

CALIFORNIA LEGISLATURE

Senate Housing Committee

2021 LEGISLATIVE BILL SUMMARY



Senator Scott Wiener, Chair

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INTRODUCTION

This publication is a comprehensive collection of summaries for bills that the Senate Housing Committee considered during the 2021 legislative year. This report also contains summaries for legislation that the consultants deem worthy of the committee's attention, yet were never assigned. This includes bills that never made it out of the Assembly as well as bills that were assigned to other policy committees.

Due to the COVID-19 Pandemic and the unprecedented nature of the 2021 Legislative Session, Senate Policy Committees worked under a compressed timeline. This timeline did not allow bills to be referred and heard by more than two committees as a typical timeline would allow. The Senate Housing Committee collaborated with interested stakeholders, authors, and other committees on all bills referred to this committee, regardless of whether the bills received a hearing by the committee.

Each summary includes the final status of the bill in italics. For your convenience, chapter numbers of bills that the Legislature passed and the Governor signed into law are listed.

In general, chaptered legislation will go into effect on January 1, 2022. Bills that contain an urgency clause took effect immediately upon the governor's signature.

The committee uses the following abbreviations throughout this summary:

ADU	Accessory Dwelling Unit
CalHFA	California Housing Finance Agency
CEQA	California Environmental Quality Act
CBSC	California Building Standards Commission
CID	Common Interest Developments
HCD	California Department of Housing and Community Development
HCFC	Homeless Coordinating and Financing Council
HOA	Homeowner Associations
RHNA	Regional Housing Needs Assessment
VHFHSZ	Very High Fire Hazard Severity Zones

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Accessory Dwelling Units

SB-765 (Stern) - Accessory dwelling units: setbacks.

Repeals the existing prohibition on a city or county imposing a requirement of a setback for an ADU of more than four feet from the rear and side lot lines.

Status: Senate – Housing Committee

SB-778 (Becker) - Planning and zoning: accessory dwelling units: mixed-use or multifamily structures.

Allows conversion of vacant retail, commercial, and industrial space to ADUs in mixed-use buildings.

Status: This bill was later amended to address a different subject.

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

Requires, rather than authorizes, cities and counties to allow a qualified nonprofit corporation to sell an ADU separately from the primary dwelling unit on the property, and revises the conditions for a tenancy in common agreement entered into pursuant to such a sale. (This bill was a clean-up measure to AB 587, Friedman, Chapter 657, Statutes of 2019.)

Status: Chapter 343, Statutes of 2021

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

Requires the State Treasurer's Office to make recommendations to the Legislature regarding creation of a program to help homeowners qualify for loans to construct additional housing units on their property, including ADUs and junior accessory dwelling units (JADUs).

Status: Senate – Inactive File

Building Standards

SB-736 (Newman) - Public safety: pools and spas: drowning prevention: home inspectors.

Updates the Swimming Pool Safety Act and increases requirements related to home inspections of residential properties with swimming pools.

Status: Senate – Housing Committee

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

Establishes a framework for local governments to conduct inspections of homeless shelters, including enforcement measures and additional penalties, as specified.

Status: Chapter 395, Statutes of 2021

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

Requires local governments to respond to lead hazard and substandard building complaints from tenants and specified other parties and to provide free copies of inspection reports and citations to the requestor and others who may be impacted.

Status: Chapter 351, Statutes of 2021

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

Requires HCD and the CBSC to propose for adoption, building standards for electric vehicle (EV) charging infrastructure for parking spaces in existing non-residential development, as specified. Also requires HCD to contemplate specified factors when considering proposed building standards for future EV charging infrastructure in existing multifamily dwellings.

Status: Senate – Inactive File

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

Requires the CBSC and HCD to develop and adopt building standards that require buildings to be designed and built to a functional recovery standard for earthquake loads, as specified.

Status: Senate – Appropriations Committee – Held on suspense

California Environmental Quality Act - Statutory Exemptions and Expedited Approvals

SB-7 (Atkins) - Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021.

Reenacts and revises the expedited CEQA administrative and judicial review procedures established by the Jobs and Economic Improvement Through Environmental Leadership Act (AB 900, Buchanan, Chapter 354, Statutes of 2011) for "environmental leadership development projects", as defined. Also expands AB 900 eligibility to include smaller housing projects. This bill was included in the 2021 Senate Housing Production Package.

Status: Chapter 19, Statutes of 2021

SB-37 (Cortese) - Contaminated Site Cleanup and Safety Act.

Prohibits a project from using the "common sense" exemption under CEQA for any site on the Hazardous Waste and Hazardous Substances Site List (commonly referred to as the Cortese List), except for projects that meet specified conditions. The Cortese list

contains sites identified by either the Department of Toxic Substances Control or the State Water Board as having a release of contaminants at that site. Existing law prohibits a project that is located on a Cortese List site from being exempt from CEQA by applying a categorical exemption. Some local jurisdictions have bypassed the CEQA process by approving projects pursuant to the common-sense exemption. This bill explicitly excludes these sites from being eligible for applying the common sense exemption.

Status: Assembly – Inactive File

SB-621 (Eggman) - Conversion of motels and hotels: streamlining.

Establishes a ministerial approval process for hotel and motel conversions to multifamily housing.

Status: Senate – Governance and Finance Committee

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

Establishes alternative streamlined CEQA review procedures for housing elements and related projects undertaken by cities, including a temporary exemption for housing element and related general plan updates, as well as limited CEQA review for “housing element implementation projects,” such as rezoning.

Status: Assembly – Housing and Community Development Committee

Common Interest Developments

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

Authorizes CID boards to meet by teleconference, without identifying a physical location where CID members may attend, in an area affected by a disaster or emergency, as specified.

Status: Chapter 276, Statutes of 2021

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

Requires CIDs to deliver specified documents to their members in the manner requested by the member (e.g., electronic or paper copy), 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.

Makes several technical and clarifying changes to existing law relating to CID election procedures. (This bill was a clean-up measure to SB 323, Wieckowski, Chapter 848, Statutes of 2019).

