



# California Housing Legislation Highlights

as of August 8, 2019

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more details at  
[tinyurl.com/2019housingbills](http://tinyurl.com/2019housingbills)

## FASTER APPROVALS

**AB 1484**  
Development fees published ~~and constant~~ throughout project approval process.

~~AB 1485 & AB 1706~~  
Incentives and faster approvals for moderate-income housing built with prevailing (union) wage labor.

**SB 330**  
Faster approvals for housing & zoning changes; ~~no parking requirements~~; statewide ban on downzoning.

## UPZONING

**AB 1763**  
80% density bonus for affordable housing.

**SB 50**  
Upzoning near jobs, <sup>TO RETURN IN 2020</sup> good schools, and mass transit.

## SHELTERS

**AB 101** **PASSED!**  
By-right approval for homeless shelters.

## TAX POLICY

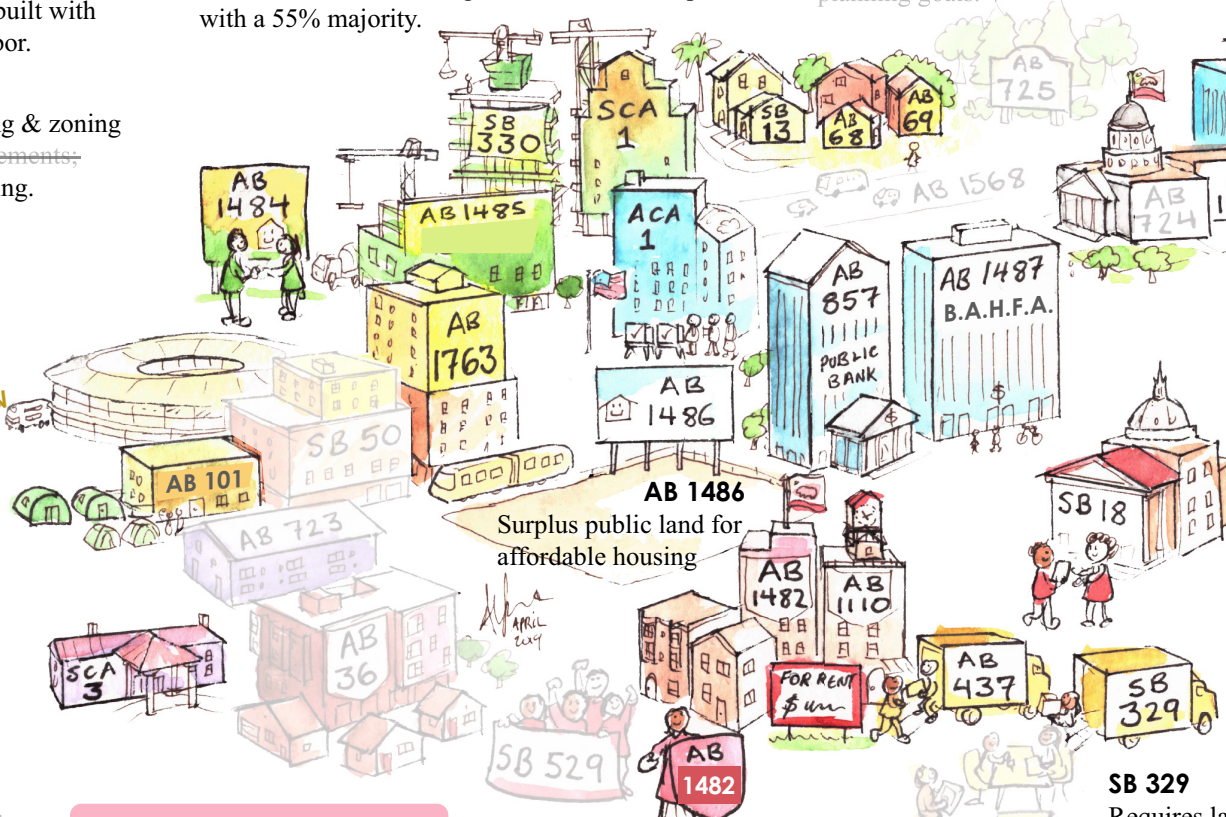
~~AB 723~~  
Property tax exemption for housing leased for 35+ years to nonprofits in Alameda or Contra Costa County.

**SCA 3**  
Ends inheritance of Prop 13 tax break, unless heir lives in the house.

## BALLOT MEASURES

**SCA 1**  
Eliminates requirement that public housing be approved by ballot measure.

**ACA 1**  
Allows bonds for housing & infrastructure to pass with a 55% majority.



~~AB 1481~~

**AB 1482**  
Rent cap: Statewide limit to annual rent increases. Statewide Just Cause limits to evictions.

**AB 1110**  
Longer notice required for rent increases: 60 days for under 10%, 90 days for 10-15%, 120 days for 15%+

## TENANT PROTECTIONS

~~AB 36~~  
Costa-Hawkins reform, allows cities to rent control houses, condos, and new buildings after 10 years.

