

**ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT**

# **2021-2022 Legislative Summary**



ASSEMBLY COMMITTEE  
ON  
HOUSING AND COMMUNITY DEVELOPMENT

2021-2022  
LEGISLATIVE SUMMARY



**Committee Members:**

Buffy Wicks, Chair (Appointed December 27, 2021)  
David Chiu, Chair (2021)  
Kelly Seyarto, Vice Chair  
Wendy Carrillo (Appointed December 27, 2021)  
Jessie Gabriel  
Ash Karla  
Kevin Kiley  
Brian Maienschein (2021)  
Sharon Quirk-Silva  
Christopher Ward (Appointed December 27, 2021)

**Consultants:**

Lisa Engel, Chief Consultant  
Steve Wertheim, Senior Consultant  
Sandra Nakagawa, Consultant

**Secretary:**

Despina Demas

1020 N STREET, SUITE 156  
SACRAMENTO, CA 95814  
(916) 319-2085  
Fax (916) 319-3182  
<http://ahcd.assembly.ca.gov>

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## Accessory Dwelling Units

### **AB-345 (Quirk-Silva) - Accessory dwelling units: separate conveyance.**

This bill requires cities and counties to allow an accessory dwelling unit to be sold separately from the primary residence to a qualified buyer if certain conditions are met.

**Status:** Chapter 343, Statutes of 2021

### **AB-916 (Salas) - Zoning: accessory dwelling units: bedroom addition.**

This bill prohibits a local government's legislative body from adopting or enforcing an ordinance mandating a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing dwelling.

**Status:** Chapter 635, Statutes of 2022

### **AB-1674 (Voepel) - Building standards: photovoltaic requirements: accessory dwelling units.**

This bill would have exempted accessory dwelling units from building standards related to photovoltaic requirements.

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

### **AB-2221 (Quirk-Silva) - Accessory dwelling units**

This bill makes numerous changes to the laws governing accessory dwelling units (ADUS) and junior accessory dwelling units, including increasing the minimum height limit in certain circumstances, requiring permitting agencies to approve or deny an ADU within specified timeframes, and that permitting agencies include utilities and special districts.

**Status:** Chapter 650, Statutes of 2022

### **AB-2430 (Grayson) - Tiny homes.**

This bill would have expanded provisions to additionally provide for the creation of a movable tiny, home, in the same manner as an accessory dwelling unit.

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

### **SB-897 (Wieckowski) - Accessory dwelling units: junior accessory dwelling units.**

This bill makes numerous changes to the laws governing accessory dwelling units (ADUS) and junior accessory dwelling units, including increasing the minimum height limit in certain circumstances, requiring permitting agencies to approve or deny an ADU within specified timeframes, that permitting agencies include utilities and special districts, and that local agencies may not deny ADUs built before January 1, 2018 for specified reasons.

**Status:** Chapter 664, Statutes of 2022

## Building Standards

### **AB-113 (Boerner Horvath) - Income taxes: credits: electric vehicles.**

As referred to this committee, this bill would have required the California Building Standards Commission to adopt standards for electric vehicle charging stations in multifamily and nonresidential structures commencing with the next triennial edition of the California Building Standards Code after January 1, 2022.

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

### **AB-965 (Levine) - Building standards: electric vehicle charging infrastructure.**

This bill would have required the Department of Housing and Community Development to consider whether electric vehicle charging standards should apply only to multifamily dwellings during initial construction or also whether the standards should also apply during construction requiring certain permits.

**Status:** Senate-Died - Rules

### **AB-1329 (Nazarian) - Building codes: earthquakes: functional recovery standard.**

This bill would have required the California Building Standards Commission and the Department of Housing and Community Development to develop, adopt, and publish building standards during the next triennial code adoption cycle that would have required buildings to be designed and built to a functional recovery standard for earthquakes.

**Status:** Senate-Died - Appropriations

### **AB-1738 (Boerner Horvath) - Building standards: installation of electric vehicle charging stations: existing buildings.**

This bill requires the Department of Housing and Community Development (HCD) to research and develop building standards for electric vehicle charging stations when retrofits are completed in existing residential structures and gives HCD the option of proposing those standards for adoption.

**Status:** Chapter 687, Statutes of 2022

### **AB-2139 (Gallagher) - Building standards: local rebuilding plans: state of emergency.**

This bill allows residential property owners to use template floor plans that are approved by a local agency for rebuilding structures destroyed in a declared emergency without regard to subsequent building standards changes.

**Status:** Chapter 184, Statutes of 2022

### **AB-2322 (Wood) - California building standards: fire resistance: occupancy risk categories.**

This bill was referred out of the committee's jurisdiction on March 17, 2022.

**Status:** Chapter 284, Statutes of 2022

### **AB-2597 (Bloom) - Dwelling unit standards.**

This bill would have required the California Building Standards Commission (CBSC) to adopt building standards for safe maximum indoor air temperatures in newly constructed housing and would have required the Department of Housing and Community Development to submit to the CBSC proposed building standards for safe maximum indoor air temperatures in existing dwelling units.

**Status:** Senate-Died - Housing

### **AB-2863 (McCarty) - Green building standards: bicycle parking.**

This bill requires the Department of Housing and Community Development and the California Building Standards Commission to consider mandatory bike parking standards in multifamily buildings and to update existing bike parking standards in a manner independent of vehicle parking

**Status:** Chapter 809, Statutes of 2022

### **SB-63 (Stern) - Fire prevention: vegetation management: public education: grants: defensible space: fire hazard severity zones.**

This bill increases the California Department of Forestry and Fire Prevention's efforts to prevent wildfires through improved vegetation management efforts and it increases the area where enhanced fire safety building standards apply.

**Status:** Chapter 382, Statutes of 2021

### **SB-1482 (Allen) - Building standards: electric vehicle charging infrastructure.**

This bill would have required that the Department of Housing and Community Development to research, develop and propose mandatory building standards for electric vehicle charging infrastructure in parking spaces in multifamily dwellings.

**Status:** Senate - Vetoed

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

*To the Members of the California State Senate:  
I am returning Senate Bill 1482 without my signature.*

*This bill requires the Department of Housing and Community Development to research, develop, and consider proposing for adoption mandatory building standards for the installation of electric charging infrastructure for parking spaces in new, multifamily dwellings.*

*I agree with the author's intent to increase access to EV charging technology for Californians living in multifamily housing, which is necessary to increase the number of zero emission vehicles on the road. However, I believe this issue is best addressed administratively in order to balance our charging objectives with our efforts to expand affordable housing.*

*The Department of Housing and Community Development is already working with numerous stakeholders and state agencies in a deliberative public process to aggressively expand mandatory EV charging requirements in new housing developments. This approach allows for*

*other important considerations, such as the cost of affordable housing and feasibility of implementation.*

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

## **Common Interest Developments**

### **AB-502 (Davies) - Common interest developments: election requirements.**

This bill authorizes a homeowner association in a common interest development to use an election by acclamation procedure when the number of eligible nominees for board of directors does not exceed the number of vacancies to be filled.

**Status:** Chapter 517, Statutes of 2021

### **AB-1101 (Irwin) - Common interest developments: funds: insurance.**

This bill revises the requirements for homeowner associations in common interest developments in relation to insurance coverage minimums and financial practices.

**Status:** Chapter 270, Statutes of 2021

### **AB-1410 (Rodriguez) - Associations: declared emergency: protected uses: regulation.**

This bill would make various changes to common interest development law such as prohibiting associations from limiting member speech and allowing renters in owner-occupied units.

**Status:** Chapter 858, Statutes of 2022

### **SB-391 (Min) - Common interest developments: emergency powers and procedures.**

This bill allows common interest development (CID) boards to meet by teleconference, without identifying a physical location where CID members may attend, in an area affected by a declared disaster or emergency, which makes in-person meetings unsafe or impossible.

**Status:** Chapter 276, Statutes of 2021

### **SB-392 (Archuleta) - Common interest developments: document delivery.**

This bill requires common interest developments to deliver certain documents to its members using the method indicated by the member, or by paper copy if the member has not indicated a preferred delivery mechanism.

**Status:** Chapter 640, Statutes of 2021

### **SB-432 (Wieckowski) - Common interest developments.**

This bill makes a number of technical and clarifying changes to common interest development election procedures..

**Status:** Chapter 642, Statutes of 2021



## Homelessness

### **AB-71 (Luz Rivas) - Homelessness funding: Bring California Home Act.**

This bill would have conformed state tax law to the federal Global Intangible Low-Taxed Income (GILTI) provisions and would have taxed repatriated income from abroad. The revenue would have gone toward establishing the Bring California Home Fund, an ongoing funding source to provide services and housing for individuals experiencing homelessness.

**Status:** Assembly-Died

### **AB-258 (Villapudua) - Emergency shelters: Emergency Housing and Assistance Program: pets.**

This bill would have required new state programs that provide interim housing to follow "low-barrier practices" which are defined as: (1) allowing partners and older minors; (2) permitting pets; (3) storage of possessions; (4) privacy; (5) adopting a "housing first" model; (6) using a harm-reduction framework; and (7) data collection practices.

**Status:** Assembly-Died - Appropriations

### **AB-328 (Chiu) - Reentry Housing Program.**

This bill would have created the Reentry Housing and Workforce Development Program to provide housing and workforce training for recently incarcerated individuals experiencing homelessness or who are at risk of homelessness. **Status:** Assembly-Died - Appropriations

### **AB-362 (Quirk-Silva) - Homeless shelters: safety regulations.**

This bill requires a local government that receives a complaint from an individual staying in a homeless shelter alleging that the shelter is substandard to inspect and issue a notice to correct any violation within 10 business days or sooner if the violation represents an imminent health and safety threat.

**Status:** Chapter 395, Statutes of 2021

### **AB-374 (Seyarto) - 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 information on the Homeless Housing, Assistance, and Prevention program in its annual report.

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

### **AB-413 (Ting) - Foster youth: housing.**

This bill would have appropriated \$13 million annually for the Housing Navigator Program and the Transitional Housing Program to assist current and former foster youth and young people involved in the probation system with accessing housing.

Additionally, the bill would have expanded training for social workers and probation officers related to housing resources while also requiring enhanced data reporting on individuals served by these programs.

**Status:** Assembly-Died - Appropriations

**AB-675 (Bloom) - Corporation Tax Law: credits: employment: homelessness.**

This bill would have allowed a tax credit for employers who hire individuals who are experiencing homelessness.

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

**AB-724 (Ward) - Homelessness programs: funding.**

This bill would have required specified state entities to develop a streamlined funding program to support the state's policy goal of reducing homelessness.