Status: Chapter 642, Statutes of 2021

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

Allows HOAs of CIDs to declare board members elected by acclamation if the number of nominees does not exceed the number of vacancies on the board, as specified.

Status: Chapter 517, Statutes of 2021

AB-611 (Quirk-Silva) - Safe at Home program: homeowners' associations.

Requires HOAs to protect the confidentiality of contact information for participants in the Safe at Home program. This program, administered by the Secretary of State's Office, helps victims of domestic violence, stalking, sexual assault, human trafficking, elder and dependent abuse, and reproductive health care workers to keep their addresses confidential.

Status: Chapter 151, Statutes of 2021

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

Revises the requirements for HOAs in CIDs in relation to insurance coverage requirements and financial practices. (This bill was a clean-up measure to AB 2912, Irwin, Chapter 396, Statutes of 2018.)

Status: Chapter 270, Statutes of 2021

Homelessness

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

Creates the Transition Aged Youth (TAY) Housing Program under the HCFC to provide grants for the development of housing for TAY in the form of forgivable loans, as specified, and upon appropriation of funds to the HCFC by the Legislature for this purpose.

Status: Senate – Inactive File

SB-344 (Hertzberg) - California Emergency Solutions and Housing Program: grants: homeless shelters: pets and veterinary services.

Requires HCD to establish a grant program to provide funding to homeless shelters to provide shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness, as specified.

Status: Assembly – Appropriations Committee – Held on suspense

SB-635 (Gonzalez) - Cleanup activities on state highways, rights-of-way, off ramps, and homeless encampments.

Requires the Department of Transportation (Caltrans) to coordinate cleanup activities related to state highway rights-of-way and homeless encampments on Caltrans-owned property, as specified. Also requires specified reports on the barriers to adequate

cleanup activities, identification of strategies for improving efforts, and information on cleanup activities.

Status: Senate – Appropriations Committee – Held on suspense

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

Establishes “unaccompanied women” as a sub-population of the state’s homelessness population and requires the HCFC to set goals to prevent and end homelessness among unaccompanied women in the state.

Status: Assembly – Appropriations Committee – Held on suspense

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

Establishes the Bring California Home Fund, a dedicated state funding source to address homelessness to be administered by the HCFC.

Status: Assembly – Inactive File

AB-140 (Committee on Budget) - Housing.

Provides for statutory changes necessary to enact the housing and homelessness provisions of the Budget Act of 2021, including:

- (1) requiring the State Treasurer, in consultation with HCD, CalHFA, and relevant stakeholders, to develop a framework for a California Dream for All First Time Homebuyers Program, as specified;
- (2) making specified changes to speed the development of housing on state excess lands;
- (3) providing for the allocation of \$2 billion over the next two years to local governments through the Homeless Housing, Assistance, and Prevention Program (HHAPP);
- (4) establishing the Encampment Resolution Funding Program to assist cities, counties, and continuums of care in ensuring the safety and wellness of people experiencing homelessness in encampments, as specified;
- (5) establishing the Family Homelessness Challenge Grants and Technical Assistance program to provide one-time grants and technical assistance to local jurisdictions in order to address and end family homelessness;
- (6) establishing the Regional Early Action Planning (REAP) Grants Program of 2021 under HCD, in collaboration with the Office of Planning and Research, the Strategic Growth Council, and the State Air Resources Board (ARB), to provide regions with funding for transformative planning and implementation activities;
- (7) providing for the allocation of funds for preservation of state-funded affordable housing properties that are in danger of losing their affordability protections;

- (8) providing for the allocation of funding to a qualified rental housing development to replace federal and state low-income housing tax credits and private activity bonds (Housing Accelerator Fund);
- (9) providing for the use of additional state and federal funds for the acquisition, rehabilitation, and conversion of hotels, motels, commercial properties, and other non-housing properties for noncongregate housing for homeless individuals;
- (10) establishing the Excess Site Local Government Matching Grant Program, administered by HCD, to provide selected developers with one-time grants for development activities to enable development on excess state-owned property.;
- (11) establishing the Foreclosure Intervention Housing Preservation Program under HCD, as specified;
- (12) providing for the allocation of additional state funds through the Infill Infrastructure Grant (IIG) Program of 2019 under HCD;
- (13) requiring the Department of Industrial Relations to establish and maintain a strategic enforcement unit focused on construction, alteration, and repair projects, including enhancing the department's enforcement of the Labor Code in construction, alteration, and repair projects related to Project Homekey;
- (14) requiring HCFC to conduct a statewide assessment, as specified; and
- (15) expanding existing exclusions from the definition of "low-rent housing project", as specified.

Status: Chapter 111, Statutes of 2021

AB-175 (Committee on Budget) - Housing: mortgages and deeds of trust: use of state property: surplus land disposal: financing programs.

Makes several clarifying changes to AB 140 (Committee on Budget, Chapter 111, Statutes of 2021), including:

- (1) making several changes to SB 1079 (Skinner, Chapter 202, Statutes of 2020), to ensure smooth implementation of the law while closing potential loopholes for fraud (SB 1079 aimed to mitigate against blight, vacancy, and the transfer of residential property ownership from owner-occupants to corporate landlords in the event that California experiences a wave of foreclosures);
- (2) authorizing the Cal Expo board of directors to enter into a five-year agreement with the City of Sacramento and the County of Sacramento for the use of the Cal Expo Lot Z property to provide emergency shelter and other services to individuals experiencing homelessness, as specified;
- (3) providing that surplus land disposal procedures existing on December 31, 2019, apply to the Metro North Hollywood Joint Development Project if a local agency has entered into an exclusive negotiating agreement or legally binding agreement to dispose of related property as of September 2019;

- (4) making technical amendments to the Homeless Housing, Assistance, and Prevention Program (HHAPP) that will affect the third and fourth rounds of project funding provided in the 2021-22 Budget; and
- (5) making technical amendments to the Regional Early Action Planning (REAP) Grants Program, including specifying that a grant recipient shall obligate funds no later June 30, 2024, and expend funds no later than June 30, 2026.