~~SB 529~~  
Protections for tenant organizing

## ACCESSORY DWELLING UNITS

**SB 13, AB 68, & AB 69**  
Simplifies process of approvals and allows more houses to add Accessory Dwelling Units.

## TRANSPORT

~~AB 1568~~  
Ties transport funding to housing production.

~~AB 725~~  
Limits use of sprawl as way to meet housing planning goals.

## FUNDING

**AB 10**  
Expands Low Income Housing Tax Credit funding program by \$500 million per year.

~~AB 11 & SB 5~~  
Creates new local funding agencies for affordable housing, infrastructure, and community investment.

## DATA

**AB 1483**  
Creates housing production database.

~~AB 724~~  
Creates rental housing database.

**AB 857**  
Allows cities to create Public Banks.

## FUNDING

**AB 1487**  
Creates Bay Area Housing Finance Authority, a regional entity to raise money via ballot measure for affordable housing.

## LEGAL AID **SB 18 PASSED!**

~~Funds for legal aid and rent assistance.~~  
Protects tenants in foreclosed building from eviction for 90 days.

## MOVE-IN ASSISTANCE

**SB 329**  
Requires landlords to accept Section 8 vouchers.

**AB 437**  
Move-In Loans for security deposit and first month's rent.

~~AB 53~~  
Ban the Box: no questions on criminal record on initial rental applications.

Contact your representatives @  
[findyourrep.legislature.ca.gov](http://findyourrep.legislature.ca.gov)



# California Housing Legislation Highlights

as of April 6, 2021

## WILDFIRES & EARTHQUAKES

- SB 11** Insurance coverage for buildings on farms.
- SB 12** Mitigation + limits in very high hazard zones.
- SB 55** Ban on development in very high hazard zones, more height allowed elsewhere.
- SB 63** Defensible space and building hardening.
- AB 880** Loan fund for rebuilding.
- AB 1329** Earthquake-resilient building code.

## COASTAL AREAS

- AB 500** Encourage housing near coast, especially if affordable and/or near transit.
- AB 1445** Consider climate change impact in general plans.

## SKILLED & TRAINED (UNION) LABOR

- SB 7** Faster approval of projects using S&T workers.
- AB 919** Reduces length of time owners can sue for construction defects from 10 years to 5 years.

## PROJECT APPROVALS

- SB 8** Extends & clarifies the Housing Crisis Act of 2019, which speeds up approvals.
- SB 37** Limits project streamlining on hazmat sites.
- AB 59** Reforms impact fee process to reduce delays.

## REDUCING PERMIT FEES

- AB 571** Exempts inclusionary units from fees.
- AB 602** Requires fees to be based on size of building rather than number of units.
- SB 695** Limits infrastructure & park impact fees to actual cost of serving the new residents.

## GENERAL PLAN HOUSING ELEMENTS

- AB 215** Cities have to be on track to meet their housing goals at midpoint of 8-year cycle.
- AB 617** Allow cities that don't zone for enough housing to pay other cities to do it for them.
- SB 809** Allows multi-city regional agreements to meet housing goals.
- AB 1304** Affirmatively Furthering Fair Housing.
- AB 1322** Allows cities to rezone to meet state housing laws even if local charter prevents it.
- AB 1486** Streamlines the approval of housing elements.

## ANTI-DISCRIMINATION

- SB 238** Makes political affiliation a protected class.
- SB 263** Implicit bias training for real estate agents.
- AB 948** Ban on appraisal discrimination, also requires cultural competency training.
- AB 1466** Allows discriminatory language on deed and covenant documents to be removed.

## YOUTH

- SB 234** Homes for youth age 12-26.
- AB 413** Homes for former foster youth age 18-24.
- SB 591** Allows some caregivers & age 18-24 youth to live in senior housing.

## ACCESSORY DWELLING UNITS

- AB 345** Allows ADUs built by nonprofits to be sold separately.
- AB 561** Loan fund for building ADUs.
- AB 916** Allows 2-story ADUs in all cities.

## LOT DIVISION

- SB 9** Duplexes & lot splits.
- AB 803** Allows more lots to be subdivided.

## BALLOT MEASURES

- ACA 1** Allows local housing/infrastructure bonds/taxes to pass with 55% majority.
- SCA 2** Eliminates requirement that public housing be approved by ballot measure.
- SB 5** \$6.5 billion affordable housing bond.
- AB 411** \$600 million bond for housing for veterans.

## TAXES

- AB 71** Tax on large corporations to fund housing.
- AB 464** Allows Enhanced Infrastructure Financing Districts (EIFD's) to use additional property tax revenue for housing and related services.
- AB 946** Closes loophole for 2nd homes, funds to assist first-time homebuyers.
- AB 1199** Tax on owners of 10 or more houses, funds housing, rent assistance.
- AB 1324** Allows EIFD's to fund affordable housing near transit.

## PUBLIC LAND

- SB 51** Offers surplus state-owned homes on I-710 corridor to tenants and low income housing organizations.
- AB 512** Requires Caltrans to sell surplus land from cancelled I-710 for affordable housing at price it was bought at.
- AB 950** Streamlines sale of surplus Caltrans land for housing.
- AB 1271** Prioritizing surplus land on large sites such as former military bases for affordable housing.