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

**AB-816 (Chiu) - Homelessness: Housing Trust Fund: housing projects.**

This bill requires the Department of Housing and Community Development to prioritize National Housing Trust fund dollars for projects that serve people experiencing homelessness and to prioritize funding for Medi-Cal benefits that are intended to assist people experiencing homelessness.

**Status:** Chapter 396, Statutes of 2021

**AB-827 (Robert Rivas) - Homeless Coordinating and Financing Council.**

This bill would have required the Homeless Coordinating and Financing Council to develop and publish an action plan which would be reviewed on an annual basis to determine whether the action plan's goals are being met.

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

**AB-977 (Gabriel) - Homelessness prevention programs: Homeless Management Information System.**

This bill requires a grantee or entity operating specified state homelessness programs, as a condition of receiving state funds, to enter data on the individuals and families it serves into its local Homeless Management Information System.

**Status:** Chapter 397, Statutes of 2021

**AB-1220 (Luz Rivas) - Homelessness: California Interagency Council on Homelessness.**

This bill renamed the Homeless Coordinating and Financing Council to instead be the California Interagency Council on Homelessness and takes away authorization for the Secretary of the Business, Consumer Services and Housing's (BCSH) designee to serve as chair of the council. The bill makes various changes to the council's membership and states that the BCSH Secretary and the Secretary of the California Health and Human Services Agency will serve as co-chairs of the council.

**Status:** Chapter 398, Statutes of 2021

### **AB-1360 (Santiago) - Project Roomkey.**

This bill would have mandated that local governments make every effort to ensure that individuals housed through Project Roomkey do not return to homelessness.

**Status:** Assembly-Died - Appropriations

### **AB-1372 (Muratsuchi) - Right to temporary shelter.**

This bill would have required every local government to provide individuals experiencing homelessness with temporary shelter, mental health treatment, resources for job placement, and job training until the person obtains permanent housing if the individual seeks temporary shelter in the jurisdiction for at least three consecutive days and is denied shelter.

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

### **AB-1575 (Committee on Housing and Community Development) - Homeless Coordinating and Financing Council: needs analysis.**

This bill would have required the Homeless Coordinating and Financing Council to conduct, or contract to conduct, a specified statewide needs and gaps analysis regarding homelessness upon appropriation by the Legislature, or upon receiving technical assistance from the federal Department of Housing and Urban Development.

**Status:** Assembly-Died - Appropriations

### **AB-1685 (Bryan) - Vehicles: parking violations.**

This bill would have required processing agencies to forgive at least \$1,500 in parking tickets for individuals who are verified to be experiencing homelessness.

**Status:** Assembly-Vetoed

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

*To the Members of the California State Assembly:*

*I am returning Assembly Bill 1685 without my signature.*

*This bill requires processing agencies to forgive at least \$1,500 in parking tickets for individuals who are verified to be homeless if the processing agency uses the Department of Motor Vehicles (DMV) to place a registration hold on vehicles as a means of enforcement.*

*I am sympathetic to the author's intent to provide financial relief to extremely low-income Californians, but a statewide requirement for parking ticket forgiveness may not be the best approach.*

*Under current law, processing agencies are already required to take several steps prior to asking DMV to collect the unpaid debt from indigent individuals, including establishing a payment program and waiving late fees and penalty assessments. Under this bill, there would be no limit to the number of times a person could ultimately seek relief from the program.*

*Local governments should provide support to people living in cars in other manners, while continuing with parking enforcement to manage their public rights-of-way. Some jurisdictions*

*have already taken it upon themselves to link people living in cars with housing and services, for example by establishing safe parking programs. These efforts have shown promise for both people living in their cars, as well as the surrounding communities. Safe parking strategies are an eligible use of discretionary funding from programs such as the Homeless Housing Assistance & Prevention (HHAP) - of which \$1 billion has been allocated to cities and counties this year alone.*

*In recent years, we have made record investments in the budget to produce affordable housing and address homelessness, but it is still not enough to make the progress we all wish to see. I remain committed to continuing the state's leadership to address this critically important issue and I look forward to working with the author and the Legislature on proposals in the budget next year demonstrating this shared commitment.*

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

### **AB-2211 (Ting) - Shelter crisis: homeless shelters.**

This bill would have extended the Shelter Crisis Act (Act) to local governments that meet a threshold of unsheltered homeless persons, even if a shelter crisis has not been declared locally, and applies all provisions of the Act to private emergency shelters, except that the requirement to comply with specified minimum building standards is not extended to private shelters.

**Status:** Assembly-Died - Appropriations

### **AB-2325 (Luz Rivas) - Coordinated homelessness response: Office of the Interagency Council on Homelessness.**

This bill would have established the Office of Interagency Council on Homelessness (the Office) as the lead entity for ending homelessness in California, subsumed the California Interagency Council on Homelessness (CA-ICH) into the Office, and would have created a funding workgroup with various duties.

**Status:** Assembly-Died - Appropriations

### **AB-2434 (Santiago) - Homelessness Action Authority: County of Los Angeles.**

This bill would have authorized the creation of the Homelessness Action Authority, a joint powers authority, by the County of Los Angeles, the City of Los Angeles, and any other city within the jurisdiction of the County of Los Angeles, with the stated purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within the County of Los Angeles.

**Status:** Assembly-Died - Local Government

### **AB-2483 (Maienschein) - Housing for individuals experiencing homelessness.**

This bill requires the Department of Housing and Community Development to provide incentives in the Multi-family Housing Program to developments that set aside a

percentage of units for people experiencing homelessness who are receiving specified Medi-Cal services.

**Status:** Chapter 655, Statutes of 2022

### **AB-2547 (Nazarian) - Housing Stabilization to Prevent and End Homelessness Among Older Adults and People with Disabilities Act.**

As heard by the Committee this bill would have required the Department of Aging, upon appropriation by the Legislature, to create the Housing Stabilization to Prevent and End Homelessness Among Older Adults and People with Disabilities Program. This bill was amended out of the Committee's jurisdiction on June 13, 2022.

**Status:** Senate-Died - Appropriations

### **AB-2569 (Nguyen) - Department of Homelessness Prevention, Outreach, and Support.**

This bill would have required the California Health and Human Services Agency to convene a working group to determine the best approach to creating a Department of Homelessness Prevention, Outreach, and Support.

**Status:** Assembly-Died - Appropriations

### **AB-2623 (Villapudua) - Housing First: sober housing.**

This bill would have allowed a housing provider to adopt a written policy prohibiting the use of alcohol or drugs and authorizing a tenant's eviction based upon more than one violation of the policy when children are housed in the same location and when a court order prohibits use of alcohol or drugs by the tenant to promote substance abuse recovery as a condition for reunification of tenant with their child.

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

### **AB-2630 (O'Donnell) - Housing: California Interagency Council on Homelessness: report.**

This bill would have required a city, county, or city and county that has used funds from any state funding source to assist in addressing homelessness to provide a public report on its internet website on the use of those funds by July 1, 2023.

**Status:** Senate-Died - Human Services

### **AB-2755 (Muratsuchi) - Cities and counties: unhoused persons: reports and plans.**

As amended on May 2, 2022 this bill would have required, by July 1, 2023, the California Interagency Council on Homelessness to make data in the Homeless Data Integration System (HDIS) that is not exempt from public inspection or disclosure under state or federal law publicly available through an application programming interface or by posting underlying data files on the HDIS internet website in a machine readable format.

**Status:** Assembly-Died - Appropriations

### **SB-344 (Hertzberg) - Homeless shelters grants: pets and veterinary services.**

This bill would have required the Department of Housing and Community Development, subject to an appropriation in the annual Budget Act, to develop and administer a program to award grants to qualified homeless shelters for shelter, food, and basic veterinary services for pets owned by people experiencing homelessness.

**Status:** Assembly-Died - Appropriations

### **SB-513 (Hertzberg) - Homeless and domestic violence shelters grants: pets and veterinary services.**

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 offer shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness or escaping domestic violence, as specified.

**Status:** Assembly-Died - Appropriations

### **SB-678 (Rubio) - Unaccompanied Women Experiencing Homelessness Act of 2021.**

This bill would have defined “unaccompanied women” as a sub-population within the larger population of Californians experiencing homelessness, and required the Homeless Coordinating and Financing Council to establish measurable goals to prevent and end homelessness among unaccompanied women.

**Status:** Assembly-Died - Appropriations

### **SB-914 (Rubio) - HELP Act.**

This bill requires cities, counties, and continuums of care that receive state funding on or after January 1, 2023 to take specific actions to address the needs of unaccompanied homeless women, and in particular domestic violence survivors, as specified

**Status:** Chapter 665, Statutes of 2022

### **SB-1134 (Melendez) - Substance use disorder counselors: Allied Behavioral Health Board.**

As referred to the committee, this bill would have added the Director of Developmental Services to the California Interagency Council on Homelessness. The bill was amended out of the Committee’s jurisdiction on May 22, 2022.

**Status:** Assembly-Died - Health

### **SB-1421 (Jones) - California Interagency Council on Homelessness.**

This bill adds a current or formerly homeless person with a developmental disability to the advisory committee for the California Interagency Council on Homelessness.

**Status:** Chapter 671, Statutes of 2022

## Housing Discrimination

### **AB-491 (Lorena Gonzalez) - Housing: affordable and market rate units.**

This bill clarifies existing law by stating that a mixed-income multifamily building must provide the same access to the common entrances, common areas, and amenities to occupants of the affordable units as is provided to occupants of the market-rate units.

**Status:** Chapter 345, Statutes of 2021

### **AB-1000 (Ward) - Fair employment and housing protections: background check service providers: housing status.**

This bill would have added housing status as a protected characteristic under the employment and housing provisions of the Fair Employment and Housing Act and would have further prohibited background check providers from including information on any fine, penalty, or charge related to camping, sleeping, sitting, or lying down in public spaces, or living in vehicles.

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

### **AB-1241 (Jones-Sawyer) - Rental housing unlawful housing practices: applications: criminal records.**

This bill would have made it an unlawful housing practice for a rental property owner to ask a prospective tenant about or require disclosure of a criminal record during the initial application phase unless otherwise required by law and would have specified procedures and timelines for requesting criminal record information from a prospective tenant after the initial application.

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

### **AB-1991 (Gabriel) - Motels and hotels: publicly funded shelter programs.**

This bill provides that hotels, motels, and homeless shelter programs can evict a guest who is a participant in a shelter program without going through the unlawful detainer process in the courts even if the guest has stayed longer than 30 days, provided that the shelter program operates with specified characteristics.

