

**ASSEMBLY COMMITTEE  
ON  
HOUSING AND COMMUNITY DEVELOPMENT**

**Legislative Summary**



**Committee Members:**

David Chiu, Chair  
Kelly Seyarto, Vice Chair  
Jessie Gabriel  
Ash Karla  
Kevin Kiley  
Brian Maienschein  
Sharon Quirk-Silva  
Buffy Wicks

**Consultants:**

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

**Secretary:**

Despina Demas

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2021  
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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 would prohibit 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 house, condominium, apartment, or dwelling. It would further change provisions related to accessory dwelling units developed on property with an existing multifamily, multistory dwelling.

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

## Building Standards

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

This bill would require the Department of Housing and Community Development (HCD) in its role proposing building standards to consider whether electric vehicle charging standards should apply only to multifamily dwelling during initial construction or also whether the standards should also apply during construction requiring certain permits. Additionally, HCD would be required to consider whether to mandate up to 20% of parking spaces in existing multifamily dwellings to support future installation of electric vehicle charging infrastructure.

*Status: Senate-In Floor Process*

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

This bill would require 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 require buildings to be designed and built to a functional recovery standard for earthquakes.

*Status: Senate-In Committee Process - Appropriations*

### **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.

## **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. Under this legislation, the election by acclamation procedure can only be used if all of the following conditions are satisfied: the association has held a regular election for the directors in the last 3 years; the association provides notice at least 90 days before the deadline for submitting nominations; the association sends a reminder notice between 7 and 30 days before the deadline for submitting nominations; and the board holds a meeting to declare the nominees elected by acclamation.

*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.**

This bill would make various changes to common interest development law such as requiring board members to complete training for ethics and harassment prevention, prohibiting associations from limiting member speech, and putting conditions on enforcement of landscaping rules.

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

### **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 meeting 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 the common interest development election procedures that homeowners associations are required to follow.

*Status: Chapter 642, Statutes of 2021*

## **Homelessness**

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

This bill requires new state programs providing 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-In Committee Process - Appropriations*

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

This bill would create 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; further states that it is the intent of the Legislature that the program is funded through the annual savings from state prison closures.

*Status: Assembly-In Committee Process - 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, if applicable, 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-413 (Ting) - Foster youth: housing.**

This bill would appropriate \$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 expand 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-In Committee Process - Appropriations*

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

This bill would allow a tax credit for employers who hire individuals who are homeless in an amount between \$2,500 and \$10,000 per eligible individual, not to exceed \$30,000 per taxable year.

*Status: Assembly-In Committee Process - Revenue and Taxation*

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

This bill would certain specified state entities to develop a streamlined funding program to support the state's policy goal of reducing homelessness statewide by providing funding opportunities for local governments to increase their capacity to respond to local homelessness needs. It would also require specified state entities to prepare and submit to the Legislature a report on their proposed programs, as provided.

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

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

This bill requires the Department of Housing and Community Development (HCD) to prioritize funding for projects that serve people experiencing homelessness and authorizes HCD to alter priority for funding to align eligibility for possible benefits, including 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 require the Homeless Coordinating and Financing Council (HCFC) 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-In Committee Process - 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, including the No Place Like Home Program, as a condition of receiving state funds, to enter Universal Data Elements and Common Data Elements, as defined by the United States Department of Housing and Urban Development, on the individuals and families it serves into its local Homeless Management Information System, unless otherwise exempted. These data reporting requirements are mandated for all new state homelessness programs commenced on or after July 1, 2021.

*Status: Chapter 397, Statutes of 2021*

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

This bill names the Homeless Coordinating and Financing Council to instead be deemed 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 mandate that local governments make every effort to ensure that individuals housed through Project Roomkey do not return to homelessness including by creating a plan that must meet specified criteria.

*Status: Assembly-In Committee Process - Appropriations*

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

This bill would require 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 3 consecutive days and is denied.

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

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

This bill would require 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-In Committee Process - Appropriations*

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

This bill would require 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-In Committee Process - Appropriations*

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

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

*Status: Assembly-In Committee Process - Appropriations*

## **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 add housing status as a protected characteristic under the employment and housing provisions of the Fair Employment and Housing Act and would further prohibit 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-In Committee Process - Housing and Community Development*

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

This bill would make 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 specify procedures and timelines for requesting criminal record information from a prospective tenant after the initial application.

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

## **Housing Elements**

### **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, the measure increases public oversight for housing element updates by

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 authorize a city or county, by agreement, to transfer some or all of its allocation of regional housing need to another local government. The bill would allow the transferring government to pay the city or county accepting the transfer an amount determined by that agreement, as well as a surcharge to offset the impacts and associated costs of the additional housing on the transferee city.

*Status: Assembly-In Committee Process - 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 Department of Housing and Community Development (HCD)'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 require that the Department of Housing and Community Development (HCD) 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. It was later amended out of the committee's jurisdiction.

*Status: Chapter 568, Statutes of 2021*

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

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

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

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

This bill would require 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 also require 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-In Committee Process - 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 would require 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 considers the following: emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change.

