by farm labor centers.

**Status:** Chapter 523, Statutes of 2024

**[AB-2663 \(Grayson\) - Affordable housing fees: reports.](#)**

This bill requires local agencies that collect inclusionary housing in-lieu fees and have a website to post on their website specified information about the amount of fees collected and how they were spent, starting January 1, 2026.

**Status:** Chapter 276, Statutes of 2024

**[AB-2897 \(Connolly\) - Property tax: welfare exemption: community land trusts.](#)**

This bill makes changes to the definition of a community land trust (CLT) for purposes of property tax assessment and adds cross references in various statutes to the definition of CLT.

**Status:** Chapter 580, Statutes of 2024

**AB-3276 (Ramos) – Tribal gaming: compact ratification.**

As heard in our committee on April 24, 2024, this bill would have required local agencies to post on their internet websites specified information they must already provide to the public pursuant to the Mitigation Fee Act. This bill was amended out of the committee’s jurisdiction on June 13, 2024

**Status:** This bill was amended out of the committee's jurisdiction on June 13, 2024

**ACA-10 (Aguiar-Curry) – Local government financing: affordable housing and public infrastructure: voter approval.**

As heard by this committee on June 7, 2023, this bill would have added a right to housing to the state Constitution. Specifically, this bill would have established 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:** This bill was amended out of the Committee's jurisdiction on June 13, 2024.

**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 have clarified that a district agricultural association may construct and maintain affordable housing on state-owned property.

**Status:** Assembly-Died - Agriculture

**SB-721 (Becker) - General plan: annual report: suite-style student housing quarters.**

This bill would have added to the list of information local governments must provide in their Annual Progress Report (APR) by April 1 of each year the number of new and demolished suite-style student housing quarters by income category thus far in the housing element cycle, as determined by the Department of Housing and Community Development.

**Status:** Assembly-Died - Appropriations

**SB-1339 (Allen) - Step-down care.**

This bill would have required the Department of Health Care Services, by January 1, 2027, in consultation with relevant state and county agencies and stakeholders to establish a voluntary certification program for “supportive community residences.” Requires a referring entity, as defined, to provide information relating to the license or certification status of a step-down care

facility when informing an individual options for step-down care covered by the individual's health insurance.

**Status:** Assembly-Died - Health

**[SB-1357 \(Wahab\) - Housing Authority of the County of Alameda.](#)**

This bill requires the Housing Authority of the County of Alameda to conduct an evaluation and review of its website to ensure information is easily accessible; and develop an annual report related to the efficacy of its programs, data about the properties it manages, and employment within the Authority, as specified.

**Status:** Chapter 795, Statutes of 2024

**[SB-1512 \(Committee on Housing\) - Housing omnibus.](#)**

This bill makes non-controversial and non-policy changes to sections of law relating to housing.

**Status:** Chapter 493, Statutes of 2024

## **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: enforcement actions: sunset.](#)**

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:** Chapter 23, Statutes of 2024

**AB-1035 (Muratsuchi) - Mobilehome parks: rent caps.**

This bill would have capped 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-Died - Housing and Community Development

**AB-1334 (Pellerin) - Mobilehome parks: additional spaces: exemption from additional fees or charges.**

This bill would have created 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-Died - Appropriations

**AB-1472 (Alvarez) – City of Imperial Beach: recreational vehicle parks: registration requirements.**

This bill would prohibit a person from requiring an occupant, tenant, or resident in a recreational vehicle (RV) park located in the City of Imperial Beach from reregistering 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:** Chapter 351, Statutes of 2024

**AB-2022 (Addis) - Mobilehome parks: emergency preparedness.**

This bill would have added new requirements to the emergency preparedness plan and emergency procedures that mobilehome park owners or operators must adopt and comply with, to take effect January 1, 2027.