**Status:** Chapter 645, Statutes of 2022

### **AB-2203 (Luz Rivas) - Fair employment and housing protections: credit reports.**

This bill would have prohibited a property owner from requiring a consumer credit report as part of the application process for a rental housing accommodation in instances where there is a government rent subsidy.

**Status:** Assembly-Died

### **AB-2383 (Jones-Sawyer) - Rental housing unlawful housing practices: applications: criminal records.**

This bill would have expanded on existing regulatory protections afforded under the Fair Employment and Housing Act by requiring landlords to follow specified procedures related to the use of criminal history information when evaluating protective tenants.

**Status:** Senate-Died - Appropriations

**SB-649 (Cortese) - Local governments: affordable housing: local tenant preference.**

This bill allows, until January 1, 2033, local governments to apply a local tenant preference policy to an affordable housing development financed with Low-Income Housing Tax Credits. It also requires local governments to post the local tenant preference ordinance and supporting materials on its website.

**Status:** Chapter 660, Statutes of 2022

**SB-1335 (Eggman) - Discrimination: housing: credit history of persons receiving housing subsidies.**

This bill would have prohibited a rental housing provider from using an individual's credit history as part of the application process for a rental accommodation when the prospective tenant has a government rent subsidy unless the landlord also offers the applicant the option to provide alternative evidence of financial responsibility and ability to pay.

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

## Housing Elements

**AB-68 (Salas) - Department of Housing and Community Development: California Statewide Housing Plan: annual reports.**

This bill updates the contents of the quadrennial Statewide Housing Plan and expands the requirements of the annual report produced by the Department of Housing and Community Development.

**Status:** Chapter 341, Statutes of 2021

**AB-215 (Chiu) - Housing element: regional housing need: relative progress determination.**

This bill provides the Department of Housing and Community Development (HCD) with additional enforcement authority over local agency violations of specified housing laws. Additionally, this bill requiring local governments to make the first draft revision of the jurisdiction's housing element available for public comment prior to submission to HCD.

**Status:** Chapter 342, Statutes of 2021

**AB-617 (Davies) - Planning and zoning: regional housing needs: exchange of allocation.**

This bill would have authorized a city or county, by agreement, to transfer some or all of its allocation of regional housing need to another local government.

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



### **AB-787 (Gabriel) - Planning and zoning: housing element: converted affordable housing units.**

This bill requires a planning agency to include in its annual report, for up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households. The bill's provisions apply only to converted units that meet specified rent requirements and a local government would then be authorized to reduce its share of regional housing need for the income category of the converted units on a unit-for-unit basis.

**Status:** Chapter 350, Statutes of 2021

### **AB-1029 (Mullin) - Housing elements: prohousing local policies.**

This bill adds to the state's list of prohousing local policies, the preservation of affordable housing through the extension of existing project-based rental assistance covenants to avoid tenant displacement and loss of affordable units.

**Status:** Chapter 353, Statutes of 2021

### **AB-1111 (Berman) - Postsecondary education: common course numbering system.**

As referred to this committee, this bill would have required the Department of Housing and Community Development to put forth recommendations for an improved regional housing need allocation process and methodology to promote and streamline the developing of housing for low-income community college students. This bill was amended out of the committee's jurisdiction on March 25, 2021.

**Status:** Chapter 568, Statutes of 2021

### **AB-1258 (Nguyen) - Housing element: regional housing need plan: judicial review.**

This bill would have made the Department of Housing and Community Development's final written determination of a region's housing needs subject judicial review in an action brought by the council of governments. It would have also subject the final regional housing need plan adopted by the council of governments or the department to judicial review.

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

### **AB-1304 (Santiago) - Affirmatively further fair housing: housing element: inventory of land.**

This bill strengthens and clarifies the requirements for local governments to affirmatively further fair housing in the housing element of their general plan.

**Status:** Chapter 357, Statutes of 2021

### **AB-1370 (Quirk-Silva) - Housing element: annual report: housing units.**

This bill would have required the annual report that local governments submit to the Department of Housing and Community Development to include the total number of

housing units that received a certificate of occupancy in the prior year. It would have also required reporting on housing units in the jurisdiction which were approved pursuant to a specified streamlined, ministerial approval process, and the total number of accessory dwelling units constructed.

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

### **AB-1398 (Bloom) - Planning and zoning: housing element: rezoning of sites: prohousing local policies.**

This bill requires an expedited rezoning process for local governments that fail to adopt a legally compliant housing element within 120 days of the statutory deadline to do so.

**Status:** Chapter 358, Statutes of 2021

### **AB-1445 (Levine) - Planning and zoning: regional housing need allocation: climate change impacts.**

This bill requires that, as part of the Regional Housing Need Allocation process, a council of governments, a delegate subregion, or the Department of Housing and Community Development consider the following: emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change.

**Status:** Chapter 948, Statutes of 2022

### **AB-1486 (Carrillo) - California Environmental Quality Act: housing.**

This bill would have created an alternative for review under the California Environmental Quality Act for housing elements and related updates unless a court finds the typical review necessary to prevent an imminent threat to public health and safety.

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

### **AB-1748 (Seyarto) - Exempt surplus land: regional housing need.**

This bill would have exempted from the Surplus Lands Act (SLA) low density parcels located in jurisdictions that meet or exceed their 6th cycle Regional Housing Needs Allocation production targets for lower income households. Specifically, this bill would have added to the list of “exempt surplus land” that is not subject to the provisions of the SLA land that meets certain criteria.

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

### **AB-1830 (Seyarto) - Planning and zoning: housing element: rezoning of sites.**

This bill would have extend the one-year deadline to complete rezoning of sites, for a local government that has failed to adopt a housing element found to be in substantial compliance, to one year and 6 months for the first instance that the requirement applies.

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

### **AB-1976 (Santiago) - Planning and zoning: housing element compliance: very low and lower income households.**

This bill would have authorized the court to order the appointment of an agent of the court to bring a jurisdiction’s housing element into substantial compliance, as provided,

if the jurisdiction has not brought its housing element into substantial compliance after three months following the imposition of the initial fine

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

### **AB-2006 (Berman) - Regulatory agreements: compliance monitoring.**

This bill requires the Department of Housing and Community Development, the California Housing Finance Agency, and the California Tax Credit Allocation Committee to enter into a Memorandum of Understanding by July 1, 2024 to streamline the compliance monitoring of affordable housing developments that are subject to a regulatory agreement with more than one of these entities.

**Status:** Chapter 646, Statutes of 2022

### **AB-2339 (Bloom) - Housing element: emergency shelters: regional housing need.**

This bill adds additional specificity to where emergency shelters must be zoned in a city's housing element and amends the "no net loss" policy in housing element law to factor in the portion of the regional housing need that the local government failed to accommodate through rezoning in the prior planning period.

**Status:** Chapter 654, Statutes of 2022

### **AB-2653 (Santiago) - Planning and Zoning Law: housing elements.**

This bill authorizes the Department of Housing and Community Development to reject the housing element portion of a planning agency's annual progress report if the report is not in substantial compliance with the law.

**Status:** Chapter 657, Statutes of 2022

### **SB-477 (Wiener) - General plan: annual report.**

This bill would have made several changes to the annual progress report data on housing development and land use that cities and counties are required to submit to the Department of Housing and Community Development related to their general plan and housing approvals.

**Status:** Senate-Vetoed

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

*To the Members of the California State Senate:*

*I am returning Senate Bill 477 without my signature.*

*This bill would require a city or county planning agency to include specified information for proposed housing development projects within its jurisdiction in its annual report.*

*I strongly agree that in order to solve California's housing crisis, we must require more accountability at every level of government. That's why I signed AB 1483 (Chapter 662, Statutes of 2019) to require the Department of Housing and Community Development to develop a data strategy as part of the statewide housing plan - implementation is currently underway and the*

*Department will produce its recommendations in January, on-time.*

*As HCD continues its work to implement AB 1483, I am directing the Department to consider including data on the effectiveness of various housing laws, as this bill contemplates. Building this analysis into the existing data process is the more appropriate approach to this issue, as opposed to creating a new requirement while the Department is mid-stream on implementing the thoughtful provisions of AB 1483.*

*As the Department completes this important work, further statutory changes may be necessary to implement any recommendations. I look forward to working with the Legislature next year to enact potential improvements identified by the Department.*

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

### **SB-581 (Atkins) - General plan.**

This bill would have required a local government to include, in its annual progress report on housing development and land use to the Department of Housing and Community Development, whether the local government is party to a court action related to a violation of state housing law.

**Status:** Assembly-Died

## **Housing Finance**

### **AB-244 (Blanca Rubio) - Affordable housing cost study: housing plan addendum.**

This bill would have required specified state entities that fund affordable housing developments to conduct an affordable housing cost study by January 1, 2028.

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

### **AB-348 (Villapudua) - Affordable housing: annual expenditure report.**

This bill would have required the Department of Housing and Community Development to publish an annual report that discloses the amount of state, federal, and private funding used for affordable housing within the state, each city, and each county during the prior calendar year.

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

### **AB-411 (Irwin) - Veterans Housing and Homeless Prevention Bond Act of 2022.**

This bill would have enacted the Veterans Housing and Homeless Prevention Bond Act of 2022 to authorize \$600 million in bond funds to continue providing affordable rental housing for veterans and their families. The bond would have been subject to approval from voters at the June 7, 2022 statewide primary election.

**Status:** Senate-Died - Appropriations

### **AB-447 (Grayson) - California Debt Limit Allocation Committee: income taxes: low-income housing tax credits.**

This bill makes several technical changes to the state low income housing tax credit program at the California Tax Credit Allocation Committee in the State Treasurer's Office.

**Status:** Chapter 344, Statutes of 2021

### **AB-482 (Ward) - Housing authorities: City of San Diego, County of San Bernardino, and County of Santa Clara: middle-income housing projects pilot program.**

This bill would have extend the authority given to certain housing authorities to implement a middle-income housing pilot program from January 1, 2022, to January 1, 2026.

**Status:** Senate-Died

### **AB-561 (Ting) - Help Homeowners Add New Housing Program: accessory dwelling unit financing.**

This bill would have required the Treasurer's office to provide a report to the Legislature regarding the creation of a program to assist qualified homeowners with loans to construct additional housing units on their property, including accessory dwelling units and junior accessory dwelling units.

**Status:** Senate-Died - Banking and Financial Institutions

### **AB-578 (Fong) - Housing and Community Development: grant contracts and agreements.**

This bill would have required the Department of Housing and Community Development to issue and complete all necessary contracts and standard agreements for grant-based programs between the department and the grant recipient within 90 days of issuing the award letter to the recipient.

