

## 2021 Housing Legislation Summary

### Assembly Legislation

- **AB 68 (Quirk-Silva):** Revises and modernizes the quadrennial Statewide Housing Plan. Expands the requirements of the annual report from the Department of Housing and Community Development (HCD).
- **AB 215 (Chiu):** Provides the HCD with additional enforcement authority for local agency violations of housing laws and increases public review for housing elements.
- **AB 306 (O'Donnell):** Exempts school and community college district employee housing architectural plans from the requirement to receive approval from the Department of General Services' (DGS) Division of State Architect (DSA).
- **AB 345 (Quirk-Silva):** Requires each local agency to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain criteria are met.
- **AB 491 (Ward):** Requires the occupants of affordable housing units within mixed-income multifamily structures to have the same access to the common entrances, areas, and amenities as the occupants of the market-rate housing units.
- **AB 571 (Mayes):** Prohibits a local government from charging affordable housing impact fees, including inclusionary zoning fees, public benefit fees, and in-lieu fees on deed-restricted affordable units that are part of a project eligible for a density bonus under Density Bonus Law.
- **AB 602 (Grayson):** Adds new requirements to impact fee nexus studies. Requires cities and counties to request certain information from development proponents and requires the HCD to develop a nexus study template.
- **AB 721 (Bloom):** Makes density restrictions in private restrictive covenants unenforceable against qualifying affordable housing developments.
- **AB 787 (Gabriel):** Authorizes cities and counties to receive credit towards their regional housing need for the conversion of above moderate-income units to moderate-income units.
- **AB 1029 (Mullin):** Adds preservation of affordable housing units as a pro-housing, local policy that the HCD can consider in developing a pro-housing designation.
- **AB 1043 (Bryan):** Adds "acutely low income households" to the list of income categories for purposes of defining affordable rents.
- **AB 1095 (Cooley):** Requires the Affordable Housing and Sustainable Communities Program and the Strategic Growth Council to specify that both programs aim to promote affordable rental units and owner-occupied affordable housing units.
- **AB 1180 (Mathis):** Expands the definition of "exempt surplus land" to include surplus land that a local agency transfers to a federally recognized California Indian tribe.
- **AB 1304 (Santiago):** Ensures local governments Affirmatively Further Fair Housing in all their housing and community development-related activities.

- **AB 1377 (McCarty):** Requires the California State University, and requests the University of California to conduct a student housing needs assessment by campus, and create a student housing plan outlining how they will meet their future student housing needs.
- **AB 1398 (Bloom):** Requires expedited rezoning for local jurisdictions that fail to adopt a legally compliant housing element within 120 days of the statutory deadline.
- **AB 1466 (McCarty):** Requires a title insurance company involved in any transfer of real property and that provides a deed or other documents to identify whether any of the documents contain unlawfully restrictive covenants and, if found, record a specified modification document with the county recorder.
- **AB 1584 (Committee on Housing and Community Development):** Makes several technical and clarifying changes to code sections pertaining to housing and community development.

### Senate Legislation

- **SB 7 (Atkins):** Extends expedited CEQA review procedures established by AB 900 (Buchanan, 2011) for large housing, clean energy, and manufacturing developments through 2025. The criteria for AB 900 is also expanded to include housing projects that are between \$15m and \$100m in cost.
- **SB 8 (Skinner):** Extends the provisions of SB 330 (Skinner, 2019) until 2030 and adds clarifying language to ensure the intent of the legislation.
- **SB 9 (Atkins):** Requires ministerial approval of a housing development of no more than two units in a single-family zone (duplex), the subdivision of a parcel zoned for residential use into two parcels (lot split), or both.
- **SB 10 (Wiener):** 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 specified transit-rich area or an urban infill site.
- **SB 290 (Skinner):** Makes various changes to Density Bonus Law, including providing additional benefits to housing developments that include low-income rental and for-sale housing units, and moderate-income for-sale housing units.
- **SB 478 (Wiener):** Prohibits a local government from imposing certain floor area ratio standards on housing projects of 3-10 units.
- **SB 591 (Becker):** Authorizes the establishment of intergenerational housing for senior citizens, caregivers, or transition age youths.
- **SB 728 (Hertzberg):** Authorizes a qualified nonprofit housing organization to purchase a for-sale unit under Density Bonus Law.
- **SB 791 (Cortese):** Creates a unit within the HCD that will provide assistance to local agencies to help them plan, finance, and develop housing on their surplus land.

For the full text of each piece of legislation, visit: <https://leginfo.legislature.ca.gov/>