Status: Chapter 255, Statutes of 2021

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

Requires interim housing created or funded by a state program on or after January 1, 2022, to be “low-barrier.” Existing law defines “low barrier” as best practices to reduce barriers to entry, including but not limited to the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth; pets; the storage of possessions; and privacy, such as partitions around beds in a dormitory setting or in larger rooms containing more than two beds, or private rooms.

Status: Assembly – Appropriations Committee

AB-328 (Chiu) - Reentry Housing and Workforce Development Program.

Establishes the Reentry Housing and Workforce Development Program to provide stable housing and workforce training for recently incarcerated individuals experiencing or at risk of homelessness. States legislative intent to fund the program with annual savings redirected from prison closures.

Status: Assembly – Appropriations Committee

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

Establishes a framework for local governments to conduct inspections of homeless shelters, including enforcement measures and additional penalties, as specified.

Status: Chapter 395, Statutes of 2021

AB-816 (Chiu) - State and local agencies: homelessness plan: Housing Trust Fund: housing projects.

Directs National Housing Trust Fund monies to homeless projects, particularly through the Housing for a Healthy California Program, as specified. (The original version of this bill also established a Housing and Homelessness Inspector General to oversee specified state and local actions to address homelessness; those provisions were subsequently amended out).

Status: Chapter 396, Statutes of 2021

AB-977 (Gabriel) - Homelessness program data reporting: Homeless Management Information System.

Requires grantees or entities that receive funding from a state homeless program or programs to report specified data to the HCFC on the populations they serve.

Status: Chapter 397, Statutes of 2021

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

Renames the HCFC as the Interagency Council on Homelessness (ICH), reconstitutes its membership, and requires it to consult with a specified advisory group of stakeholders.

Status: Chapter 398, Statutes of 2021

AB-1360 (Santiago) - Project Roomkey.

Requires local governments to ensure that individuals housed pursuant to Project Roomkey do not return to homelessness. Project Roomkey is an initiative announced by Governor Newsom in April 2020 to provide hotel and motel rooms for individuals who are experiencing homelessness and have been exposed to, or at high risk of contracting, COVID-19; it is administered by the Department of Social Services.

Status: Assembly – Appropriations Committee – Held on suspense

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

Requires the HCFC, upon appropriation from the Legislature or upon receiving technical assistance from the U.S. Department of Housing and Urban Development (HUD), to conduct a homelessness statewide gaps and needs assessment by July 31, 2022.

Status: Assembly – Appropriations Committee – Held on suspense

Housing Elements

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

Imposes certain fire hazard planning responsibilities on local governments; requires cities and counties to make specified findings on fire standards prior to permitting development in VHFHSZ; and incorporates fire hazard planning into RHNA objectives and methodology.

Status: Assembly – Housing and Community Development Committee

SB-261 (Allen) - Regional transportation plans: sustainable communities strategies.

Requires the state Air Resources Board (ARB) to establish new greenhouse gas emission reduction targets for the automobile and light truck sector, and to establish

vehicle miles traveled (VMT) reduction targets, for purposes of local sustainable communities strategies (SCS). (The SCS is informed by the regional housing needs allocation and local housing elements.)

Status: Senate – Transportation Committee

SB-475 (Cortese) - Transportation planning: sustainable communities strategies.

Makes numerous changes to the provisions of SB 375 (Steinberg, Chapter 728, Statutes of 2008), including a requirement for the Air Resources Board (ARB) to update sustainable communities strategy (SCS) guidelines in coordination with specified agencies. (The SCS is informed by the regional housing needs allocation and local housing elements.)

Status: Senate – Transportation Committee

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

Adds a number of requirements to the annual progress report (APR) that local governments are required to submit to HCD each year in relation to their housing elements, relating to streamlining, transparency, enforcement, and incentive measures enacted by the Legislature in recent years. This bill was included in the Senate's 2021 Housing Production Package.

Status: Vetoed

SB-581 (Atkins) - General plan.

Adds to the reporting requirements for the annual progress report (APR) that local governments are required to submit to HCD each year in relation to their housing elements, whether the city or county is party to a court action related to a violation of state housing law.

Status: Assembly – Inactive File

SB-809 (Allen) - Multijurisdictional regional agreements: housing element.

Authorizes a city or county to adopt an agreement wherein it can pay to develop housing in a neighboring city or county to meet part of its own RHNA obligation under housing element law.

Status: Senate – Housing Committee

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

Increases the enforcement authority of HCD in relation to violations of state housing law, including provisions to revise the time periods for submission of housing elements and revisions to HCD, expansion of the list of housing law violations for which HCD may notify the Attorney General, and clarifying the statute of limitations as it applies to HCD's enforcement authority.

Status: Chapter 342, Statutes of 2021

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

Authorizes cities and counties to receive credit toward their lower income RHNA for market rate units that are converted to deed-restricted housing affordable to moderate income households, as specified.

Status: Chapter 350, Statutes of 2021

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

Strengthens and clarifies the manner in which local governments must affirmatively further fair housing in their housing elements. (This bill was a clean-up measure to AB 686, Santiago, Chapter 958, Statutes of 2018.)

Status: Chapter 357, Statutes of 2021

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

Requires cities and counties that fail to adopt a legally compliant housing element within 120 days of the statutory deadline, to complete a rezone program within one year instead of the current three-year requirement.

Status: Chapter 358, Statutes of 2021

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

Establishes alternative streamlined CEQA review procedures for housing elements and related projects undertaken by cities, including a temporary exemption for housing element and related general plan updates, as well as limited CEQA review for “housing element implementation projects,” such as rezoning.

Status: Assembly – Housing and Community Development Committee

Land Use and Zoning

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

Enacts, until January 1, 2029, the Neighborhood Homes Act, which establishes housing as an allowable use on any parcel zoned for office or retail uses. This bill was included in the Senate’s 2021 Housing Production Package.

Status: Assembly – Housing and Community Development Committee

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

Extends the sunset on the Housing Crisis Act of 2019 (HCA) by five years, to January 1, 2030, and makes other related changes. This bill was included in the Senate's 2021 Housing Production Package.