## ELECTRIFICATION

- SB 31, 32, 68** Building electrification.
- AB 113, 965** Electric vehicle charging.

## PRESERVING AFFORDABLE HOUSING

- SB 490** Technical assistance.
- AB 528** Sell tax-defaulted property to nonprofits.
- AB 634** Allows cities to require certain affordable housing stay cheap for over 55 years.
- AB 787** Allows conversion of existing market rate housing to affordable to meet housing goals.
- AB 1029** Encourage affordability preservation policy.
- AB 1516** Tax credits for preserving affordability.

## FUNDING

- AB 49, 1135** Merges fund allocation committees.
- AB 605** Prioritizing shovel-ready projects.

## AFFORDABLE HOUSING

- AB 387** Mixed income social housing.
- AB 482** Middle income housing pilot program in 3 counties.
- AB 491** Inclusionary units to be distributed throughout bldg.
- SB 649** Preference for local residents.
- AB 721** Affordable housing to ignore covenants & restrictions.
- SB 728** Allow nonprofits to buy for-sale inclusionary units.
- AB 1016** Faster approvals for projects with up to 25 homes.
- AB 1043** Cheaper rents for Deeply Low Income residents. (15% or less of area median income).
- AB 1068** Model plan for reducing costs through innovation.
- AB 1206** Tax break for low-income units in limited equity co-ops.

## RE-ENTRY HOUSING

- AB 328** Housing for people released from prison or jail.
- AB 1241** "Ban the box" on rental applications.

## STUDENT HOUSING

- SB 290** Density bonus for low income student housing and moderate income housing.
- SB 330** Allow community colleges to lease land or buildings to developers for building low income student housing.
- AB 777** Transfers land to UC Davis for staff & student housing.
- AB 1277** Faster approvals for student housing.
- AB 1377** Loan fund for public college student housing.

## SCHOOL EMPLOYEES

- AB 306** Housing for K-12 and community college staff to be reviewed by local building department instead of state.
- AB 780** Allows housing for school employees to exceed local zoning.

## HOMELESSNESS

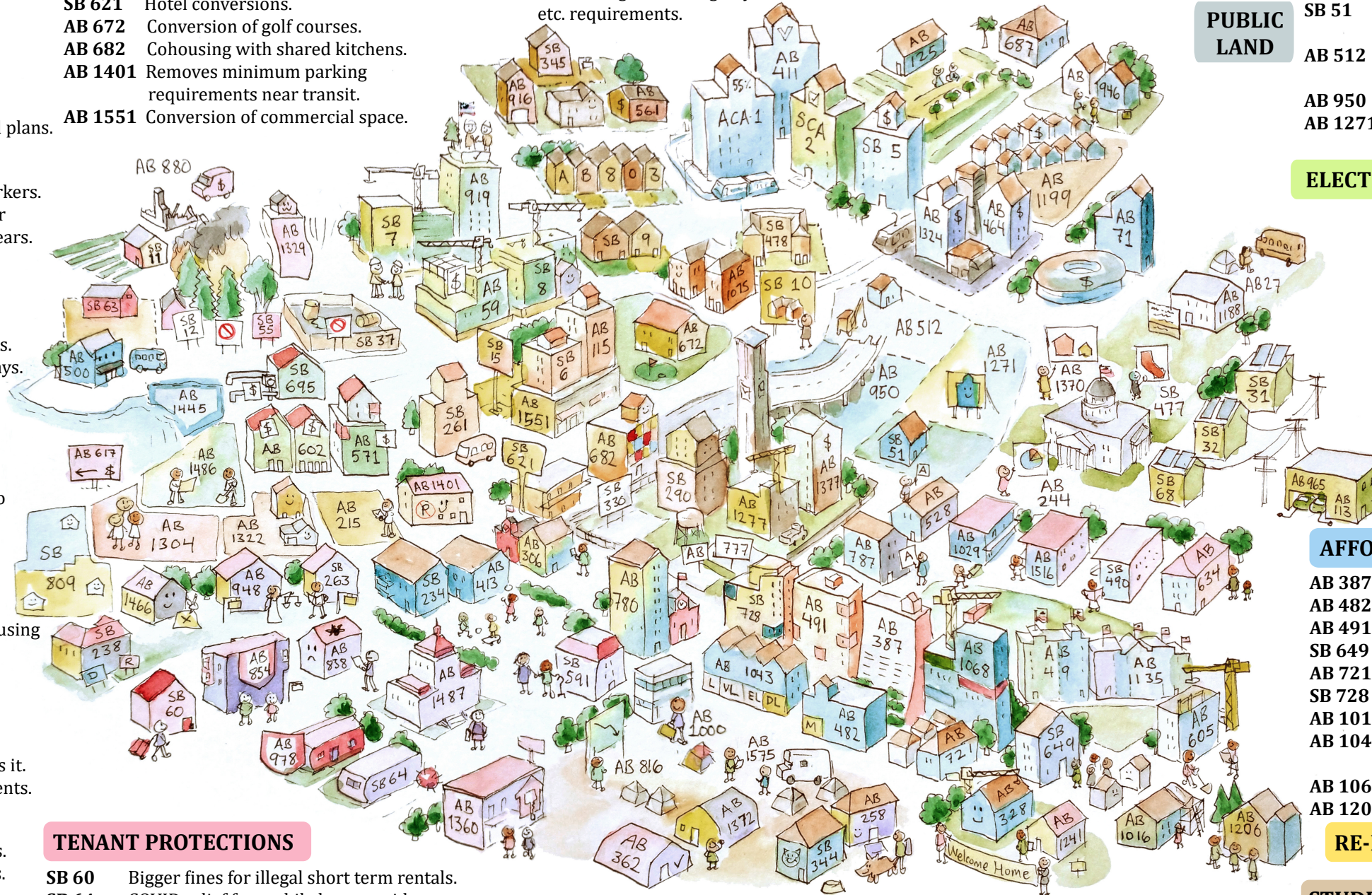
- AB 258** Low barrier shelters.
- SB 344** Funding for pet facilities, food, & health.
- AB 362** Shelter health & safety standards.
- AB 816** Plan to reduce homelessness 90% by 2029.
- AB 1000** Ban discrimination based on housing status.
- AB 1372** Right to shelter.
- AB 1575** Statewide needs and gaps analysis.

