

Signed into law as of October 1, 2022

Accessory Dwelling Units

- SB 897 Authorizes a local agency to provide for the creation of accessory dwelling units in areas zoned for residential use, increasing the maximum height limitation to 25 feet.
- AB 916 Prohibits a city or county from adopting or enforcing an ordinance requiring a public hearing as a condition of adding space for additional bedrooms or reconfiguring existing space to increase the bedroom count within an existing dwelling. Declares that ensuring adequate housing is a matter of statewide concern and is not a municipal affair.
- AB 2221 Modifies previous ADU laws. Provides that the requirement for an agency to act on an application means either to return in writing a full set of comments to the applicant with a comprehensive request for revisions or to return the approved permit application. Requires the permitting agency to complete all required service upgrades within 60 days of request if service upgrades are required for the project to pass final inspection.

Parking

- AB 2097 Prohibits a public agency from imposing parking minimums on housing and commercial developments that are located within a half mile walking distance of public transit. When a project provides parking voluntarily, requirements to provide electric vehicle charging and disability accessible spaces can be imposed.
- AB 2244 Clarifies the definition of "religious-use parking spaces"; applies to both existing parking spaces and spaces required for a proposed development, thus reducing overall spaces for sites with both housing and religious buildings.

Housing Production

- SB 6 Middle-Class Housing Act, provides an expedited process for housing development on commercially zoned property, without rezoning, IF applicants commit to both prevailing wage and "skilled and trained workforce" requirements.
- AB 682 Provides density bonuses for cohousing with shared kitchens (e.g. bedrooms with shared common areas, such as a residential hotel or dorm).
- AB 1551 Provides density bonus for mixed use commercial projects that include affordable housing.
- AB 2011 Affordable Housing and High Road Jobs Act, allows by-right development of 100% affordable housing on underutilized commercially-zoned lands and mixed-income housing along commercial corridors. Streamlines approval for housing with at least 15% affordable units and prevailing wage when located in commercial zones along major streets. Projects with 50+ units must provide apprenticeships and healthcare benefits for workers.

AB 2334 Expands the application of the state's affordable housing density bonus law to allow unlimited density bonus for affordable housing in low vehicle miles traveled (VMT) areas.

General Plan & Housing Elements

AB 1445 Requires fire, sea level rise and evacuation risk to be considered in determining housing goals starting 1/1/2025.

AB 2339 Requires unmet housing goals to be carried over and added to goals for the next planning cycle. Requires cities to allow homeless shelters in more zones.

AB 2653 Allows CA to reject cities' housing element annual reports that don't meet guidelines.

Permit Process

AB 2234 Faster approval of building permits after entitlement are processed. By 1/1/2024 requires public agencies to 1) create a list of information needed to approve or deny a post-entitlement phase permit, 2) make that list available to all applicants, 3) provide a process on its internet website for permit application, completion and storage, 4) accept applications and related documentation by electronic mail until the internet website is established. Requires the internet website or electronic mail to list the current processing status of the applicant's permit, noting whether it is being reviewed by the agency or action is required from the applicant.

Homeownership

AB 1837 Revises the definition of an eligible nonprofit buyer and expands affidavit and declaration requirements for eligible bidders to help occupants and nonprofits buy foreclosed homes and limit investor buying.

AB 2170 Gives current and future occupants and non-profits priority in buying foreclosed 1 to 4 unit buildings.

Homelessness

SB 914 States a goal to end homelessness among domestic violence victims, survivors, their children, & unaccompanied women.

SB 1083 Provides grants to prevent homelessness for families and pregnant women.

SB 1338 Enacts the Community Assistance, Recovery, and Empowerment (CARE) Act, which authorizes specified persons to petition a civil court to create a voluntary CARE agreement or a court-ordered CARE plan and implement services that would be provided by county behavioral health agencies and include behavioral health care, stabilization medication, housing, and other services to adults who are suffering from schizophrenia spectrum and psychotic disorders.

AB 2483 Prioritizes funding for housing that contains at least 25 units for elderly people experiencing homelessness.

Tenant Applications

SB 649 Allow local governments and developers to create a local tenant preference in an affordable housing rental development funded with State or local funds or tax programs to prevent displacement. Local tenant preference is subject to public agencies duty to affirmatively further fair housing. Requires any local government adopting a local tenant preference policy to create a webpage containing the ordinance and its supporting materials, and to annually submit the link to CA HCD. Requires HCD to post on its internet website a list of jurisdictions that have tenant preference policies.

Reporting

AB 2006 Streamlines monitoring of affordable projects for compliance with funding programs.

AB 2094 Requires a city or county's annual report to include the locality's progress in meeting the housing needs of extremely low income households, thus effectively imposing a state-mandated local program.

AB 2873 Requires certain recipients of Low Income Housing Tax Credits to report on the extent to which they contract with businesses owned by women, ethnic minorities, disabled veterans and LGBTQ people.

School Housing

SB 886 Provides faster approvals for campus housing and streamlines the CEQA process.

AB 1719 Makes community college districts eligible for Low-Income Housing Tax Credits (LIHTC) to build affordable rental housing for employees.

AB 2272 Provides loans for maintenance of private college student housing.

AB 2295 Allows for housing development on any land owned by a local educational agency if certain conditions are satisfied, including other local zoning, subdivision, and design review standards. Deems a housing development that meets these requirements consistent, compliant, and in conformity with local development standards, zoning codes or maps, and the general plan. Authorizes the land used for the housing development to be jointly used or jointly occupied by the local educational agency and any other party, subject to specified requirements.

Property Taxes

AB 1206 Provides tax breaks for low income units in limited equity co-ops. Increases the feasibility of community land trusts by extending the welfare tax exemption to developments when a renter's income goes up to 140% of Area Median Income (AMI) as long as the owner is a community land trust and the unit continues to be restricted.

AB 1933 Eliminates property tax on land that will be used for building low income homes

Tenant Protections

- SB 971 Allows pets in affordable unit buildings
- SB 1017 Protects domestic violence survivors from evictions
- AB 2179 Extends emergency COVID tenant protections

Green Building

- AB 2446 Reduces carbon emissions from building materials

Did not make it to the Governor's desk in 2022; expected to be reintroduced in 2023

- AB 2053 Social Housing Act creates the California Housing Authority (CHA), a new independent state body, with the mission to produce, acquire and preserve social housing developments for the purpose of eliminating the gap between housing production and regional housing needs assessment targets.