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

### **AB-605 (Villapudua) - Department of Housing and Community Development: program administration: bonus points: housing element.**

This bill would have required the Department of Housing and Community Development to create a bonus point system for its competitive grant and loan programs for housing development.

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

### **AB-753 (Grayson) - Barry Keene Underground Storage Tank Cleanup Trust Fund Act of 1989: brownfields remediation and redevelopment.**

This bill would have extended for ten years the Underground Storage Tank Cleanup Trust Fund and would have required the State Water Resources Control Board to convene a stakeholder group to examine eligibility criteria for the fund to promote all appropriate resources being directed to housing development.

**Status:** Senate-Died - Appropriations

### **AB-795 (Patterson) - Department of Housing and Community Development: housing bond programs.**

This bill would have required the Department of Housing and Community Development to include in its annual reports, specified information relating to grant-based programs it administers including award amounts, award balance information, and other data.

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

### **AB-880 (Aguiar-Curry) - Affordable Disaster Housing Revolving Development and Acquisition Program.**

This bill would have, upon appropriation of the Legislature, created the Affordable Disaster Housing Revolving Development and Acquisition Program to fund acquisition, construction, rehabilitation, and related expenses for developing or preserving affordable housing in declared disaster areas where lower-income housing has been damaged or lost.

**Status:** Assembly-Died - Appropriations

### **AB-1043 (Luz Rivas) - Housing programs: rental housing developments: affordable rent: deeply low income households.**

This bill defines “affordable rent” for “acutely low income households” and states that “acutely low income households” are persons and families whose incomes do not exceed 15 percent of area median income, adjusted for family size, as specified.

**Status:** Chapter 354, Statutes of 2021

### **AB-1056 (Grayson) - Infrastructure financing: industrialized housing.**

This bill would have required the Department of Housing and Community Development and the California Infrastructure and Economic Development Bank to develop a proposed program to invest in the building of offsite-industrialized housing to support the policy goal of increasing the state’s capacity to quickly respond to additional housing needs caused by emergencies.

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

### **AB-1095 (Cooley) - Affordable rental and owner-occupied housing: parity in state and local programs.**

This bill requires the Strategic Growth Council to adopt guidelines or selection criteria for its Affordable Housing and Sustainable Communities program that include both affordable housing rental units and owner-occupied affordable housing.

**Status:** Chapter 355, Statutes of 2021

### **AB-1135 (Grayson) - State of California Housing Allocation Act.**

This bill would have established the State of California Housing Allocation Act, which would require the Business, Consumer Services, and Housing Agency and other state entities that fund housing to jointly establish and operate a single, centralized housing

funding allocation committee comprised of representatives of those entities.

**Status:** Assembly-Died - Appropriations

**AB-1199 (Gipson) - Homes for Families and Corporate Monopoly Transparency Excise Tax: qualified property: reporting requirements.**

This bill would have required certain corporate rental property owners to annually report information to the Secretary of State including the number of rental units owned. It would have further imposed a 25 percent annual excise tax on the rental income of corporate rental property owners and would have used the revenue to fund homelessness response efforts, affordable housing, and rental assistance.

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

**AB-1206 (Bennett) - Property taxation: affordable housing: welfare exemption.**

This bill requires, for the 2022-23 fiscal year through the 2027-28, that a residential unit continue to be treated as occupied by a lower income household, as specified, if the owner is a community land trust whose land is leased to low-income households, subject to a contract that complies with specified requirements.

**Status:** Chapter 636, Statutes of 2022

**AB-1209 (McCarty) - Transportation planning: Sacramento Area Council of Governments: Green Means Go Grant and Loan Program.**

This bill would have required the Sacramento Area Council of Governments, upon appropriation by the Legislature, to launch the Green Means Go Grant and Loan Program to award competitive grants and revolving loans to local governments and special districts within the Sacramento region for qualifying projects within and benefitting green zones.

**Status:** Assembly-Died - Transportation

**AB-1297 (Holden) - California Infrastructure and Economic Development Bank: public and economic development facilities: housing.**

This bill allows the California Infrastructure and Economic Development Bank Fund to consider housing as one of its eligible categories of economic development facilities and public development facilities if specified financing requirements and limits are met.

**Status:** Chapter 356, Statutes of 2021

**AB-1324 (Robert Rivas) - Transit-Oriented Affordable Housing Funding Program Act.**

This bill would have created the Transit-Oriented Affordable Housing Funding Program administered by the Treasurer's office and would have allowed local governments to participate in the program following enactment of an ordinance establishing a transit-oriented affordable housing district.

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

### **AB-1396 (Levine) - The Multifamily Housing Program.**

This bill would have required the Department of Housing and Community Development to convene a working group to advise it in its administration of the Multifamily Housing Program and the working group would be responsible for developing consistent program requirements, awarding financial resources to projects, and proposing alignment of application deadlines for multifamily housing projects.

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

### **AB-1423 (Daly) - Housing programs: multifamily housing programs: expenditure of loan proceeds.**

This bill would have authorized a borrower to request that funding received from the Department of Housing and Community Development be used as a construction loan, as transitional permanent financing, or a combination of both options.

**Status:** Assembly-Vetoed

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

*To the Members of the California State Assembly:*

*I am returning Assembly Bill 1423 without my signature.*

*This bill would allow borrowers who receive Department of Housing and Community Development multifamily housing program funds to use awarded funds for construction financing, permanent financing, or a combination of the two.*

*The high cost of construction lending has impeded California's ability to build more permanent housing and drive down the cost of living in our state. While I appreciate the intent of the bill - to lower the cost of affordable housing construction - it presents a number of legal and implementation concerns.*

*AB 1423 would delegate the state's authority to administer bond proceeds to private, third-party lenders, which raises legal questions about consistency with the bond authority approved by California voters.*

*In addition, the bill would create significant risks for state dollars by placing the Department in a subordinate position to recover funds after a first lender. If a project should fail mid-construction, taxpayer dollars would be threatened.*

*That said, California must do more to explore how to drive down costs of construction lending. I am directing the Department to explore best practices for reducing these costs in ways that do not imperil state finances. California must continue to bring more certainty and speed to the development process - reforms that will materially drive down the cost of construction lending without direct state subsidy.*

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



### **AB-1462 (Fong) - Affordable housing: grant programs: progress payments.**

This bill would have required the Department of Housing and Community Development to establish and administer a progress payment option for grants related to affordable housing. Grant recipients would have been able to request and receive an award through a progress payment option.

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

### **AB-1615 (Ting) - Foster youth: housing.**

This bill would have made changes to the Housing Navigation Program and the Transitional Housing Program – Plus.

**Status:** Senate-Died - Appropriations

### **AB-1654 (Robert Rivas) - Low-income housing: insurance tax: income tax: credits: farmworker housing.**

This bill creates a set-aside of the low income housing tax credits, authorized in the state budget each year, for farmworker housing projects and requires the Department of Housing and Community Development to create a comprehensive strategy to address farmworker housing needs in the state.

**Status:** Chapter 638, Statutes of 2022

### **AB-1695 (Santiago) - Affordable housing loan and grant programs: adaptive reuse.**

This bill requires any notice of funding availability issued by the Department of Housing and Community Development for an affordable multi-family housing loan and grant program to state that adaptive reuse of a property for an affordable housing purpose is an eligible activity.

**Status:** Chapter 639, Statutes of 2022

### **AB-1719 (Ward) - Housing: Teacher Housing Act of 2016: faculty and community college district employees.**

This bill establishes the Community College Faculty and Employee Housing Act of 2022.

**Status:** Chapter 640, Statutes of 2022

### **AB-1771 (Ward) - The California Housing Speculation Act: income taxes: capital gains: sale or exchange of qualified asset: housing.**

This bill would have imposed, under the Personal Income Tax Law and Corporation Tax Law, an additional tax on "qualified taxpayers" at specified rates on the net capital gain from the sale or exchange of real property.

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

### **AB-1816 (Bryan) - Reentry Housing and Workforce Development Program.**

This bill would have established the Reentry Housing and Workforce Development Program at the Department of Housing and Community Development.

**Status:** Senate-Died

### **AB-1850 (Ward) - Public housing: unrestricted multifamily housing.**

This bill would have prohibited a city, county, city and county, joint powers authority, or any other political subdivision of a state or local government from acquiring unrestricted multifamily housing, as defined, unless the development meets specified criteria.

**Status:** Senate-Died - Governance and Finance

### **AB-1910 (Cristina Garcia) - Publicly owned golf courses: conversion: affordable housing.**

This bill would have established an incentive program to provide grants to local public agencies to facilitate the conversion of municipally owned golf courses into affordable housing and open space.

**Status:** Assembly-Died - Appropriations

### **AB-1933 (Friedman) - Property taxation: welfare exemption: nonprofit corporation: low-income families.**

This bill adds a new welfare exemption from property tax for charitable organizations that develop affordable ownership housing subject to a recorded agreement with a local agency.

**Status:** Chapter 643, Statutes of 2022

### **AB-1945 (Aguar-Curry) - Affordable Disaster Housing Revolving Development and Acquisition Program.**

This bill would have created the Affordable Disaster Housing Revolving Development and Acquisition Program to be administered by the Department of Housing and Community Development.

**Status:** Assembly-Died - Appropriations

### **AB-1952 (Gallagher) - Infill Infrastructure Grant Program of 2019.**

This bill would have exempt from the requirements of California Environmental Quality Act (CEQA) a project financed pursuant to the Infill Infrastructure Grant Program of 2019, and would have made all legal actions, proceedings, and decisions undertaken or made pursuant to the program exempt from CEQA.

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

### **AB-2049 (Villapudua) - Housing: EO N-06-19 State Land Affordable Housing Infrastructure, Demolition, Abatement, and Remediation Fund: grant program.**

This bill would have established the EO N-06-19 State Land Affordable Housing Infrastructure, Demolition, Abatement, and Remediation Fund and would have made moneys in the fund available, upon appropriation by the Legislature, to an unspecified state agency for purposes of establishing and administering a grant program, as specified.

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

### **AB-2166 (Mayes) - Federal funding: promoting homeownership.**

This bill would have authorized the Department of Housing and Community Development to prioritize ten percent of program funds for down payment assistance for persons and families of low or moderate income. This bill would have also authorized the Department of Housing and Community Development to prioritize 30 percent of the federal funding provided under the HOME Investment Partnership Act for purposes of promoting homeownership for persons and families of low or moderate income.