## 10-PLEXES

- SB 10** Faster rezoning of land for up to 10 homes per lot.
- SB 478** Limits to minimum lot size a city can require.
- AB 1075** Allows up to 10 homes as long as building meets height, yard, etc. requirements.

## ZONING

- SB 6** Housing in office/retail zones.
- SB 15** Incentives for cities to rezone retail.
- AB 115** Housing in office/retail zones.
- SB 261** Sustainable Communities Strategy for regional transportation plans.
- SB 621** Hotel conversions.
- AB 672** Conversion of golf courses.
- AB 682** Cohousing with shared kitchens.
- AB 1401** Removes minimum parking requirements near transit.
- AB 1551** Conversion of commercial space.



## TENANT PROTECTIONS

- SB 60** Bigger fines for illegal short term rentals.
- SB 64** COVID relief for mobile home residents.
- AB 838** Requires cities and counties to investigate substandard building complaints.
- AB 854** Limits on when the Ellis Act can be used to close an apartment building and evict everyone.
- AB 978** Rent cap + eviction protections for mobile homes.
- AB 1360** Requires cities to ensure that people in Project Roomkey/Homekey don't return to homelessness.
- AB 1487** Legal assistance for eviction defense.



# California Housing Legislation Highlights

as of March 27, 2022

## WILDFIRES

- SB 1292** Limiting development in fire hazard zones & replacing the zoned capacity elsewhere.
- AB 2705** Fire hardening & retrofitting standards.

## GENERAL PLAN HOUSING ELEMENTS

- AB 1445** Requires fire, sea level rise, evacuation risk to be considered in determining housing goals.
- AB 1976** Allows state to fine and rezone cities that don't zone enough land for apartments.
- AB 2339** Unmet housing goals are carried over and added to goals of next planning cycle.
- AB 2653** Allows CA to reject cities' housing element annual reports that don't meet guidelines.

## PROJECT APPROVALS

- AB 1952** Faster approval for state-funded infill project
- AB 2218** Must live within 20 miles to file CEQA lawsuit against infill housing.
- AB 2234** Faster approval of building permits.

## REDUCING COSTS

- AB 1056** Modular housing program.
- AB 2513** Reduce construction defect insurance costs.
- AB 2063** Remove fees on density bonus units.

## HOMEOWNERSHIP

- AB 1837** Helps occupants & nonprofits buy foreclosed homes, limits investor buying.
- AB 2013** State plan to increase homeownership among people of color.
- AB 2123** Housing grants for healthcare workers.
- AB 2166** Sets aside 30% of federal CDBG money for helping low & moderate income homebuyers.
- AB 2170** Gives current & future occupants & nonprofits priority in buying foreclosed 1-4 unit buildings.

## HOMELESSNESS

- SB 513** Funding for pet facilities, food, & health.
- SB 914** Goal to end homelessness among domestic violence survivors, their children, & unaccompanied women.
- SB 1083** Grants to prevent homelessness for families & pregnant people.
- AB 1685** Waiver of parking fines for people who are homeless.
- AB 2011** Funding for RV parks and subsidies for RV dwellers.
- AB 2325** Interagency coordination to end homelessness.
- AB 2483** Prioritizing funding for housing that contains at least 25 units for people who are homeless.
- AB 2547** Grants to prevent homelessness for older adults & people with a disability.
- AB 2623** Allows exception to Housing First policy to allow sober housing in facilities that have children.

## TENANT APPLICATIONS

- SB 649** Preference for local residents in affordable housing.
- SB 1026** Energy efficiency disclosure for rental housing.
- SB 1335** No credit checks required for tenants receiving subsidies.

## ACCESSORY DWELLING UNITS

- SB 897** 2-story ADUs & garage conversions.
- AB 916** 2-story ADUs & adding bedrooms.
- AB 2221** Cleanup edits of previous ADU laws.
- AB 2430** Tiny houses.