Status: Chapter 161, Statutes of 2021

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

Requires ministerial approval of a housing development of no more than two units in a single-family zone (duplex) or the subdivision of a parcel zoned for residential use into two parcels (lot split), or both. This bill was included in the Senate's 2021 Housing Production Package.

Status: Chapter 162, Statutes of 2021

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

Authorizes a city or county to pass an ordinance to zone any parcel for up to 10 units of residential density, at a height specified by the local government in the ordinance, if the parcel is located in a transit-rich area or an urban infill site, as specified. This bill was included in the Senate's 2021 Housing Production Package.

Status: Chapter 163, Statutes of 2021

SB-15 (Portantino) - Housing development: incentives: rezoning of idle retail sites.

Requires HCD to administer a program to provide grants to local governments that rezone idle sites used for a big box commercial shopping center to instead allow the development of low- and moderate-income housing, as defined.

Status: Assembly Desk

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.

Makes various changes to Density Bonus Law (DBL), including providing additional benefits to housing developments that include low-income rental and for-sale housing units, and moderate-income for-sale housing units. This bill was included in the Senate's 2021 Housing Production Package.

Status: Chapter 340, Statutes of 2021

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

Requires the Los Angeles Community College District (LACCD) to develop a pilot program to provide affordable housing to students or employees of LACCD. This bill further allows LACCD, for purposes of developing affordable housing, to enter into

agreements with nonprofit or private entities to lease real property under certain conditions. This bill was included in the 2021 Senate Housing Production Package.

Status: Chapter 572, Statutes of 2021

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

Prohibits a local government from imposing certain floor area ratio (FAR) standards on housing projects of three to ten units. This bill was included in the Senate's 2021 Housing Production Package.

Status: Chapter 363, Statutes of 2021

SB-621 (Eggman) - Conversion of motels and hotels: streamlining.

Establishes a ministerial approval process for hotel and motel conversions to multifamily housing.

Status: Senate – Governance and Finance Committee

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

Authorizes a qualified nonprofit housing organization to purchase a for-sale unit under density bonus law, as specified.

Status: Chapter 365, Statutes of 2021

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

Makes housing an authorized use on commercially-zoned land provided at least 20% of the units in a housing development project are affordable to lower income households.

Status: Assembly – Local Government Committee

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

Requires local governments in the coastal zone to amend their local coastal programs by January 1, 2024, to provide streamlined permitting procedures for certain housing projects, as specified, among other things.

Status: Senate – Inactive File

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

Prohibits local governments from imposing affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, on a housing development's affordable units in a density bonus project.

Status: Chapter 346, Statutes of 2021

AB-634 (Carrillo) - Density Bonus Law.

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.

Requires HCD to administer a program to provide incentives in the form of grants to local governments that make publicly owned golf courses available for housing and publicly accessible open spaces, as specified.

Status: Assembly – Housing and Community Development Committee

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

Requires cities and counties to allow denser development of single-family housing, as specified.

Status: Chapter 154, Statutes of 2021

AB-989 (Gabriel) - Housing Accountability Act: appeals: Office of Housing Appeals.

Establishes, until January 1, 2029, an Office of Housing Appeals within HCD.

Status: Senate – Inactive File

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

Adds preservation of affordable housing units as a pro-housing, local policy that HCD can consider in developing a pro-housing designation.

Status: Chapter 353, Statutes of 2021

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

Makes several changes to the streamlined, ministerial approval process established by SB 35 (Wiener, Chapter 366, Statutes of 2017).

Status: Chapter 160, Statutes of 2021

AB-1401 (Friedman) - Residential and commercial development: remodeling, renovations, and additions: parking requirements.

Prohibits public agencies from imposing parking minimums on developments near public transit, as specified.

Status: Senate – Appropriations Committee – Held on suspense

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

Establishes alternative streamlined CEQA review procedures for housing elements and related projects undertaken by cities, including a temporary exemption for housing element and related general plan updates, as well as limited CEQA review for “housing element implementation projects,” such as rezoning.

Status: Assembly – Housing and Community Development Committee

Landlord - Tenant and Fair Housing

SB-91 (Committee on Budget and Fiscal Review) - COVID-19 relief: tenancy: federal rental assistance.

Extends the moratorium on evictions for non-payment of rent due to COVID-19 financial hardship, subject to numerous conditions from January 31, 2021, to June 30, 2021.

Also includes an appropriation of federal funds and statutory changes necessary to implement a rental assistance program as part of the 2020 Budget Act.

Status: Chapter 2, Statutes of 2021

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

Creates a state policy supporting local tenant preferences for lower-income households that are subject to displacement risk, and authorizes local governments and developers in receipt of specified affordable housing funds to restrict occupancy to those at risk of displacement.

Status: Assembly – Rules Committee

AB-80 (Burke) - COVID-19 relief: tenancy: federal rental assistance.

Extends the moratorium on evictions for non-payment of rent due to COVID-19 financial hardship, subject to numerous conditions from January 31, 2021, to June 30, 2021.

Includes an appropriation of federal funds and statutory changes necessary to implement a rental assistance program as part of the 2020 Budget Act. This bill was later amended to deal with federal Paycheck Protection Program (PPP) loans and Economic Injury Disaster Loan (EIDL).

Status: This bill was later amended to address a different subject.

AB-491 (Ward) - Housing: affordable and market rate units.

Requires that low-income occupants of a mixed income development have the same access to common entrances and to common areas and amenities as the occupants of market rate housing units.

Status: Chapter 345, Statutes of 2021

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

Requires local governments to respond to lead hazard and substandard building complaints from tenants and specified other parties and to provide free copies of inspection reports and citations to the requestor and others who may be impacted.

Status: Chapter 351, Statutes of 2021

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

Limits mobilehome parks located in, and governed by, more than one incorporated city from increasing the space rent that mobilehome owners must pay by more than 3% plus inflation, up to a maximum cap of 5%, annually. Also extends to tenants renting park-owned mobilehomes the same protections against arbitrary eviction and rent gouging that tenants in other types of residential rental housing possess.