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

### **AB-2186 (Grayson) - Housing Cost Reduction Incentive Program.**

This bill would have established, upon appropriation by the Legislature, the Housing Cost Reduction Incentive Program to reimburse cities and counties for development impact fees that are reduced or deferred for affordable housing developments.

**Status:** Senate-Died - Appropriations

### **AB-2217 (Reyes) - CalHome Program: grant allocation.**

This bill requires the Department of Housing and Community Development to consider setting higher per-unit and total project allocations for CalHome funding recipients based on local development costs when appropriate.

**Status:** Chapter 207, Statutes of 2022

### **AB-2305 (Grayson) - Housing Finance: Coordinated Housing Finance Committee.**

This bill would have created the Coordinated Affordable Housing Finance Committee to allocate state-controlled resources for affordable rental housing through a single process and competition.

**Status:** Senate-Died - Housing

### **AB-2817 (Reyes) - House California Challenge Program.**

This bill would have established the Housing California Challenge Program to provide direct rental assistance to help persons who are experiencing homelessness obtain housing.

**Status:** Assembly-Vetoed

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

*To the Members of the California State Assembly:*

*I am returning Assembly Bill 2817 without my signature.*

*The bill would create the House California Challenge Program, requiring, upon appropriation, the Department of Housing and Community Development to allocate \$1 billion in funding per year over the next five years to provide competitive grant funds for rental assistance and other related services for Californians experiencing homelessness.*

*I share the author's perspective that the state must continue to prioritize future funding for*

*affordable housing and homelessness - but investments of this magnitude must be the cornerstone of the annual budget - not through bills outside of that process.*

*After decades of underinvestment in housing for people exiting homelessness in the past several years, recent budgets have invested tens of billions in housing and homelessness strategies. Most notably, this includes appropriations of \$5.7 billion for the Emergency Rental Relief Program, \$4 billion for the Homeless Housing, and Assistance Program, \$3.8 billion for Homekey, \$2 billion in Low-Income Housing Tax Credits, and \$1.75 billion in housing accelerator funding.*

*With our state facing lower-than-expected revenues over the first few months of this fiscal year, it is important to remain disciplined when it comes to spending, particularly spending that is ongoing. We must prioritize existing obligations and priorities, including education, health care, public safety and safety-net programs.*

*The Legislature sent measures with potential costs of well over \$20 billion in one-time spending commitments and more than \$10 billion in ongoing commitments not accounted for in the state budget. Bills with significant fiscal impact, such as this measure, should be considered and accounted for as part of the annual budget process.*

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

### **AB-2873 (Jones-Sawyer) - California Tax Credit Allocation Committee: low-income housing credit: women, minority, disabled veteran, and LGBT business enterprises.**

This bill requires housing sponsors that receive an allocation of Low Income Tax Credits to report on the use of women, minority, disabled veteran, and LGBTQ business enterprises.

**Status:** Chapter 316, Statutes of 2022

### **ACA-14 (Wicks) - Homelessness and affordable housing.**

This Assembly Constitutional Amendment would have amended the Constitution to require that five percent of General Fund revenues, each year for the next ten years, be placed in the Housing Opportunities for Everyone Fund to support the creation of affordable housing, fund housing and services to prevent and end homelessness and support homeownership opportunities for low and moderate-income households.

**Status:** Assembly-Died - Appropriations

### **SB-234 (Wiener) - Transition Aged Youth Housing Program.**

This bill would have created the Transition Age Youth Housing Program under the California Interagency Council on Homelessness to create housing for youth under 26 years of age who have been removed from their homes, are experiencing homelessness and are unaccompanied by a parent or legal guardian, or are under the jurisdiction of a dependency court.

**Status:** Assembly-Died - Appropriations

### **SB-330 (Durazo) - Los Angeles Community College District Affordable Housing Pilot Program.**

This bill requires the Los Angeles Community College District to create a pilot program to provide affordable housing to students or employees of the district.

**Status:** Chapter 572, Statutes of 2021

### **SB-490 (Caballero) - Community Anti-Displacement and Preservation Program: technical assistance.**

As heard by the committee, this bill would have created the Community Anti-Displacement and Preservation Technical Assistance Program (CAPP) to support qualified entities in navigating the requirements and processes to apply for acquisition-rehabilitation project funding. This bill was amended out of the committee's jurisdiction on August 25, 2022.

**Status:** Chapter 602, Statutes of 2022

### **SB-591 (Becker) - Senior citizens: intergenerational housing developments.**

This bill permits the establishment of an intergenerational housing development that includes senior citizens along with caregivers and transition age youth if specified conditions are met.

**Status:** Chapter 364, Statutes of 2021

### **SB-679 (Kamlager) - Los Angeles County: affordable housing.**

This bill creates the Los Angeles County Affordable Housing Solutions Agency and authorizes it to access financing tools in order to fund tenant protection efforts and affordable housing production and preservation initiatives.

**Status:** Chapter 661, Statutes of 2022

### **SB-743 (Bradford) - Housing developments: broadband adoption: grant program.**

This bill would have required the California Public Utilities Commission, upon appropriation by the Legislature, to establish a grant program to fund broadband adoption, digital literacy, and computer equipment for eligible publicly supported communities, low-income mobilehome parks, and farmworker housing.

**Status:** Assembly-Died - Appropriations

### **SB-780 (Cortese) - Local finance: public investment authorities.**

This bill makes several changes to statutes related to enhanced infrastructure financing districts and community revitalization infrastructure authorities.

**Status:** Chapter 391, Statutes of 2021

### **SB-948 (Becker) - Housing finance programs: development reserves.**

This bill requires Department of Housing and Community Development to use a pooled transition reserve fund to support project reserves instead of project-specific transition reserves.

**Status:** Chapter 667, Statutes of 2022

### **SB-971 (Newman) - Housing: household pets.**

This bill requires the Department of Housing and Community Development and the Tax Credit Allocation Committee to authorize a resident to own or otherwise maintain one or more common household pets within the resident's dwelling unit

**Status:** Chapter 241, Statutes of 2022

### **SB-1105 (Hueso) - San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency.**

This bill would have established the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency in San Diego County to facilitate increased funding for new production, preservation, and renter protections.

**Status:** Assembly-Died - Appropriations

### **SB-1177 (Portantino) - Joint powers authorities: Cities of Burbank, Glendale, and Pasadena.**

This bill authorizes the cities of Burbank, Glendale, and Pasadena to form a Regional Housing Trust.

**Status:** Chapter 173, Statutes of 2022

### **SB-1444 (Allen) - Joint powers authorities: South Bay Regional Housing Trust.**

This bill authorizes the County of Los Angeles and specified cities within the county to form a Regional Housing Trust.

**Status:** Chapter 672, Statutes of 2022

### **SB-1457 (Hertzberg) - Housing: California Family Home Construction and Homeownership Bond Act of 2022.**

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

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

### **SJR-6 (Wiener) - Affordable Housing Credit Improvement Act.**

This joint resolution requests the Congress of the United States to enact the Affordable Housing Credit Improvement Act and requests that President Biden sign it into law.

**Status:** Chapter 130, Statutes of 2021

## **Land Use Planning**

### **AB-59 (Gabriel) - Mitigation Fee Act: fees: notice and timelines.**

This bill would have changed the procedures local agencies use when applying mitigation fees to the approval of a development project. Specifically, the bill would have extended timelines and increased transparency requirements surrounding the methodology for determining a fee for approval of a development project.

**Status:** Assembly-Died - Local Government

### **AB-115 (Bloom) - Planning and zoning: commercial zoning: housing development.**

This bill would have made housing an authorized use on land zoned as commercial if certain conditions are met. Specifically, housing could be built in a commercial zone if 1) a minimum of 20 percent of the units are deed-restricted affordable to lower-income households; 2) the parcel is not adjacent to an industrial site; and 3) at least 75 of the site's perimeter adjoins parcels developed with urban uses.

**Status:** Assembly-Died - Local Government

### **AB-500 (Ward) - Local planning: permitting: coastal development.**

This bill would have required a local government located in the coastal zone to amend its land use plan or local coastal program to allow streamlined permitting procedures for the approval of: accessory dwelling units; buildings that include at least a certain percentage of affordable or supportive housing units; and Low Barrier Navigation Centers.

**Status:** Senate-Died

### **AB-512 (Holden) - Surplus unimproved property: sale procedures: City of Los Angeles: City of Pasadena: City of South Pasadena.**

This bill would have required the Department of Transportation, prior to selling certain properties located on the 710 state highway corridor to offer to sell those properties at the original acquisition price to a housing-related entity for affordable housing.

Furthermore, this bill would have revised certain aspects of the 710 state highway relinquishment to the City of Pasadena. This bill was amended out of the Committee's jurisdiction on August 29, 2022.

**Status:** Chapter 940, Statutes of 2022

### **AB-571 (Mayes) - Planning and zoning: density bonuses: affordable housing.**

This bill prohibits affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, on a housing development's affordable units if those units were constructed under the state's Density Bonus Law.

**Status:** Chapter 346, Statutes of 2021

### **AB-602 (Grayson) - Development fees: impact fee nexus study.**

This bill requires local agencies conducting impact fee nexus studies to follow specific standards and practices.

**Status:** Chapter 347, Statutes of 2021

### **AB-634 (Carrillo) - Density Bonus Law.**

This bill allows a local government to require an affordability period longer than 55 years for units that qualify a developer for a density bonus, if the local government has an

inclusionary housing ordinance that requires a percentage of residential units affordable to lower income households for longer than 55 years.

**Status:** Chapter 348, Statutes of 2021

### **AB-672 (Cristina Garcia) - Publicly owned golf courses: conversion: affordable housing.**

This bill would have, upon appropriation by the Legislature, required the Department of Housing and Community Development to administer a program to provide grants to local governments that make publicly owned golf courses available for housing and publicly accessible open spaces.

**Status:** Assembly-Died - Appropriations

### **AB-678 (Grayson) - Housing development projects: fees and exactions cap.**

This bill would have made various changes to the fees cities and counties require for a proposed housing development project including a prohibition on imposing fees greater than 12 percent of the city's or county's median home price unless approved by the Department of Housing and Community Development.

**Status:** Assembly-Died - Local Government

### **AB-682 (Bloom) - Planning and zoning: density bonuses: cohousing buildings.**

This bill requires a city or county with a population of more than 400,000 to permit the building of cohousing structures in any zone where multifamily residential buildings are permitted and requires that cohousing be permitted on the same basis as multifamily dwelling units.