## PARKING

- SB 1067** No parking if at least 25% low/mod income housing near transit.
- AB 2097** No parking needed for housing or businesses near transit.
- AB 2244** Parking reduction for sites with housing & religious buildings.

## ZONING

- SB 6** Housing in office/retail zones.
- AB 682** Cohousing with shared kitchens.
- SB 1369** Conversion of commercial, industrial, and public buildings to housing.
- AB 1551** Density bonus for commercial projects that include affordable housing.

## BALLOT MEASURES

- SCA 2** Eliminates requirement that public housing be approved by ballot measure.
- SCA 9** Creates a right to housing.
- ACA 14** \$10 billion/year for affordable housing and housing the homeless.
- AB 411** \$600 million bond for veterans' housing.
- SB 1457** \$25 billion affordable housing bond.

## TAXES

- AB 1771** Tax on profit from homes sold within 7 years of purchase.

## PUBLIC LAND

- AB 1748** Easier sales of surplus land zoned for low or middle density housing.
- AB 1910** Converting golf courses to parks and housing.
- AB 2357** Website listing public land for affordable housing.
- AB 2439** Housing on DMV land.
- AB 2762** Affordable housing on parking lots at parks.

## DATA

- AB 889** Transparency on who owns property.
- AB 2094** Extremely low income housing production.
- AB 2469** Rental registries.
- AB 2531** Fees, zoning, and other requirements.
- AB 2873** Diversity in affordable housing production.

## AFFORDABLE HOUSING PRODUCTION

- AB 2334** More density in areas with less driving.
- AB 2445** Makes it more costly to file lawsuits opposing affordable housing.

## FUNDING

- SB 948** Statewide reserve fund for affordable projects.
- AB 1288** Prioritizes tax credits for new construction.
- SB 1466** \$200-250 million a year for affordable housing.
- AB 1945** Disaster recovery & rebuilding fund.
- AB 2006** Streamlined monitoring of affordable projects.
- AB 2186** Grants for cities that waive fees.
- AB 2233** Statewide public housing loan fund.
- AB 2305** Consolidated funding application.

## CREATING AFFORDABLE HOUSING AGENCIES IN SOCAL

- SB 679** Los Angeles County.
- SB 1105** San Diego County.
- SB 1177** Burbank, Glendale, Pasadena.
- SB 1344** San Gabriel Valley.

## SOCIAL HOUSING

- AB 2053** Mixed income social housing.

## SCHOOL EMPLOYEES

- AB 1719** Community college worker housing.
- AB 2295** Allows housing for school employees to exceed local zoning.

## STUDENT HOUSING

- SB 886** Faster approvals for housing.
- AB 1602** Revolving loan fund.
- AB 1764** Student housing insecurity data + community college student housing reviewed by local gov't bldg dept instead of the state.
- AB 2272** Loans for maintenance of private college student housing.

## PRESERVING AFFORDABLE HOUSING

- SB 490** Technical assistance.
- AB 1850** Rent limits on market-rate buildings converted to affordable housing.
- AB 1911** Tax credits for preserving affordability.

## PROPERTY TAXES

- AB 1206** Tax break for low-income units in limited equity co-ops.
- SB 1456** Eliminate property tax on more types of affordable housing.
- AB 1933** Eliminate property tax on land that will be used for building low income homes.



## YOUTH

- AB 1615** Foster youth housing.

## TENANT PROTECTIONS

- SB 843** Bigger state tax refunds for renters.
- SB 847** Grants for landlords who participated in the COVID rent relief program.
- SB 971** Allows pets in new affordable housing buildings.
- SB 1017** Protecting domestic violence victims from eviction.
- AB 1858** Building safety standards for people living in nonresidential buildings.
- AB 2050** Limits on when the Ellis Act can be used to close an apartment building and evict everyone.
- AB 2179** Extension of emergency COVID tenant protections.
- AB 2240** Rent cap & protections for mobile homes.
- AB 2597** Right to air conditioning / cooling.
- AB 2710** Opportunity for tenants to purchase when bldg is sold.
- AB 2713** Limits on owner move-in & Ellis Act evictions.

## RENAMING THINGS

- AB 2503** Renames Landlord & Tenant to Lessor & Lessee

## GREEN BUILDING

- AB 2446** Reducing carbon emissions from building materials.

- AB 1816** Re-entry housing for people released from jail or prison.
- AB 2203** No credit checks required for tenants receiving subsidies.
- AB 2297** Tenants can pay monthly fee instead of a security deposit.
- AB 2383** Bans asking about criminal record on initial application.
- AB 2527** No credit checks required for any tenant.
- AB 2559** Reusable credit / tenant screening reports.



# California Housing Legislation Highlights

## as of April 2, 2023

### UTILITIES & EMERGENCY PREPAREDNESS

- SB 57** No residential gas/electric shutoffs for nonpayment if temp below 32F or above 95F.
- AB 68** Faster & easier to build near jobs, schools, transit, etc. Bans upzoning in wildfire, flood, & conservation zones.
- SB 83** Requires electric utility to connect new buildings in 8 weeks.
- AB 281** Requires utility districts to process applications faster.
- SB 410** Plan for faster electricity connections & more grid capacity.
- AB 586** Allows Medi-Cal to cover AC, heaters, filters, backup power.
- AB1072** Water efficiency assistance for low-income residents.
- AB1505** Funding for earthquake retrofits for soft-story apartments.
- AB1561** Faster approvals for housing in city of Chico.