**Status:** Assembly-Vetoed

**Governor's Veto Message:**

*This bill would impose new requirements on the Emergency Preparedness Plans (EPP) that mobilehome park owners must implement starting January 1, 2027. The bill would also update requirements for park owners to notify residents of the EPP, require enforcement agencies to ensure compliance and impose penalties, and require the Department of Housing and Community Development (HCD) to post these changes by June 30, 2026.*

*While the goal of improving emergency communication between park owners and residents is commendable, the bill raises several concerns. By applying the proposed requirements only to Mobilehome Parks (MHPs) and excluding Special Occupancy Parks (SOPs), the bill would disrupt the historically consistent regulations for both park types, complicating enforcement and creating uneven safety standards. Additionally, the bill contains several ambiguities around park owners' responsibilities, particularly concerning their knowledge and handling of critical infrastructure during an emergency. The bill would also result in a significant increase in workload for HCD to process, implement, and*

*monitor these new requirements. The expansion of staff and resources to meet these ongoing obligations must be evaluated within the broader context of the state budget, ensuring that long-term workload demands align with available resources.*

*For these reasons, I cannot sign this bill.*

*Sincerely,*

*Gavin Newsom*

**[AB-2247 \(Wallis\) - Mobilehome Parks Act: notice of violations: Manufactured Housing Opportunity and Revitalization \(MORE\) Program.](#)**

This bill extends the sunset date on the Mobilehome Parks Act from January 1, 2025 to January 1, 2030, and requires the Department of Housing and Community Development to add local recipients of loans from the Manufactured Housing Opportunity and Revitalization Program to the list of local agencies that have home repair or rehabilitation programs to be provided to mobilehome owners who receive a notice of violation.

**Status:** Chapter 387, Statutes of 2024

**[AB-2291 \(Alanis\) - Mobilehomes.](#)**

This bill would have made changes to the Department of Housing and Community Development's administration of the Mobilehome Residency Law Protection Program (MRLPP), and suspended the MRLPP fee until the program funds can only cover six months of expenditures.

**Status:** Senate-Died - Housing

**[AB-2373 \(Rendon\) - Mobilehomes: tenancies.](#)**

This bill limits the ability of mobilehome park management to terminate a tenancy for nonpayment or for a change of park use unless the park has a valid permit to operate issued by the enforcement agency.

**Status:** Chapter 395, Statutes of 2024

**[AB-2387 \(Pellerin\) - Mobilehome parks: additional lots: exemption from additional fees or charges.](#)**

This bill authorizes an owner of an existing mobilehome park to add new spaces to the park, not to exceed 10% of the previously approved number of spaces in the park.

**Status:** Chapter 396, Statutes of 2024

**[AB-2399 \(Rendon\) - Mobilehome park residences: rental agreements: Mobilehome Residency Law Protection Program.](#)**

This bill requires a notice regarding the Mobilehome Residency Law Protection Program, and how to contact the program, to be included in a specified notice of a mobilehome owner and mobilehome park's rights and responsibilities that the mobilehome park must provide to all mobilehome owners on an annual basis and as part of the rental agreement.

**Status:** Chapter 397, Statutes of 2024



**AB-2539 (Connolly) - Mobilehome parks: sale: notice: right of first refusal.**

This bill would have enacted the Mobilehome Resident Opportunity to Purchase Act.

**Status:** Assembly-Died - Appropriations

**AB-2778 (Muratsuchi) - Mobilehome Affordability Act: mobilehome parks: rent caps.**

This bill would have established a rent cap for mobilehomes located in in mobilehome, parks as specified.

**Status:** Assembly-Died - Housing and Community Development

**AB-3200 (Hoover) - Master-metered mobilehome parks and manufactured housing communities: transfer of water systems.**

This bill would have mandated the California Public Utilities Commission require investor-owned water utilities to own and operate select water systems in master-metered mobilehome parks or manufactured housing communities.

**Status:** Assembly-Died - Utilities and Energy

**SB-1108 (Ochoa Bogh) - Mobilehome parks: notice of violations.**

This bill would have (a) increased from 60 to 90 days the allotted time for a mobilehome owner to cure a non-imminent health and safety violation; (b) required the enforcement agency to exhaust all administrative and legal recourse against a mobilehome owner who fails to correct violations before looking to the park owner or operator for corrective action; and (c) indefinitely extended specified enforcement responsibilities over mobilehome parks.