**Status:** Chapter 634, Statutes of 2022

### **AB-721 (Bloom) - Covenants and restrictions: affordable housing.**

This bill makes unenforceable against an owner of affordable housing certain recorded covenants, conditions, restrictions, or limits on land use contained in deeds or other instruments affecting sale or transfer of land that restricts the number, size, or location of the residences.

**Status:** Chapter 349, Statutes of 2021

### **AB-803 (Boerner Horvath) - Starter Home Revitalization Act of 2021.**

This bill allows a development proponent to override local setback requirements to enable denser development of single-family homes on a parcel that is no larger than five acres, is substantially surrounded by qualified urban uses, and is zoned for multifamily residential use.

**Status:** Chapter 154, Statutes of 2021

### **AB-950 (Ward) - Department of Transportation: sales of excess real property: affordable housing, emergency shelters, and feeding programs.**

This bill would have authorized the Department of Transportation to sell its excess real property to the city, county, or city and county where the real property is located if the



local government agrees to use the property for affordable housing, emergency shelters, or feeding programs.

**Status:** Senate-Died - Appropriations

### **AB-989 (Gabriel) - Housing: local development decisions: appeals.**

This bill would have created an Office of Housing Appeals within the Department of Housing and Community Development to review housing development projects that are alleged to have been denied or subject to conditions in violation of the Housing Accountability Act.

**Status:** Senate-Died

### **AB-1016 (Robert Rivas) - Local planning: streamlined housing development: nonprofit corporations.**

This bill would have allowed a development proponent to submit for approval, and require a local government to approve, a housing development under a streamlined, ministerial process if it meet certain objective planning standards, including that the development be built or developed by a qualified nonprofit and had no more than 25 units. It would also have made related changes to the Subdivision Map Act.

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

### **AB-1075 (Wicks) - Planning and zoning: residential developments.**

This bill would have required a local government to deem a residential development compliant with its local zoning requirements if it is not located in certain sensitive areas and meets objective design standards.

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

### **AB-1174 (Grayson) - Planning and zoning: housing: development application modifications, approvals, and subsequent permits.**

This bill makes various changes to the streamlined, ministerial housing development approval process created by SB 35 (Wiener), Chapter 366, Statutes of 2017 regarding post-entitlement modifications and subsequent permits.

**Status:** Chapter 160, Statutes of 2021

### **AB-1271 (Ting) - Surplus land.**

This bill would have expanded the term “exempt surplus land” to include a former military base or other planned residential or mixed-use development greater than five acres if certain conditions are met. It would have also changed the requirements on local agencies disposing of surplus land.

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

### **AB-1295 (Muratsuchi) - Residential development agreements: very high fire risk areas.**

This bill would have prohibited the legislative body of a local government from entering into a residential development agreement for property located in any very high fire risk area.

**Status:** Assembly-Died - Local Government

**AB-1322 (Robert Rivas) - Land use: local measures: conflicts.**

As heard in this committee, this bill would have authorized a governing body of a local government to commence proceedings to determine whether a local measure ordinance is in conflict with certain state laws regarding housing. This bill was amended out of this Committee's jurisdiction on August 30, 2022.

**Status:** Assembly-Vetoed

**Governor's Veto Message:**

*To the Members of the California State Assembly:*

*I am returning Assembly Bill 1322 without my signature.*

*This bill requires the California Air Resources Board (CARB), on or before July 1, 2024, to develop a plan to reduce greenhouse gas emissions through the production and use of sustainable aviation fuels. This bill would also require CARB, on or before July 1, 2024, to commence implementation of the plan to achieve these goals.*

*While my Administration appreciates the intent of this bill, there are existing opportunities for credit generation from sustainable aviation fuel production under the state's Low Carbon Fuel Standard.*

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

**AB-1401 (Friedman) - Residential and commercial development: parking requirements.**

This bill would have banned local governments from imposing automobile parking minimums on housing developments located near public transit.

**Status:** Senate-Died - Appropriations

**AB-1492 (Bloom) - Department of Housing and Community Development: high-opportunity areas and sensitive communities.**

This bill would have required the Department of Housing and Community Development to designate areas in the state as either high-opportunity areas and sensitive areas.

**Status:** Assembly-Died - Appropriations

**AB-1501 (Santiago) - Planning and zoning: housing development: very low and lower income households.**

This bill would have required the Department of Housing and Community Development to complete rezoning on behalf of specified local governments if those local governments failed to complete rezoning that would accommodate all of the housing need for very low and low-income households in the required timeframe.

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

### **AB-1551 (Santiago) - Planning and zoning: development bonuses: mixed-use projects.**

This bill extends the sunset on the density bonus program for commercial properties to January 1, 2028.

**Status:** Chapter 637, Statutes of 2022

### **AB-1743 (McKinnor) - General plan: annual report.**

This bill requires local planning agencies to include in its annual progress report to the Department of Housing and Community Development whether each housing development application is subject to a ministerial or discretionary approval process.

**Status:** Chapter 641, Statutes of 2022

### **AB-1967 (Daly) - Housing Accountability Act: transitional and supportive housing.**

This bill would have authorized a local agency to require a conditional use permit for transitional or supportive housing that would have seven or more residents. This bill would have also authorized a local agency to require a distance between two or more housing development projects for transitional or supportive housing, or between housing development projects for transitional or supportive housing and a residential care facility or sober living home.

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

### **AB-2011 (Wicks) - Affordable Housing and High Road Jobs Act of 2022.**

This bill enacts the “Affordable Housing and High Road Jobs Act of 2022” to create a ministerial, streamlined approval process for 100 percent affordable housing projects in commercial zones and for mixed-income housing projects along commercial corridors, as specified. The bill would also impose specified labor standards on those projects, including requirements that contractors pay prevailing wages, participate in apprenticeship programs, and make specified healthcare expenditures.

**Status:** Chapter 647, Statutes of 2022

### **AB-2063 (Berman) - Density bonuses: affordable housing impact fees.**

This bill would have prohibited a city, county, or city and county from charging affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, on a housing development’s density bonus units.

**Status:** Assembly-Died - Appropriations

### **AB-2094 (Robert Rivas) - General plan: annual report: extremely low-income housing.**

This bill requires cities to include progress towards meeting their share of regional housing needs for extremely low-income households in their annual progress report submitted to the Department of Housing and Community Development.

**Status:** Chapter 649, Statutes of 2022

### **AB-2097 (Friedman) - Residential and commercial development: remodeling, renovations, and additions: parking requirements.**

This bill prohibits public agencies from imposing minimum automobile parking requirements on specified residential, commercial, and other developments located within one-half mile of public transit.

**Status:** Chapter 459, Statutes of 2022

### **AB-2233 (Cristina Garcia) - Excess state land: development of affordable housing.**

This bill requires the Department of General Services to develop a plan to facilitate development of affordable housing on state-owned excess land.

**Status:** Chapter 438, Statutes of 2022

### **AB-2234 (Robert Rivas) - Planning and zoning: housing: postentitlement phase permits.**

This bill requires public agencies to post information related to post-entitlement phase permits for housing development projects, process those permits in a specified time period depending on the size of the housing development, and establish a digital permitting system if the local agency meets a specific population threshold

**Status:** Chapter 651, Statutes of 2022

### **AB-2244 (Wicks) - Religious institution affiliated housing: place of worship.**

This bill authorizes the reduction of religious-use parking spaces for a new place of worship that is co-developed with a housing development project that includes affordable housing.

**Status:** Chapter 122, Statutes of 2022

### **AB-2295 (Bloom) - Local educational agencies: housing development projects.**

This bill authorizes a housing development project to be an allowable use on any real property owned by a local educational agency as long as it meets specified affordability requirements and prioritizes housing for employees of the local education agency.

**Status:** Chapter 652, Statutes of 2022

### **AB-2319 (Mia Bonta) - Surplus land: former military base land.**

This bill creates an exemption from the Surplus Lands Act (SLA) for the Alameda Naval Air Station.

**Status:** Chapter 963, Statutes of 2022

### **AB-2334 (Wicks) - Density Bonus Law: affordability: incentives or concessions in low vehicle travel areas: parking standards: definitions.**

This bill expands density bonus law to allow a housing development project in 17 specified counties to receive added height and unlimited density if the project is located in an urbanized very low vehicle travel area, at least 80 percent of the units are

restricted to lower income households, and no more than 20 percent are for moderate income households.

**Status:** Chapter 653, Statutes of 2022

### **AB-2357 (Ting) - Surplus land.**

This bill would have made changes to provision of the Surplus Lands Act regarding public noticing and penalties, and required the Department of Housing and Community Development (HCD) to post on its website a list of all entities, including housing sponsors, that have notified HCD of their interest in acquiring surplus land for affordable housing.

**Status:** Senate-Died - Governance and Finance

### **AB-2428 (Ramos) - Mitigation Fee Act: fees for improvements: timeline for expenditure.**

This bill would have required a local agency that requires a qualified applicant, as described, to deposit fees for improvements, as described, into an escrow account as a condition for receiving a conditional use permit or equivalent development permit to expend the fees within 5 years of the deposit. The bill would have also required any fees not expended within this period to be returned to the qualified applicant.

**Status:** Assembly-Died - Local Government

### **AB-2485 (Choi) - California Environmental Quality Act: exemption: emergency shelters and supportive housing.**

This bill would have exempted from the requirements of CEQA emergency shelters and supportive housing, as defined.

**Status:** Assembly-Died - Natural Resources

### **AB-2531 (Grayson) - Housing data: collection and reporting.**

This bill would have required a city, county, or special district with a website to create a dedicated landing page that directs users to information on fees, exactions, and affordability requirements that the local agency applies to housing development projects.

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

### **AB-2561 (Grayson) - Planning and zoning: housing: streamlined, ministerial approval: Benicia Arsenal Historic District.**

This bill would have included as an objective planning standard that a multifamily housing development that is subject to a streamlined, ministerial approval process, and not subject to a conditional use permit, is not located in the Benicia Arsenal Historic District.

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

### **AB-2656 (Ting) - Housing Accountability Act: disapprovals: California Environmental Quality Act.**

This bill would have expanded what it means to “disapprove the housing development project” in the Housing Accountability Act to include denial or delay pursuant to the California Environmental Quality Act.

**Status:** Senate-Died - Appropriations

### **AB-2668 (Grayson) - Planning and zoning: housing: streamlined, ministerial approval.**

This bill adds parameters for determining a project’s compliance with the streamlined, ministerial process created by SB 35 (Wiener, Chapter 366, Statutes of 2017).