### ENFORCEMENT OF HOUSING LAWS

- AB1485** Expands Attorney General's ability to enforce housing laws.
- AB1633** Bans cities from delaying housing by not issuing CEQA exemptions.

### FASTER APPROVALS

- SB 239** Limits filing of CEQA lawsuits: only Attorney General can file.
- SB 270** Extends CEQA exemption in cities' Housing Sustainability Districts.
- AB 356** Makes permanent that aesthetic impacts aren't considered significant.
- SB 393** Discloses who is funding CEQA lawsuits, also exempts projects part of a larger approved plan.
- SB 423** Faster approvals in cities & counties that haven't built enough.
- SB 450** Faster approvals for projects with up to 10 houses. SB9 duplex and lot splits.
- SB 684** Faster approvals for projects with up to 10 houses.
- SB 736** Makes easier & speeds up building permit process.
- SB 794** Resolves CEQA appeals for most big projects in 1 year, also discloses who is funding CEQA appeal lawsuits.
- AB 978** Requires posting a \$500,000 bond to file a CEQA appeal lawsuit against housing.
- AB1114** Bans rejecting building permits for housing that complies with the building code. Only Snn Francisco does this.
- AB1532** Faster approvals & lower fees for office to housing conversions.

### HOMEOWNERSHIP

- AB 323** Gives individuals priority before nonprofits for buying affordable ownership units in a mixed-income development.
- AB 572** Limits HOA fee increases to 5%/year for affordable ownership units.
- AB 717** Inheritance planning education for first time homebuyers.
- AB 919** Gives tenants & nonprofits time to make an offer when building is sold.
- AB1043** Rules to protect homeowners from shady foreclosure consultants.
- AB1508** Sets goal to increase first-time homeownership by 20% in 4 years.

### HOMELESSNESS

- SB 7** Requires cities identify places for homeless people to live in their general plan housing element.
- SB 31** Bans being homeless within 1,000 feet of a park, school, daycare, or library.
- SB 91** Extends law that streamlines conversions of motels to housing.
- SB 221** \$500 tax credit for people renting to a nonprofit using it to house domestic violence survivors.
- SB 773** Allows more low-income households to qualify for CalWORKS Homeless Assistance housing subsidies.
- AB 920** Bans discrimination based on housing status.
- AB1082** Bans towing or booting of vehicles due to unpaid parking tickets.
- AB1085** CA to ask Federal govt to allow Medi-Cal to cover paying for housing.
- AB1215** Grants to provide pet housing & services at shelters.
- AB1285** Prioritizes homeless people when assigning spots in affordable housing.
- AB1431** Pilot program for rent subsidies for homeless, seniors, unemployed, and other populations at high risk of homelessness.

### RE-ENTRY HOUSING FOR PEOPLE RELEASED FROM PRISON

- AB 428** Creates CA Dept. of Re-Entry, with individualized re-entry plans.
- SB 460** Ban the box: Applications can't ask about criminal record. Can still background check, but must give chance to explain before rejecting.
- AB 745** Creates Re-Entry Housing and Workforce Development Program.