**Status:** Senate-In Floor Process

**Governor's Veto Message:**

*This bill would extend certain mobilehome park enforcement responsibilities and increase the time for mobilehome owners to correct non-imminent health and safety violations from 60 to 90 days. It also requires enforcement agencies to exhaust all administrative and legal remedies against a mobilehome owner before holding the park owner responsible for corrective action.*

*While this bill seeks to provide mobilehome owners more time to address violations, it could lead to unintended consequences. Extending the compliance period risks prolonging substandard living conditions in mobilehome parks, which could jeopardize the health and safety of residents. The ambiguities in the bill's provisions also may create confusion regarding enforcement authority and due process, complicating efforts to ensure timely resolution of violations.*

*Moreover, the bill would impose ongoing costs on the Department of Housing and Community Development (HCD) that were not accounted for in the 2024 Budget Act. In partnership with the Legislature this year, my Administration has enacted a balanced budget that avoids deep program cuts to vital services and protected investments in education, health care, climate, public safety, housing, and social service programs that millions of Californians rely on. It is important to remain disciplined when considering bills with significant fiscal implications that are not included in the budget, such as this measure.*

*For these reasons, I cannot sign this bill.*

*Sincerely,*  
*Gavin Newsom*

**[SB-1190 \(Laird\) - Mobilehomes: solar energy systems.](#)**

This bill prohibits mobilehome park ownership or management from placing restrictions on a mobilehome homeowner or resident installing or using a solar energy system, as specified.

**Status:** Chapter 162, Statutes of 2024

**[SB-1408 \(Roth\) - Mobilehome parks: vehicle removal.](#)**

This bill prohibits mobilehome park management from removing certain work vehicles owned by homeowners, as specified.

**Status:** Chapter 79, Statutes of 2024

## **Redevelopment**

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

This bill would have authorized the creation of affordable housing financing districts.

**Status:** Assembly-Died - Appropriations

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

This bill would have created the Community Redevelopment Law of 2023

**Status:** Assembly-Died - Appropriations

**[AB-1782 \(Ta\) - Redevelopment: successor agencies: Low and Moderate Income Housing Asset Fund.](#)**

This bill makes changes to how a housing successor agency to a redevelopment agency may expend funds from its Low and Moderate Income Housing Asset Fund.

**Status:** Chapter 85, Statutes of 2024

**[AB-2945 \(Alvarez\) - Reconnecting Communities Redevelopment Act.](#)**

This bill would have authorized the formation of reconnecting communities investment agencies.

**Status:** Assembly-Died - 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-846 (Bonta) - Housing programs: rent increases.**

**As amended** on August 15, 2024, this bill requires the California Tax Credit Allocation Committee (TCAC), by June 30, 2025, to adopt regulations to establish a limit on annual rent increases for tenants in existing properties that were allowed a low-income housing tax credit and requires TCAC to annually assess the rent increase limit, as specified. As heard in this committee on April 26, 2023, this bill would have prohibited 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:** Chapter 674, Statutes of 2024

### **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

### **AB-2278 (Wendy Carrillo) - Rent increases: percentage change in the cost of living: Department of Housing and Community Development.**

This bill would have required the Department of Housing and Community Development to publish the maximum allowable rent increase for each metropolitan area under the Tenant Protection Act of 2019 on its website by August 1 of each year.

**Status:** Senate-Died - Appropriations

### **AB-2772 (Quirk-Silva) - California Rent Relief Program.**

This bill would have established the California Rent Relief Program to provide block grants to non-profit entities to provide rental assistance to seniors and those people living with disabilities.

**Status:** Assembly-Died - Housing and Community Development

### **SB-479 (Durazo) - Termination of tenancy: no-fault just cause: natural person.**

This bill clarifies the no-fault eviction provisions of the Tenant Protection Act of 2019 to specify that a natural person who is a beneficial owner of a limited liability company or partnership may utilize the owner move-in no-fault eviction process if they have at least a 25% ownership interest in the property, to take effect immediately as an urgency measure.

**Status:** Chapter 8, Statutes of 2024

**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