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

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

This bill would create 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-In Committee Process - Housing and Community Development*

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

This bill would require the Department of Housing and Community Development to complete rezoning on behalf of specified local governments if those local governments

fail to complete rezoning that would accommodate all of the housing need for very low and low-income households in the required timeframe.

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

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

Makes 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-In Floor Process*

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

This bill requires 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-In Floor Process*

### **Housing Finance**

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

This bill would require specified state entities that fund affordable housing developments to conduct an affordable housing cost study by January 1, 2028 that: 1) measures the factors that influence building costs; 2) breaks down total development costs; and 3) enables the state to maximize its affordable housing resources.

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

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

This bill would enact 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 be subject to approval from voters at the June 7, 2022 statewide primary election.

*Status: Assembly-In Committee Process - 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 (LIHTC) program at the California Tax Credit Allocation Committee (CTCAC) 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 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-In Desk Process*

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

This bill would require 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. The Treasurer would be required to consult with the California Housing Financing Agency and the Department of Housing and Community Development and would be authorized to consult other stakeholders.

*Status: Senate-In Floor Process*

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

This bill would require the Department of Housing and Community Development to create a bonus point system for its competitive grant and loan programs for housing development. Bonus points would be awarded to housing development projects that meet certain criteria including those which have received local agency approvals and those which will allow the agency to fulfill certain regional housing need income categories.

*Status: Assembly-In Committee Process - 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 extend for ten years the Underground Storage Tank Cleanup Trust Fund and would require 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-In Committee Process - Appropriations*

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

This bill would, upon appropriation of the Legislature, create 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. Community Development Financial Institutions would receive awards

and issue short-term loans to certain nonprofits, tribally designated housing entities, and local governments for developing housing and certain social services.

*Status: Assembly-In Committee Process - 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 require the Department of Housing and Community Development (HCD) 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-In Committee Process - 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 establish 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. The committee would be required to create a unified application and award process and would be required to report to the Legislature on the committee.

*Status: Assembly-In Committee Process - Appropriations*

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

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

*Status: Assembly-In Committee Process - Revenue and Taxation*

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

This bill would expand one of Proposition 13's change of ownership exemptions to include a housing cooperative financed by government loan or grant programs for affordable housing or financed by a community development financial institution if the housing cooperative is located on land owned by a community land trust or which is a limited-equity housing cooperative.

*Status: Assembly-In Committee Process - Revenue and Taxation*

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

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

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

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

This bill would require 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 projects and proposing alignment of application deadlines for multifamily housing projects.

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

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

This bill would authorize a borrower to request that funding received by the Department of Housing and Community Development (HCD) be used as a construction loan, as transitional permanent financing, or a combination of both options.

*Status: Vetoed on October 4, 2021*

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.

Sincerely,  
Gavin Newsom

**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-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 would create the Los Angeles County Affordable Housing Solutions Agency and authorize it to access financing tools in order to fund tenant protection efforts and affordable housing production and preservation initiatives.

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

**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*

**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 change the procedures local agencies use when applying mitigation fees to the approval of a development project. Specifically, the bill would extend timelines and increase transparency requirements surrounding the methodology for determining a fee for approval of a development project.

*Status: Assembly-In Committee Process - Local Government*

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

This bill would make 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-In Committee Process - Local Government*

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

This bill would require 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-In Floor Process*

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

This bill would require 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 revise certain aspects of the 710 state highway relinquishment to the City of Pasadena.

*Status: Senate-In Committee Process - Transportation*

**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, from being imposed 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, including: prior to the adoption of an associated development fee, an impact fee nexus study is adopted; that the study identify the existing level of service, proposed new level of service, and explanation for a change the in service level for each public facility; and if the study is adopted after July 1, 2022, either calculate a fee levied or imposed on a housing development project proportionately to the square footage of the proposed units, or make specified findings to explain a deviation from this practice.

*Status: Chapter 347, Statutes of 2021*

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

This bill provides that, if permitted by a local ordinance, the Density Bonus Law does not prohibit a local government from requiring an affordability period that is longer than 55 years for any units developed in compliance with a local ordinance that mandates that a certain percentage of units that are affordable to, and occupied by low-income, lower income, very low income, or extremely low income households and that will be financed without low-income housing tax credits.

*Status: Chapter 348, Statutes of 2021*

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

This bill would, upon appropriation by the Legislature, require 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-In Committee Process - Housing and Community Development*

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

This bill would make 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-In Committee Process - Local Government*

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

This bill would require 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 would further require that cohousing would be permitted on the same basis as multifamily dwelling units.

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

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

This bill would make 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 submit an application to build a small home lot development, as defined, which could be located on a parcel that is no larger than 5 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 authorize 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. It would exempt these sales from the California Environmental Quality Act except that the Department of Transportation would be required to file a notice of exemption with the Office of Planning and Research and the county clerk of the county in which the real property is located.