### UPZONING

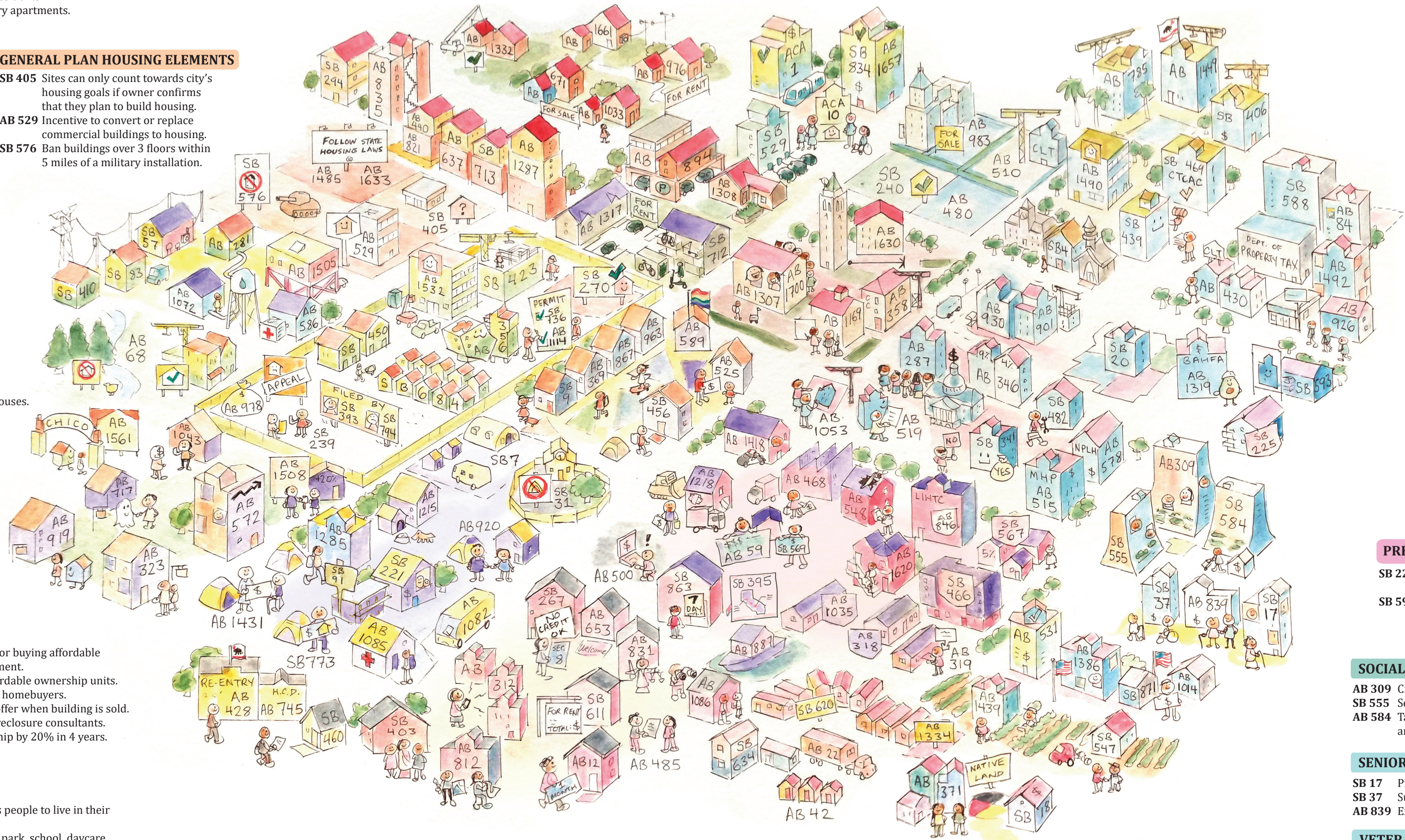
- SB 294** More floor area allowed for land zoned for 11+ apartments.
- AB 440** Can base density bonus on general plan density if it's higher than zoning density.
- AB 637** Density bonus must meet local inclusionary housing rules.
- SB 713** Density bonus law overrides any local law it conflicts with.
- AB 821** Can use general plan density if it's higher than zoning.
- AB 835** Increase max height for apartment buildings with 1 stair.
- AB1287** Additional density bonus if moderate income units added.

### PARKING

- SB 529** Funds shared electric vehicles for affordable housing.
- SB 712** Landlords required to allow bike/scooter parking.
- AB 894** Allow shared parking (such as residential/commercial) to count towards parking requirements.
- AB1308** No added parking required for house additions or remodels.
- AB1317** Requires that parking be unbundled from apartment leases.

### GENERAL PLAN HOUSING ELEMENTS

- SB 405** Sites can only count towards city's housing goals if owner confirms that they plan to build housing.
- AB 529** Incentive to convert or replace commercial buildings to housing.
- SB 576** Ban buildings over 3 floors within 5 miles of a military installation.



### ACCESSORY DWELLING UNITS

- AB 671** Community land trusts can build and sell ADU, junior ADU & house to three separate households.
- AB 976** Extends law that allows ADU even if house is rented.
- AB1033** Anyone can buy ADU separate from the house.
- AB1332** Requires cities & counties to have pre-approved ADU plans.
- AB1661** Allows new ADUs to share electric & gas meter with house.

### STUDENT & SCHOOL EMPLOYEE HOUSING

- AB 358** Speeds up plan check for community college student housing.
- AB1169** School employee housing funding.
- AB1307** Unamplified resident voices aren't a CEQA impact.
- AB1630** Allows student housing on all land within 1,000 feet of a college, no density limit, raises height limit to 40 feet if it was lower.
- AB1700** Population growth & noise from new homes aren't a CEQA impact.

### BALLOT MEASURES

- ACA 1** Lowers the pass threshold from 2/3 to 55% for local measures for housing or infrastructure funding.
- ACA 10** Creates right to housing in CA constitution.
- SB 834** \$25 billion affordable housing bond.
- AB1657** Affordable housing bond (amount TBD).

### PUBLIC LAND

- SB 240** Streamlined approvals for housing for formerly incarcerated individuals on public land.
- AB 480** Prioritizes affordable housing development when public lands are sold or leased.
- AB 510** Require cities & county to create affordable housing land trusts, exempts all projects on such land from CEQA.
- AB 983** Makes it easier for a city to sell or lease surplus land in a downtown revitalization plan area.

### AFFORDABLE HOUSING STREAMLINING

- SB 4** Faster approvals for low income housing on land owned by colleges or religious organizations.
- SB 406** CEQA exemption for local agencies to spend money on low & moderate income housing.
- SB 439** Allows easier dismissal of lawsuits against affordable housing.
- SB 469** Removes local barriers to building affordable housing for projects receiving tax credit funding.
- AB 785** Extends LA affordable housing CEQA exemption.
- AB1449** Affordable housing CEQA exemption.
- AB1490** Adaptive reuse of nonresidential buildings for low income housing, streamlined approvals and fee exemptions.