**Status:** Chapter 658, Statutes of 2022

### **AB-2840 (Reyes) - Qualifying logistics use projects.**

This bill would have required local governments located in Riverside and San Bernardino counties to require setbacks of 1,000 feet from residences, schools, and other “sensitive receptors,” or similar alternative measures. The March 24, 2022 amendments took the bill out of this committee's jurisdiction.

**Status:** Senate-Died - Governance and Finance

### **SB-6 (Caballero) - Local planning: housing: commercial zones.**

This bill establishes the Middle Class Housing Act of 2022, which enables housing development on parcels within a zone where office, retail, or parking are a principally permitted use. The bill would also impose specified labor standards on those projects, including requirements that contractors pay prevailing wages and utilize a “skilled and trained workforce.”

**Status:** Chapter 659, Statutes of 2022

### **SB-8 (Skinner) - Housing Crisis Act of 2019.**

This bill extends the sunset on the Housing Crisis Act of 2019 by five years and makes a number of minor changes to the Act including clarifying the provisions for demolition and replacement.

**Status:** Chapter 161, Statutes of 2021

### **SB-9 (Atkins) - Housing development: approvals.**

This bill requires a local government to ministerially approve housing developments with two units (duplexes) and subdivision maps that meet certain conditions. It also increases the length of time that cities and counties can extend the validity of existing subdivision maps.

**Status:** Chapter 162, Statutes of 2021

### **SB-10 (Wiener) - Planning and zoning: housing development: density.**

This bill allows local governments to enact ordinances that zone any parcel located in a transit-rich area or urban infill with up to ten residential units, exempt the ordinance from the California Environmental Quality Act.

**Status:** Chapter 163, Statutes of 2021

**SB-12 (McGuire) - Local government: planning and zoning: wildfires.**

This bill would have mandated certain fire hazard planning responsibilities for local governments and would require cities and counties to make specified findings on fire standards prior to permitting housing developments in very high fire hazard severity zones. Additionally, the bill included provisions related to fire resilient water conveyance infrastructure requirements.

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

**SB-51 (Durazo) - Surplus residential property.**

This bill makes several changes to the Roberti Act to encourage the sale of homes owned by Caltrans that are located within the State Route 710 corridor in the El Sereno neighborhood of the City of Los Angeles for low- and moderate-income rental housing.

**Status:** Chapter 130, Statutes of 2021

**SB-290 (Skinner) - Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.**

This bill makes several changes to the state's density bonus law, including providing additional benefits to housing developments that include a higher share of moderate-income rental housing units.

**Status:** Chapter 340, Statutes of 2021

**SB-361 (Umberg) - Surplus land: Orange County.**

This bill would have prohibited the County of Orange or a city located within the County of Orange from proceeding with disposal of property if the Department of Housing and Community Development issues a notice of violation of the Surplus Lands Act.

**Status:** Assembly-Died

**SB-381 (Portantino) - Surplus residential property: priorities, procedures, price, and fund: City of South Pasadena.**

This bill makes several changes to the Roberti Act to encourage the sale of homes owned by the California Department of Transportation for low- and moderate-income housing in the State Route 710 corridor in South Pasadena.

**Status:** Chapter 362, Statutes of 2021

**SB-478 (Wiener) - Planning and Zoning Law: housing development projects.**

This bill prohibits a local government from imposing certain floor area ratio standards on residential projects of three to ten housing units, specifically a floor to area standard that is less than 1.0 for three to seven units, or less than 1.25 for eight to ten units.

**Status:** Chapter 363, Statutes of 2021

### **SB-719 (Min) - Surplus land: exempt surplus land: eligible military base land.**

This bill would have deemed specified land in the Tustin Marine Corps Air Station to be exempt surplus land if specified requirements were met including affordability requirements for future residential units permitted on the land.

**Status:** Assembly-Died - Local Government

### **SB-728 (Hertzberg) - Density Bonus Law: purchase of density bonus units by nonprofit housing organizations.**

This bill allows a qualified nonprofit housing organization to purchase a for-sale unit under the state's density bonus law.

**Status:** Chapter 365, Statutes of 2021

### **SB-739 (Cortese) - Private golf courses: conversion to housing.**

This bill would have authorized a development proponent to submit an application to convert land that was previously used as a golf course to market-rate and affordable housing and would have provided that the application is subject to a streamlined, ministerial approval process, and not subject to a conditional use permit, if the development satisfies specified objective planning standards, labor standards, and affordable housing requirements.

**Status:** Assembly-Died - Natural Resources

### **SB-778 (Becker) - Buy Clean California Act: Environmental Product Declarations: concrete.**

As referred to the committee, this bill would have specified that a local agency is required to allow an accessory dwelling unit in an existing mixed-use or multifamily structure, and that it may be constructed within portions of the structure used for commercial space, industrial space, retail space, or other vacant space if each unit complies with state building standards for dwellings. This bill was amended out of the Committee's jurisdiction on June 21, 2021.

**Status:** Assembly-Died - Accountability and Administrative Review

### **SB-791 (Cortese) - California Surplus Land Unit.**

This bill establishes, upon appropriation by the Legislature, the California Surplus Land Unit within the Department of Housing and Community Development with the primary purpose of facilitating the development and construction of residential housing on local surplus land.

**Status:** Chapter 366, Statutes of 2021

### **SB-959 (Portantino) - Surplus residential property: use of funds.**

This bill makes changes to the Roberti Act to encourage the sale of homes owned by the California Department of Transportation for low- and moderate-income housing in the State Route 710 corridor in the City of Pasadena

**Status:** Chapter 668, Statutes of 2022



### **SB-1067 (Portantino) - Housing development projects: automobile parking requirements.**

This bill would have prohibited a city or county from imposing or enforcing minimum parking requirements on housing development projects located within one-half mile of a major transit stop, except as specified.

**Status:** Assembly-Died - Appropriations

### **SB-1336 (Wiener) - Planning and zoning: housing development: higher education institutions and religious institutions.**

This bill would have provided that housing affordable to lower income households is a “use by right” on land owned by a religious institution or nonprofit college.

**Status:** Assembly-Died - Natural Resources

### **SB-1373 (Kamlager) - Surplus land disposal.**

This bill extends the authority for the City of Los Angeles to complete disposition of certain surplus property in accordance with the Surplus Land Act as it read on December 31, 2019.

**Status:** Chapter 724, Statutes of 2022

## **Mobilehomes/Manufactured Housing**

### **AB-606 (Seyarto) - Park trailers.**

This bill would have changed the definition of a park trailer as a trailer designed for human habitation for recreational, seasonal, or other use that meets specified requirements.

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

### **AB-861 (Bennett) - Mobilehome parks: rental restrictions: management.**

This bill requires the management of a mobilehome park to comply with a rule or regulation prohibiting the renting or subleasing of the homeowner’s mobilehome or mobilehome space unless park management is renting to a park employee or the rental is for a tenancy initially established before January 1, 2022.

**Status:** Chapter 706, Statutes of 2021

### **AB-978 (Quirk-Silva) - Mobilehome parks: rent caps.**

This bill prohibits a mobilehome park located in two incorporated cities from raising rents in a 12-month period more than 3 percent, plus the percentage change in the cost of living, and applies just cause eviction and anti-rent gouging protections to tenants in mobilehome units.

**Status:** Chapter 125, Statutes of 2021

### **AB-1061 (Lee) - Mobilehome Residency Law.**

This bill requires that, if management of a mobilehome park uses individual water submeters to bill for water, it can only charge homeowners for water based on the

homeowner's actual volumetric water usage and a service fee that is limited to the lesser of 25 percent of the volumetric charge or \$4.75.

**Status:** Chapter 625, Statutes of 2021

### **AB-2002 (Villapudua) - Mobilehome parks: enforcement: violations.**

This bill would have required the Department of Housing and Community Development to, upon appropriation of funds by the Legislature, create a program to assist mobilehome residents in making repairs cited by enforcement agency.

**Status:** Senate-Died - Appropriations

### **AB-2031 (Lee) - Mobilehome Residency Law: management meetings with homeowners.**

This bill revises the procedures governing meetings between mobilehome park management and park residents. Specifically, it allows homeowners to bring a representative and a language interpreter to meetings and specifies that meeting topics can include utility billing and common area facilities.

**Status:** Chapter 648, Statutes of 2022

### **AB-2492 (Grayson) - Factory-built housing: qualified manufacturers: incentives.**

This bill would have provided incentives for developers to utilize factory-built housing by building on the cost and time advantages inherent to this type of construction, encouraged factory-built housing manufacturers to locate or relocate their facilities in California, and established strong and consistent labor standards for factory-built housing across the state.

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

### **SB-869 (Leyva) - Housing: mobilehome parks: recreational vehicle parks: manager training.**

This bill requires at least one person serving in a manager role in a mobilehome park to complete an initial six to eight hours of training and, every two years thereafter, at least two to four hours of ongoing training developed by the Department of Housing and Community Development.

**Status:** Chapter 662, Statutes of 2022

### **SB-940 (Laird) - Mobilehome parks: local ordinances.**

This bill updates the definition of "new construction" for the purposes of local mobilehome rent stability ordinances and exempts newly constructed mobilehome parks from local rent stability ordinances for 15 years.

**Status:** Chapter 666, Statutes of 2022

### **SB-1307 (Rubio) - Department of Housing and Community Development: Mobilehome Parks Act: Special Occupancy Parks Act.**

This bill requires the Department of Housing and Community Development (HCD) to provide information to local governments on the necessary steps for assuming

responsibility for enforcement of the Mobilehome Parks Act and the Special Occupancy Parks Act through annual notices and by posting on the HCD website.

**Status:** Chapter 669, Statutes of 2022

## Redevelopment

### **AB-832 (Chiu) - City of Los Angeles: transfer of former redevelopment agency land use plans and functions.**

As heard in this committee, the bill would have transferred to the City of Los Angeles all land use related plans and functions of the former Community Redevelopment Agency of the City of Los Angeles. As amended out of the committee's jurisdiction on June 25, 2021, this bill provides for several statutory changes related to the state's eviction moratorium and federal rental assistance programs.

**Status:** Chapter 27, Statutes of 2021

### **AB-922 (Eduardo Garcia) - Redevelopment: housing successor: Low and Moderate Income Housing Asset Fund.**

This bill would have expanded the definition of "excess surplus" for the purposes of Community Redevelopment Law to also include, for an entity operating as a housing successor that owns and operates affordable housing that was transferred to the housing successor as a housing asset of the former redevelopment agency, an unencumbered amount in the housing successor's Low and Moderate Income Housing Asset Fund that exceeds the greater of \$1,000,000 or the aggregate amount deposited into the account during the housing successor's preceding 8 fiscal years, whichever is greater.