*Status: Senate-In Committee Process - Appropriations*

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

This bill would create 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-In Floor Process*

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

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

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

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

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

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

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

This bill would expand the term “exempt surplus land” to include a former military base or other planned residential or mixed-use development greater than 5 acres if certain conditions are met. It would also change the requirements on local agencies disposing of surplus land.

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

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

This bill would prohibit 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-In Committee Process - Local Government*

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

This bill expands the duties local governments must undertake to affirmatively further fair housing in the housing element segment of their general plan.

*Status: Chapter 357, Statutes of 2021*

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

As heard in this committee, this bill would authorize 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. It was amended out of this committee's jurisdiction.

*Status: Senate-In Committee Process - Environmental Quality*

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

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

*Status: Senate-In Committee Process - Appropriations*

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

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

*Status: Assembly-In Committee Process - Appropriations*

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

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

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

**AB-1551 (Santiago) - Planning and zoning: housing: adaptive reuse of commercial space.**

This bill would require that a city allows adaptive reuse of recently constructed commercial space for residential uses if the city has not met its share of the regional housing need.

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

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

This bill would establish the Neighborhood Homes Act and would deem a housing development project as an allowable use on a lot located in an office or retail commercial zone provided that the property is adjacent to an industrial use.

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

**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 10 residential units at a height specified by the local government in the ordinance.

*Status: Chapter 163, Statutes of 2021*

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

This bill would mandate 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.

*Status: Assembly-In Committee Process - 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-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 3-10 housing units, specifically a floor to area standard that is less than 1.0 for 3 to 7 units or less than 1.25 for 8 to 10 units.

*Status: Chapter 363, Statutes of 2021*

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

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

*Status: Assembly-In Committee Process - 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-778 (Becker) - Buy Clean California Act: Environmental Product Declarations: concrete.**

This bill would specify 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.

*Status: Assembly-In Committee Process - 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*

## **Miscellaneous**

### **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 (HCD).

*Status: Chapter 341, Statutes of 2021*

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

This bill would require the Department of Housing and Community Development (HCD) 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-In Committee Process - Housing and Community Development*

### **AB-374 (Seyarto) - Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.**

This bill would require the Department of Housing and Community Development (HCD) to include information on the Homeless Housing, Assistance, and Prevention (HHAP) program in its annual report.

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

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

This bill would enact the Social Housing Act of 2021 and establish the California Social Housing Council to develop policy proposals, hold public meetings, and solicit stakeholder input to promote the development of social housing. Additionally, the council would be required to report its recommendations to the Legislature by January 1, 2024.

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

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

This bill would require 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-In Committee Process - Housing and Community Development*

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

This bill would require the Department of Housing and Community Development (HCD) to include in its annual reports specified information relating to grant-based programs it administers including award amounts, award balance information, and other data. It would also mandate various other new reporting and analysis work for HCD's housing bond program.

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

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

This bill would require the Department of Housing and Community Development (HCD) 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 require the state and other entities using state lands to use the model plan in housing loan and grant programs.

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

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

This bill would create 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. Furthermore, the bill would require the task force to evaluate policy and regulatory impediments to increasing the rate of homeownership in the state.

*Status: Assembly-In Committee Process - 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. It was amended out of this committee's jurisdiction.

*Status: Assembly-In Floor Process*

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

This bill would require the Department of Housing and Community Development (HCD) to establish and administer a progress payment option for grants related to affordable housing. Grant recipients would be able to request and receive an award through a progress payment option.

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

**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*

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

This bill would require 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-In Committee Process - Appropriations*

## **Mobilehomes/Manufactured Housing**

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

This bill would change 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-In Committee Process - 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.

## **Redevelopment**

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

As heard in this committee, the bill would transfer 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, and would make changes of those land use related plans or functions exempt from specified provisions governing community redevelopment.

*Status: Chapter 27, Statutes of 2021*

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

This bill would expand 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-In Committee Process - Housing and Community Development*

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

This bill would change the procedures for the Redevelopment Property Tax Trust Fund by temporarily requiring until the successor agency is dissolved that a certain percentage of funds is deposited in the Low and Moderate Income Housing Fund if specified conditions are met. In order to be eligible, a successor agency would need to have received a finding of completion from the Department of Finance and follow other requirements.

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

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

This bill deems 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-In Committee Process - 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*

**Rent Control/Tenants**

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

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

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

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

This bill would establish the Tenant, Small Landlord, and Affordable Housing Provider Stabilization Program and fund to support renters and property owners. Funds would be available upon appropriation by the Legislature.

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

**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 make 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 5 continuous years. Owners who previously withdrew accommodations under the Ellis Act would be barred from withdrawing a different property for 10 years after the last withdraw of accommodations.

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

**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 require the Department of Housing and Community Development to retain data from rental assistance programs and local rental registries for at least 10 years for the purposes of research and future policy development.

*Status: Assembly-In Committee Process - Appropriations*

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

This bill would allow local governments to adopt affordable housing residency preferences for certain local residents at risk of displacement or who have already been displaced.

*Status: Assembly-In Committee Process - Rules*