### AFFORDABLE HOUSING: PROPERTY TAX

- AB 84** Property tax exemptions for land owned by nonprofit but not yet built on, as well as units where tenant income has increased.
- AB 430** Expands tax exemption for community land trusts.
- SB 588** Removes cap on amount of assessed value that can be exempt from property tax.
- AB 926** Tax reduction for businesses that provide housing for low, moderate income, and homeless employees.
- AB1492** Allows a partial tax exemption for mixed income buildings owned by a nonprofit, proportional to the number of affordable units in the building.

### FUNDING

- SB 20** Allows multiple cities to create a regional housing fund to build affordable housing.
- AB 287** Prioritizes funding for dense urban areas.
- SB 341** Allows affordable housing developers to access competitive state funding even if the local city is NIMBY and is out of compliance with state law.
- AB 346** More flexible funding allocation for LIHTC.
- SB 482** Operating reserves for supportive housing.
- AB 515** Allow prepayment of loans for housing under the Multifamily Housing Program.
- AB 519** Consolidated funding application.
- AB 578** Limits loan payment costs for permanent supportive housing in the No Place Like Home program.
- AB 901** Allows creation of Affordable Housing Financing Districts that use taxes from that district for housing.
- AB 930** Allows creation of RISE districts that use taxes from that district for housing & infrastructure.
- AB1053** Expands state loan program to cover construction loans, in addition to regular loans.
- AB1319** Expands what BAHFA, the Bay Area Housing Finance Agency, can do, also exempts its projects from CEQA.

### PRESERVING AFFORDABLE HOUSING

- SB 225** Fund for preserving affordability in buildings where it is about to expire.
- SB 593** Replacing housing demolished by San Francisco Redevelopment as well as preserving affordability in housing built by Redevelopment.

### SOCIAL HOUSING

- AB 309** Creates framework for social housing agency.
- SB 555** Sets goal to build low & moderate income homes.
- AB 584** Taxes short term rentals (Airbnb) to fund low and moderate income housing.

### SENIOR HOUSING

- SB 17** Prioritizes affordable housing funds for senior housing.
- SB 37** Subsidies for seniors & adults with disabilities.
- AB 839** Expands financing program for assisted living.

### VETERANS

- AB 531** \$600 million veteran housing bond.
- SB 871** Expands property tax exemption for veterans.
- AB1014** Expands property tax exemption for disabled veterans and unmarried surviving spouses.
- AB1386** More options for veterans moving into income-restricted affordable housing.

### FARMWORKER HOUSING

- SB 547** District ag associations can build & run affordable housing
- AB1439** Increase priority for farmworker housing for housing funding.

### TRIBAL HOUSING

- SB 18** Funding for Native American Tribes to build housing.
- AB 371** Tribes given more flexibility on use of housing funding.

### TENANT PROTECTIONS

- AB 59** Renters tax credit - large increase.
- SB 395** Statewide database of evictions.
- SB 466** Allows cities to extend rent control to more buildings.
- AB 468** Tenants can get relocation assistance if building is found to be substandard, even if it isn't a legal residential unit.
- AB 548** Allow inspection of rest of building if major problems found in one unit.
- SB 567** Lowers the statewide cap on rent increases, expands it to cover more homes.
- SB 569** Renters tax credit - small increase.
- AB 846** Limits rent increases in affordable housing.
- SB 863** Extends 3-day notice to pay rent or move out to 7 days.
- AB 887** Rent cap for floating homes in three Bay Area counties.
- AB1218** Expands tenant relocation benefits for demolitions.
- AB1418** Bans cities from requiring landlords to evict tenants alleged criminal behavior, a convicted family member, etc.
- AB1620** Allows disabled tenants in a rent controlled building to move to a ground floor unit at the same rent.

### REMOVING TENANT PROTECTIONS

- AB 500** Allowing rent increases to be notified by email.

### YOUTH

- SB 9** Raises max age for foster care benefits from 21 to 22.
- AB 369** Extends Independent Living Program to cover all foster youth up to age 23.
- SB 456** Housing for homeless youth or at risk of homelessness.
- AB 525** Housing supplement payments for foster care homes and families.
- AB 589** Creates a Homeless LGBTQ+ youth housing program in San Diego.
- AB 867** Gives people aging out of foster care more time to find housing.
- AB 963** Funding housing for 18-25 year olds aging out of foster care.

### MOBILE HOMES / MANUFACTURED HOUSING

- AB 22** Increases max width for mobilehomes by 8 inches.
- AB 42** Temp dwellings under 250 sq ft don't need sprinklers.
- AB 318** Extends law protecting mobilehome residents from 2024 to 2027.
- AB 319** Oversight and disclosure of conflict of interests for mobile home park inspectors.
- SB 620** Easier to open campsite for up to 9 RV's or shelters.
- SB 634** Faster approval for portable housing.
- AB1035** Limits rent increases to inflation + 3% or 5%, whichever is lower.
- AB1334** No fees required for mobilehome park to expand by up to 10%.