Status: Chapter 125, Statutes of 2021

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

Requires HCD to save certain data, including data from the statewide rental assistance program, for a period of not less than 10 years.

Status: Assembly – Appropriations Committee – Held on suspense

Local Housing and Infrastructure Finance

SB-563 (Allen) - Second Neighborhood Infill Finance and Transit Improvements Act: housing developments: homelessness prevention programs: enhanced infrastructure financing plan review and amendment process.

Makes several changes to the Second Neighborhood Infill Finance and Transit Improvements Act (NIFTI-2). NIFTI-2 is a tax increment-financing tool that authorizes local governments to raise revenues to finance local affordable housing infrastructure close to transit.

Status: Senate – Appropriations Committee – Held on suspense

SB-679 (Kamlager) - Los Angeles County: housing development: financing.

Establishes the Los Angeles County Affordable Housing Solutions Agency (LACAHS). Authorizes LACAHS to utilize specified local financing tools for the purpose of funding renter protections and the preservation and production of housing units affordable to households earning up to 80% of the area median income.

Status: Assembly – Housing and Community Development Committee

SB-696 (Allen) - Enhanced infrastructure financing districts: housing: underutilized or deteriorated retail property: covenants and restrictions: eminent domain.

Authorizes an enhanced infrastructure financing district (EIFD) to also finance units in a mixed-income housing development that are allocated to the jurisdictions in the district pursuant to local RHNA allocations.

Status: Senate – Governance and Finance Committee

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

Makes several changes to enhanced infrastructure financing districts (EIFDs) and community revitalization infrastructure authorities (CRIAs).

Status: Chapter 391, Statutes of 2021

AB-336 (Villapudua) - Enhanced infrastructure financing districts: public financing authority: members: joint powers authorities.

Allows any member of a taxing entity's legislative body serving on an enhanced infrastructure financing district (EIFD) board to concurrently serve as a board member of a joint powers authority (JPA) where the taxing entity is a member.

Status: Chapter 22, Statutes of 2021

AB-464 (Mullin) - Enhanced Infrastructure Financing Districts: allowable facilities and projects.

Expands the types of facilities and projects enhanced infrastructure financing districts (EIFDs) may fund to include small business structures impacted by the COVID-19 pandemic and nonprofit community organizations' facilities.

Status: Chapter 25, 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.

Extends the sunset, from January 1, 2022 to January 1, 2026, for the City of San Diego, and the Counties of San Bernardino and Santa Clara, to implement a pilot program to develop and finance middle-housing projects.

Status: Senate Desk

AB-528 (Wicks) - Property taxation: tax-defaulted property: sales to nonprofits.

Eases and expedites the purchase of a tax-defaulted property by a non-profit housing organization.

Status: Assembly – Appropriations Committee – Held on suspense

AB-687 (Seyarto) - Joint powers authorities: Riverside County Housing Finance Trust.

Creates the Western Riverside County Housing Finance Trust as a new joint powers agency to finance the planning and construction of housing the homeless population and persons and families of extremely low-, very low-, and low-income, including permanent supportive housing.

Status: Chapter 120, Statutes of 2021

Manufactured Housing and Mobilehomes

SB-64 (Leyva) - Mobilehome parks: emergency relief: coronavirus (COVID-19).

Provides, temporarily, mobilehome owners and residents with the ability to request additional time to correct violations of park rules and regulations without risk of eviction if the COVID-19 pandemic prevents them from correcting the violation within the usual seven days, with exceptions for imminent, serious safety hazards.

Status: Senate – Inactive File

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

Confirms and codifies existing law, which provides that if a mobilehome park prohibits park residents from renting or subleasing their mobilehomes, then the park itself is bound by the same rule as to mobilehomes that the park owns. Intended to address contentions by park owners and operators that existing law allows them to rent out the mobilehomes they own even if they deny that same possibility to the park residents who own their own homes.

Status: Chapter 706, Statutes of 2021

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

Limits mobilehome parks located in, and governed by, more than one incorporated city from increasing the space rent that mobilehome owners must pay by more than 3% plus inflation, up to a maximum cap of 5%, annually. Also extends to tenants renting park-owned mobilehomes the same protections against arbitrary eviction and rent-gouging that tenants in other types of residential rental housing possess,

Status: Chapter 125, Statutes of 2021

AB-1061 (Lee) - Mobilehome Residency Law: water utility charges.

Clarifies and places limitations on how much a mobilehome park can charge park residents for water service when the park provides submetered water service and bills separately for it. Specifically, allows only three types of charges on a resident's water bill: (1) a charge for the amount of water the resident has used; (2) a charge for the resident's share of any recurring fixed charges that the water purveyor makes the park

pay; and (3) a small fee to cover the park's administrative expenses associated with billing the tenants for their water. For each of these three types of charges, the bill provides exact formulas for how the amount of the charge may be calculated.

Status: Chapter 625, Statutes of 2021

Miscellaneous

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

Authorizes the establishment of an intergenerational housing development for senior citizens, caregivers, or transition age youths, as provided.

Status: Chapter 364, Statutes of 2021

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

Requires the California Public Utilities Commission to establish and administer a grant program to fund broadband adoption, digital literacy, and computer equipment for any publicly supported community, low-income mobile park or farmworker housing.

Status: Assembly – Appropriations Committee – Held on suspense

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

Requests that Congress enact, and that President Biden sign into law, the Affordable Housing Credit Improvement Act of 2021 (AHCIA). Federal law requires a project to finance 50% of its costs with tax-exempt private activity bonds in order to access the unlimited 4% federal low-income housing tax credits; the AHCIA would lower this threshold to 25%, enabling California to immediately draw twice as many federal 4% credits.

Status: Chapter 130, Statutes of 2021

AB-528 (Wicks) - Property taxation: tax-defaulted property: sales to nonprofits.

Eases and expedites the purchase of a tax-defaulted property by a non-profit housing organization.