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

### **AB-1543 (Bloom) - Affordable Housing and Community Development Funding Act.**

This bill would have changed the procedures for the Redevelopment Property Tax Trust Fund by temporarily requiring that until the successor agency is dissolved that a certain percentage of funds be deposited in the Low and Moderate Income Housing Fund if specified conditions are met. **Status:** Assembly-Died - Housing and Community Development

### **SB-438 (Laird) - Redevelopment: enforceable obligations: City of Atascadero.**

This bill would have deemed certain loan agreements entered into between the City of Atascadero Redevelopment Agency and the City of Atascadero to be enforceable obligations repayable from property tax increment funds, notwithstanding specified requirements in existing law.

**Status:** Assembly-Died - Appropriations

### **SB-734 (Hueso) - Redevelopment agencies: passthrough agreements: modification.**

This bill allows local agencies to modify specified redevelopment passthrough agreements.

**Status:** Chapter 221, Statutes of 2021

## **Tenants - Rent Control**

### **AB-15 (Chiu) - COVID-19 relief: tenancy: Tenant Stabilization Act of 2021.**

This bill would have extended the state's temporary COVID-19 eviction protections until January 1, 2022.

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

### **AB-16 (Chiu) - Tenancies: COVID-19 Tenant, Small Landlord, and Affordable Housing Provider Stabilization Act of 2021.**

This bill would have established the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Program to provide support for renters and property owners. Funds would have been available upon appropriation by the Legislature.

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

### **AB-252 (Mia Bonta) - Floating home marinas: rent caps.**

This bill prohibits the management of floating home marinas in the counties of Alameda, Contra Costa, and Marin from raising rents in a 12-month period more than three percent, plus the percentage change in the cost of living.

**Status:** Chapter 633, Statutes of 2022

### **AB-838 (Friedman) - State Housing Law: enforcement response to complaints.**

This bill requires a city or county that receives a complaint of a substandard building or other violation from a tenant or their representative to inspect the building in a timely manner and document any violations on habitability standards. Additionally, the legislation prohibits local governments from placing certain preconditions on the inspection.

**Status:** Chapter 351, Statutes of 2021

### **AB-854 (Lee) - Residential real property: withdrawal of accommodations.**

This bill would have made changes to the Ellis Act by prohibiting an owner of accommodations from filing notice of intent to withdraw accommodations or prosecuting an action to recover possession of accommodations, or threatening to do so, if the building has not been owned by the same entity or entities for five continuous years. Owners who previously withdrew accommodations under the Ellis Act would have been barred from withdrawing a different property for 10 years after the last withdraw of accommodations.

**Status:** Assembly-Died

### **AB-1143 (Berman) - Civil procedure: restraining orders.**

As referred to this committee, this bill would establish a policy supporting local tenant preferences for lower income households that are subject to displacement and would further permit local governments and developers in receipt of local or state affordable housing financing to restrict occupancy by creating a local housing preference for lower income households subject to displacement. The bill was amended out of the committee's jurisdiction.

**Status:** Chapter 156, Statutes of 2021

### **AB-1188 (Wicks) - State rental assistance program: data.**

This bill would have required the Department of Housing and Community Development to retain data from rental assistance programs and local rental registries for at least ten years for the purposes of research and future policy development.

**Status:** Assembly-Died - Appropriations

### **AB-1791 (Nazarian) - Rent control: local ordinances: residential units.**

This bill would have allowed local governments to impose rent control on property owners who have ten or more single family homes and who have annual gross receipts of \$1 billion or more.

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

### **AB-2050 (Lee) - Residential real property: withdrawal of accommodations.**

This bill would have made changes to the Ellis Act by prohibiting an owner of accommodations from filing notice of intent to withdraw accommodations or prosecuting an action to recover possession of accommodations, or threatening to do so, if the building has not been owned by the same entity or entities for five continuous years. Owners who previously withdrew accommodations under the Ellis Act would be barred from withdrawing a different property for ten years after the last withdraw of accommodations.

**Status:** Assembly-Died

### **AB-2713 (Wicks) - Tenant protections: just cause termination: rent caps.**

This bill would have clarified the just cause provisions of the Tenant Protection Act of 2019.

**Status:** Assembly-Died

### **SB-847 (Hurtado) - COVID-19 relief: tenancy: grant program.**

This bill would have, upon appropriation of funds, created a COVID-19 Tenancy Grant Program administered by the Department of Housing and Community Development for awarding grants to qualified landlords who lost rental income between specified dates.

**Status:** Assembly-Died – Appropriations

## Miscellaneous

### **AB-387 (Lee) - Social Housing Act of 2021.**

This bill would have enacted the Social Housing Act of 2021 and established the California Social Housing Council to develop policy proposals, hold public meetings, and solicit stakeholder input to promote the development of social housing.

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

### **AB-1068 (Santiago) - Affordable housing: alternative forms of development.**

This bill would have required the Department of Housing and Community Development to put forth a model plan for the use of alternative forms developing affordable housing for the purpose of substantially reducing the per-unit cost of affordable housing. It would further have required the state and other entities using state lands to use the model plan in housing loan and grant programs.

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

### **AB-1090 (Quirk-Silva) - Legislative Task Force on the California Master Plan on Homeownership.**

This bill would have created the Legislative Task Force on the California Master Plan on Homeownership with the Executive Director of California Housing Financing Agency to serve as the chair and to appoint others. **Status:** Assembly-Died - Appropriations

### **AB-1327 (Ting) - Aging in place: home modification.**

As referred to this committee, this bill would require recipients of Local Housing Trust Fund Match Grant Program awards to file annual reports instead of periodic reports. This bill was amended out of this Committee's jurisdiction on April 12, 2021.

**Status:** Assembly-Died

### **AB-1584 (Committee on Housing and Community Development) - Housing omnibus.**

This bill is the committee's omnibus bill and it makes various minor, technical, and non-controversial changes to statutes related to housing and community development.

**Status:** Chapter 360, Statutes of 2021

### **AB-1858 (Quirk-Silva) - Substandard buildings.**

This bill would have expanded the definition of a substandard building to include any structure used for human habitation, regardless of the zoning or approved use of the building.

**Status:** Assembly-Died - Appropriations

### **AB-1943 (Bigelow) - Housing: the Tiny Homes of California Act.**

This bill would have required the Department of Housing and Community Development to work with the Department of Forestry and Fire Protection to develop a pilot program to build tiny homes from lumber harvested from public utilities, landowners, and public agencies.

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

### **AB-1961 (Gabriel) - Affordable housing: Department of Housing and Community Development.**

This bill would have required the Department of Housing and Community Development to coordinate with state and local partners to create an online database with multifamily affordable housing listings and rental applications.

**Status:** Senate-Died - Appropriations

### **AB-1978 (Ward) - Department of Housing and Community Development: powers.**

This bill would authorize the Housing and Community Development Department (HCD) for federally funded grant programs administered by the department, to (1) publish a notice of funding availability and application deadlines ahead of, and contingent upon, availability of funding, (2) issue funding to an award recipient up-front rather than as a reimbursement, and (3) provide technical assistance to applicants that meet program submission deadlines to correct technical errors or provide missing information. The bill would also require HCD to establish and publish on its internet website a tracking system for the programs it administers that provides the deadlines for each step of a program application.

**Status:** Chapter 644, Statutes of 2022

### **AB-2013 (Quirk-Silva) - California Statewide Housing Plan.**

This bill would have required the Department of Housing and Community Development to include a goal to increase homeownership among people of color in its next update of the Statewide Housing Plan on or after January 1, 2023.

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

### **AB-2053 (Lee) - The Social Housing Act.**

This bill would have established the California Housing Authority for the purposes of developing mixed-income social housing using a rental and ownership model.

**Status:** Senate-Died - Governance and Finance

### **AB-2068 (Haney) - Occupational safety and health: postings: spoken languages.**

As heard by the committee, *AB-2068 (Ward) - General plan: annual report* would have required local planning agencies to include information in their annual progress report (APR) about the number of new housing units that received their certificate of occupancy in the prior year. The bill was amended out of the Committee's jurisdiction on June 6, 2022.

**Status:** Chapter 485, Statutes of 2022

### **AB-2123 (Villapudua) - Bringing Health Care into Communities Act of 2023.**

This bill would have established the Bringing Health Care into Communities Program to provide housing grants to specified health professionals for mortgage payments for a

permanent residence in a health professional shortage area, as specified. Under the bill, a health professional would have been eligible for a grant for up to 5 years.

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

### **AB-2179 (Grayson) - COVID-19 relief: tenancy.**

As referred to the committee, this bill would have prohibited a noncompliant local agency, as defined, that imposes any fees or charges on a qualified development, as defined, from requiring the payment of those fees or charges until 20 years from the date of the final inspection, or the date the certificate of occupancy is issued, whichever occurs first. The bill was amended out of the committee's jurisdiction on March 24, 2022.

**Status:** Chapter 13, Statutes of 2022

### **AB-2469 (Wicks) - Housing: Statewide Rental Registry.**

This bill would have required the Department of Housing and Community Development to create a web-based rental registry and would require corporately-owned landlords to provide specified information on rental housing accommodations and tenancies.

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

### **AB-2592 (McCarty) - Housing: underutilized state buildings.**

This bill requires the Department of General Services, to prepare and report to the Legislature a streamlined plan to transition underutilized multistory state buildings into housing for the purpose of expanding affordable housing development and adaptive reuse opportunities.

**Status:** Chapter 439, Statutes of 2022

### **AB-2710 (Kalra) - Residential real property: sale of rental properties: right of first offer.**

This bill would have provided tenants, community land trusts, and other nonprofit or government entities a right of first offer to purchase most rental housing offered for sale.

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

### **SB-561 (Dodd) - State surplus property: digital inventory: long-term leases: affordable housing.**

This bill requires the Department of General Services, in consultation with the California Department of Housing and Community Development, to develop criteria to evaluate the suitability of excess state-owned parcels for affordable housing, as specified.

**Status:** Chapter 446, Statutes of 2022

### **SB-1252 (Committee on Housing) - Housing.**

This bill is the housing omnibus bill and it makes several minor, technical, and non-controversial changes to statutes related to housing and community development.

**Status:** Chapter 632, Statutes of 2022



### **SCA-2 (Allen) - Public housing projects.**

This constitutional amendment would, if approved by voters, repeal Article 34 of the California Constitution, which requires development, construction, or acquisition of publicly-funded low-rent housing projects to be approved by a majority of voters in a city or county.

**Status:** Chapter 182, Statutes of 2022

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