Status: Assembly – Appropriations Committee – Held on suspense

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

Imposes a number of new requirements on impact fee nexus studies prepared by cities, counties, and special districts, makes related changes, as specified, and requires HCD to create an impact fee nexus study template that may be used by local jurisdictions. Local governments can charge a variety of fees to a development project; these fees, commonly known as impact fees or mitigation fees, go toward infrastructure development such as adding lanes to roads or supporting additional traffic, or other

public benefits such as new parks, schools, or affordable housing. In order for impact fees to be legally valid, fees must be justified through the use of a nexus study that illustrates the relationship between new development and its incremental impacts on infrastructure.

Status: Chapter 347, Statutes of 2021

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

Provides that covenants, restrictions, or private limits on the density of a property shall not be enforceable against a property owner who is developing a 100% affordable project, as specified. Similar to racial covenants, which are no longer valid, restrictive density covenants restrict the number or size of residences that may be built on a property, or restrict the number of persons who may reside on a property.

Status: Chapter 349, Statutes of 2021

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

Allows the governing body of a city or county to determine that a local measure approved by the voters is in conflict with state housing law, and creates a judicial process to validate that determination.

Status: This bill was later amended to address a different subject.

AB-1466 (McCarty) - Real property: discriminatory restrictions.

Requires any racially restrictive language be removed from housing documents when a property changes hands, as well as making it easier for homeowners who purchased their homes under such restrictive covenants to file a modification document.

Status: Chapter 359, Statutes of 2021

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

Makes several non-controversial and technical changes to sections of law relating to housing.

Status: Chapter 360, Statutes of 2021

State Housing Programs and Finance

SB-5 (Atkins) - Affordable Housing Bond Act of 2022.

Enacts the Affordable Housing Bond Act of 2022, which authorizes the issuance of bonds in the amount of \$6.5 billion to fund affordable rental housing and homeownership programs. This bill was included in the Senate's 2021 Housing Production Package.

Status: Senate – Housing Committee

SB-15 (Portantino) - Housing development: incentives: rezoning of idle retail sites.

Requires HCD to administer a program to provide grants to local governments that rezone idle sites used for a big box commercial shopping center to instead allow the development of low- and moderate-income housing, as defined.

Status: Assembly Desk

SB-91 (Committee on Budget and Fiscal Review) - COVID-19 relief: tenancy: federal rental assistance.

Extends the moratorium on evictions for non-payment of rent due to COVID-19 financial hardship, subject to numerous conditions from January 31, 2021, to June 30, 2021. Also includes an appropriation of federal funds and statutory changes necessary to implement a rental assistance program as part of the 2020 Budget Act.

Status: Chapter 2, Statutes of 2021

SB-490 (Caballero) - Housing acquisition and rehabilitation: technical assistance.

Creates the Housing Acquisition and Rehabilitation Technical Assistance Program (HARTAP) at HCD for the purposes of providing technical assistance to specified entities.

Status: Senate – Inactive File

SB-661 (Newman) - Veterans' farm and home loan program.

Allows the California Department of Veterans Affairs (CalVet) the authority to refinance veteran home loans underwritten by the CalVet Home Loan Program.

Status: Chapter 549, Statutes of 2021

SB-769 (Becker) - Housing: pilot program: rental vouchers: skilled nursing facility patients.

Creates a pilot program, from January 1, 2023, to January 1, 2026, that would require HCD to implement a program to provide housing rental-related subsidies to skilled nursing facility patients who are discharged from the facility.

Status: Senate – Housing Committee

SCA-2 (Allen) - Public housing projects.

Repeals Article 34 of the California Constitution, which requires majority approval by the voters of a city or county for the development, construction, or acquisition of a publicly funded affordable housing project.

Status: Senate – Inactive File

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

Revises the quadrennial Statewide Housing Plan and expands the requirements of the annual report from HCD.

Status: Chapter 341, Statutes of 2021

AB-80 (Burke) - COVID-19 relief: tenancy: federal rental assistance.

Extends the moratorium on evictions for non-payment of rent due to COVID-19 financial hardship, subject to numerous conditions, from January 31, 2021, to June 30, 2021.

Also includes an appropriation of federal funds and statutory changes necessary to implement a rental assistance program as part of the 2020 Budget Act. This bill was later amended to deal with federal Paycheck Protection Program (PPP) loans and Economic Injury Disaster Loan (EIDL).

Status: This bill was later amended to address a different subject.

AB-140 (Committee on Budget) - Housing.

Provides for statutory changes necessary to enact the housing and homelessness provisions of the Budget Act of 2021, including:

- (1) requiring the State Treasurer, in consultation with HCD, CalHFA, and relevant stakeholders, to develop a framework for a California Dream for All First Time Homebuyers Program, as specified;
- (2) making specified changes to speed the development of housing on state excess lands;
- (3) providing for the allocation of \$2 billion over the next two years to local governments through the Homeless Housing, Assistance, and Prevention Program (HHAPP);
- (4) establishing the Encampment Resolution Funding Program to assist cities, counties, and continuums of care in ensuring the safety and wellness of people experiencing homelessness in encampments, as specified;
- (5) establishing the Family Homelessness Challenge Grants and Technical Assistance program to provide one-time grants and technical assistance to local jurisdictions in order to address and end family homelessness;
- (6) establishing the Regional Early Action Planning (REAP) Grants Program of 2021 under HCD, in collaboration with the Office of Planning and Research, the Strategic Growth Council, and the State Air Resources Board (ARB), to provide regions with funding for transformative planning and implementation activities;
- (7) providing for the allocation of funds for preservation of state-funded affordable housing properties that are in danger of losing their affordability protections;
- (8) providing for the allocation of funding to a qualified rental housing development to replace federal and state low-income housing tax credits and private activity bonds (Housing Accelerator Fund);

- (9) providing for the use of additional state and federal funds for the acquisition, rehabilitation, and conversion of hotels, motels, commercial properties, and other non-housing properties for noncongregate housing for homeless individuals;
- (10) establishing the Excess Site Local Government Matching Grant Program, administered by HCD, to provide selected developers with one-time grants for development activities to enable development on excess state-owned property.;
- (11) establishing the Foreclosure Intervention Housing Preservation Program under HCD, as specified;
- (12) providing for the allocation of additional state funds through the Infill Infrastructure Grant (IIG) Program of 2019 under HCD;
- (13) requiring the Department of Industrial Relations to establish and maintain a strategic enforcement unit focused on construction, alteration, and repair projects, including enhancing the department's enforcement of the Labor Code in construction, alteration, and repair projects related to Project Homekey;
- (14) requiring HCFC to conduct a statewide assessment, as specified; and
- (15) expanding existing exclusions from the definition of "low-rent housing project", as specified.

Status: Chapter 111, Statutes of 2021

AB-175 (Committee on Budget) - Housing: mortgages and deeds of trust: use of state property: surplus land disposal: financing programs.

Makes several clarifying changes to AB 140 (Committee on Budget, Chapter 111, Statutes of 2021), including:

- (1) making several changes to SB 1079 (Skinner, Chapter 202, Statutes of 2020), to ensure smooth implementation of the law while closing potential loopholes for fraud (SB 1079 aimed to mitigate against blight, vacancy, and the transfer of residential property ownership from owner-occupants to corporate landlords in the event that California experiences a wave of foreclosures);
- (2) authorizing the Cal Expo board of directors to enter into a five-year agreement with the City of Sacramento and the County of Sacramento for the use of the Cal Expo Lot Z property to provide emergency shelter and other services to individuals experiencing homelessness, as specified;
- (3) providing that surplus land disposal procedures existing on December 31, 2019, apply to the Metro North Hollywood Joint Development Project if a local agency has entered into an exclusive negotiating agreement or legally binding agreement to dispose of related property as of September 2019;
- (4) making technical amendments to the Homeless Housing, Assistance, and Prevention Program (HHAPP) that will affect the third and fourth rounds of project funding provided in the 2021-22 Budget; and

(5) making technical amendments to the Regional Early Action Planning (REAP) Grants Program, including specifying that a grant recipient shall obligate funds no later June 30, 2024, and expend funds no later than June 30, 2026.

Status: Chapter 255, Statutes of 2021

AB-328 (Chiu) - Reentry Housing and Workforce Development Program.

Establishes the Reentry Housing and Workforce Development Program (the Program) to provide stable housing and workforce training for recently incarcerated individuals experiencing or at risk of homelessness. States legislative intent to fund the Program with annual savings redirected from prison closures.

Status: Assembly – Appropriations Committee

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

Enacts the Veterans Housing and Homeless Prevention (VHHP) Bond Act of 2022, which authorizes the sale of \$600 million in general obligation bonds, upon approval by voters at the June 7, 2022, statewide primary election.

Status: Assembly – Appropriations Committee

AB-447 (Grayson) - Income taxes: low-income housing tax credits.

Makes 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-491 (Ward) - Housing: affordable and market rate units.

Requires that low-income occupants of a mixed income development have the same access to common entrances and to common areas and amenities as the occupants of market rate housing units.

Status: Chapter 345, Statutes of 2021

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

Requires HCD to administer a program to provide incentives in the form of grants to local governments that make publicly owned golf courses available for housing and publicly accessible open spaces, as specified.

Status: Assembly - Housing and Community Development Committee

AB-680 (Burke) - Greenhouse Gas Reduction Fund: California Jobs Plan Act of 2021.

Requires increased workforce standards on projects, which utilize Greenhouse Gas Reduction Fund grants, including the payment of prevailing wage for construction projects, excluding housing projects that feature 100% affordable units.

Status: Chapter 746, Statutes of 2021

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

Creates the Affordable Disaster Housing Revolving Development and Acquisition Program under HCD to fund the acquisition, construction, reconstruction, and rehabilitation of property to develop or preserve affordable housing in the state's declared disaster areas that have experienced damage and loss of homes occupied by or affecting lower-income households.

Status: Assembly – Appropriations Committee – Held on suspense

AB-989 (Gabriel) - Housing Accountability Act: appeals: Office of Housing Appeals.

Establishes, until January 1, 2029, an Office of Housing Appeals within HCD.

Status: Senate – Inactive File

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

Adds preservation of affordable housing units as a pro-housing, local policy that HCD can consider in developing a pro-housing designation.

Status: Chapter 353, Statutes of 2021

AB-1043 (Bryan) - Housing programs: rental housing developments: affordable rent.

Adds “acutely low-income households” to the list of income categories for purposes of defining affordable rents.

Status: Chapter 354, Statutes of 2021

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

Establishes the Legislative Task Force on the California Master Plan on Homeownership to evaluate impediments to homeownership and provide a report to the Legislature.

Status: Assembly – Appropriations Committee – Held on suspense

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

Clarifies that funding from the Affordable Housing and Sustainable Communities program (AHSC) may be used for owner-occupied housing.

Status: Chapter 355, Statutes of 2021

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

Requires the Business, Consumer Services and Housing Agency (BCSH) and state housing entities to jointly establish and operate a single, centralized housing funding allocation committee to administer all state-controlled affordable housing funds, serve as the main point of contact for developers and create a single application for affordable housing funds. Also requires the Secretary of BCSH to develop a new organizational plan for the housing departments in the agency to streamline processes and eliminate redundant tasks, and to submit a report on that plan to the legislature.

Status: Assembly – Appropriations Committee

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

Requires HCD to save certain data, including data from the statewide rental assistance program, for a period of not less than 10 years.

Status: Assembly – Appropriations Committee – Held on suspense

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

Authorizes economic development facilities and public development facilities to include housing in financing opportunities provided by the California Infrastructure and Economic Development Bank if the housing meets certain financing requirements and limits, as specified, among other things.

Status: Chapter 356, Statutes of 2021

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

Allows a borrower to request funding from HCD as a construction loan, the traditional permanent financing option, or a combination of both.

Status: Vetoed

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

Requires HCD, by January 1, 2023, to designate areas of the state as high-opportunity areas and sensitive communities, based on demographics and input from academic experts and stakeholders. Requires HCD to update those designations at least every five years

Status: Assembly – Appropriations Committee – Held on suspense

Surplus Properties

SB-51 (Durazo) - Surplus residential property.

Makes changes to the Roberti Act to encourage the sale of homes owned by Department of Transportation (Caltrans) for low- and moderate-income housing in the City of Los Angeles and makes changes to the Surplus Land Act. The Roberti Act provides for the disposal of excess residential properties in the unconstructed portion of the SR 710 corridor, as specified. The Surplus Lands Act requires the Department of General Services, when disposing of surplus state real property, to first offer it to local agencies, then to nonprofit affordable housing sponsors, prior to offering it for sale to private entities or individuals. This bill allows specified entities to buy a property at the original price in exchange for remodeling, preserving affordability, and ongoing maintenance, while preserving the first right of occupancy for existing tenants.

Status: Chapter 130, Statutes of 2021

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

Makes changes to the Roberti Act to encourage the sale of homes owned by the California Department of Transportation (Caltrans) for low- and moderate-income housing in the State Route 710 corridor in South Pasadena. The Roberti Act provides for the disposal of excess residential properties in the unconstructed portion of the SR 710 corridor, as specified. This bill aims to make it easier for Caltrans to sell the South Pasadena properties by allowing the city to buy a property at the original price without inflation adjustments.

Status: Chapter 362, Statutes of 2021

SB-466 (Wieckowski) - Community development.

Allows the City of Santa Clara to sell or lease specified property for the purpose of economic development. The Surplus Land Act requires a city or county, when disposing of surplus land, to first send a written notice of availability to various public agencies and specified nonprofit organizations to notify them that the land is available for low- and moderate-income housing; park and recreation or open space; school facilities; and infill opportunity zones or transit village plans. This bill would effectively create an exemption to the Surplus Land Act by allowing a specified site to instead be used for economic development.

Status: Assembly - Local Government Committee

SB-616 (Rubio) - School facilities: proceeds from lease of surplus property: affordable rental housing facilities.

Specifies that a school district may use the proceeds from a lease of surplus property for one-time capital outlay costs and property maintenance costs if the proceeds from

the lease will be used to construct new affordable rental housing facilities for school district employees.

Status: Assembly – Education Committee

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

Provides that land comprising the former Tustin Marine Corps Air Station is exempt surplus land for the purposes of the Surplus Land Act. The Surplus Land Act requires a city or county, when disposing of surplus land, to first send a written notice of availability to various public agencies and specified nonprofit organizations to notify them that the land is available for low- and moderate-income housing; park and recreation or open space; school facilities; and infill opportunity zones or transit village plans. This bill would effectively exempt this land from those requirements, but includes a provision requiring at least 20% of the residential units permitted on this land after January 1, 2022 to be restricted to persons and families of low or moderate income, with at least 15% of the units restricted to lower income households, as specified.

Status: Assembly – Local Government Committee

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

Creates the Surplus Land Unit within HCD to facilitate the development and construction of housing on local surplus property. This bill was included in the Senate's 2021 Housing Production Package.

Status: Chapter 366, Statutes of 2021

AB-512 (Holden) - Surplus unimproved property: State Highway Route 710.

Requires the California Department of Transportation (Caltrans), prior to selling an unimproved property within the State Route 710 corridor in the cities of Los Angeles, Pasadena, and South Pasadena, to offer to sell the property at the original acquisition price to specified entities for affordable housing purposes.

Status: Senate – Transportation Committee

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

Authorizes the California Department of Transportation (Caltrans) to sell excess real property to the city or county, where the real property is located, for development of affordable housing. Exempts excess properties along the SR 710 freeway in Los Angeles County.

Status: Senate – Appropriations Committee

AB-1271 (Ting) - Surplus land.

Expands the types of land exempt from the Surplus Lands Act (SLA), imposes new procedural requirements on local agencies disposing of surplus land, and makes

various technical changes to the SLA. (The SLA requires a city or county, when disposing of surplus land, to first send a written notice of availability to various public agencies and specified nonprofit organizations to notify them that the land is available for low- and moderate income housing; park and recreation or open space; school facilities; and infill opportunity zones or transit village plans.) Intended to promote the use of public land, including former military base lands, for affordable housing projects.
Status: Assembly – Housing and Community Development Committee

Wildfires and Housing

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

Imposes certain fire hazard planning responsibilities on local governments; requires cities and counties to make specified findings on fire standards prior to permitting development in VHFHSZ; and incorporates fire hazard planning into RHNA objectives and methodology.

Status: Assembly – Housing and Community Development Committee

SB-55 (Stern) - Very high fire hazard severity zone: state responsibility area: development prohibition: supplemental height and density bonuses.

Prohibits residential development in the VHFHSZ unless local agencies adopt a wildfire prevention strategy that mitigates significant risks of loss, injury, or death.

Status: Senate – Governance and Finance Committee

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

Makes multiple changes to existing law to enhance fire prevention efforts by the state Department of Fire and Forestry Protection (CalFIRE), including, among other things, expanding the areas where enhanced fire safety building standards apply.

Status: Chapter 382, Statutes of 2021

AB-642 (Friedman) - Wildfires.

Makes multiple changes to state law to enhance wildland fire prevention efforts including, among other things, incorporating and facilitating cultural burning practices and requiring the identification of moderate and high fire hazard severity zones in local responsibility areas, as specified. Also requires the State Fire Marshal and the state Insurance Commissioner to make specified recommendations relating to model wildfire risk and to consult with an advisory group that includes a representative from HCD.

Status: Chapter 375, Statutes of 2021

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

Creates the Affordable Disaster Housing Revolving Development and Acquisition Program, administered by HCD, to fund the acquisition, construction, reconstruction, and rehabilitation of property to develop or preserve affordable housing in the states declared disaster areas that have experienced damage and loss of homes occupied by or affecting lower income households.

Status: Assembly – Appropriations Committee – Held on suspense

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