

CALIFORNIA LEGISLATURE

Senate Housing Committee
Senator Nancy Skinner, Chair

2024 Legislative Bill Summary

INTRODUCTION

This publication is a comprehensive collection of summaries for bills that the Senate Housing Committee considered during the 2024 legislative year. This report also contains summaries for legislation that the consultants for the Senate Housing Committee 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.

Each summary includes the final status of the bill in italics. Bills that are listed with the status "died" did not go to hearing and/or were not voted on. Bills listed as "failed passage" received more no votes than yes votes in a committee hearing. Veto messages from the Governor are also included.

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, 2025. Bills that contain an urgency clause took effect immediately upon the Governor's signature.

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ABBREVIATIONS

The committee uses the following commonly found abbreviations throughout this summary:

ADU	Accessory Dwelling Unit
APR	Annual Progress Report
BCSH	Business, Consumer Services and Housing Agency
CalHFA	California Housing Finance Agency
Cal-ICH	Interagency Council on Homelessness
CBSC	California Building Standards Commission
CCC	California Coastal Commission
CDLAC	California Debt Limit Allocation Committee
CEQA	California Environmental Quality Act
CID	Common Interest Developments
HCD	California Department of Housing and Community Development
HHAPP	Homeless Housing, Assistance, and Prevention Grant Program
HOA	Homeowner Association
JADU	Junior Accessory Dwelling Unit
LIHTC	Low income housing tax credit
RHNA	Regional Housing Needs Allocation
SLA	Surplus Land Act
TCAC	California Tax Credit Allocation Committee

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Accessory Dwelling Units

[SB-477 \(Committee on Housing\) - Accessory dwelling units.](#)

Reorganizes sections of housing law relating to ADUs and JADUs into a single chapter and updates cross references to new sections of law.

Status: Chapter 7, Statutes of 2024

[SB-1055 \(Min\) - Accessory dwelling units: regional housing need.](#)

Allows local agencies that exceed affordable housing targets under RHNA to deny a proposal to construct an ADU that exceeds 16 feet in height.

Status: Senate – Housing Committee – Died

[SB-1164 \(Newman\) - Property taxation: new construction exclusion: accessory dwelling units.](#)

Enacts a new construction exclusion of specified duration for the addition or construction of an ADU.

Status: Assembly – Revenue and Taxation Committee – Died

[SB-1211 \(Skinner\) - Land use: accessory dwelling units: ministerial approval.](#)

Increases the allowable detached ADUs on a lot with an existing multifamily dwelling from no more than two detached ADUs, to no more than eight detached ADUs.

Status: Chapter 296, Statutes of 2024

[AB-3057 \(Wilson\) - California Environmental Quality Act: exemption: junior accessory dwelling units ordinances.](#)

Expands a CEQA exemption for city or county adoption of an ordinance facilitating ADUs to also include adoption of an ordinance facilitating JADUs.

Status: Chapter 210, Statutes of 2024

Building Standards

[SB-552 \(Newman\) - Public safety: pools and spas.](#)

Makes several changes to the Pool Safety Act, including that: (1) the combination of specified prevention features shall not satisfy the required two prevention feature requirements for pools or spas at a private, single-family residence, and (2) manual pool covers do not satisfy one of the required prevention features for pools or spas at a private, single-family residence.

Status: Chapter 769, Statutes of 2024

SB-597 (Glazer) - Building standards: rainwater catchment systems.

Requires HCD to research and develop, and authorizes HCD to propose to the CBSC, recommendations for building standards related to the installation of rainwater catchment systems for newly constructed residential dwellings.

Status: Chapter 861, Statutes of 2024

SB-1095 (Becker) - Cozy Homes Cleanup Act: building standards: gas-fuel-burning appliances.

Establishes the Cozy Homes Clean-up Act, which clarifies the authority of individuals in mobilehomes, manufactured homes, and CIDs to possess and use electric appliances, in addition to gas appliances, and requires HCD to regulate electric appliances, as specified.

Status: Senate – Appropriations Committee – Held on suspense

SB-1465 (Archuleta) - State building standards.

Allows any structure used for human habitation to be declared a substandard building regardless of the zoning or approved use of the building, and makes other changes to code enforcement procedures.

Status: Chapter 487, Statutes of 2024

AB-1918 (Wood) - Solar-ready and photovoltaic and battery storage system requirements: exemption.

Exempts a building that is constructed in the service territory of a public utility district and that receives all of its carbon-free electricity pursuant to a preference right from the building standards requirement that new residential and commercial buildings be solar ready, as adopted by the California Energy Commission and CBSC. This bill was later amended to remove the building standards language.

Status: This bill was later amended out of the committee's jurisdiction.

AB-2144 (Grayson) - General plan: annual report.

Requires a local government to include in its APR specified information relating to compliance with existing law requirements to post specified fee and permit information on its website.

Status: Senate – Appropriations Committee – Held on suspense

AB-2550 (Gabriel) - Business establishments: building standards: retail food safety.

Requires CBSC to adopt building standards to permit restaurants to have more flexibility with restroom and drinking fountain requirements and other buildings standards, and modifies requirements pertaining to grease traps and pass-through windows in restaurants.

Status: Senate – Appropriations Committee – Held on suspense

AB-2579 (Quirk-Silva) - Inspections: exterior elevated elements.

Provides an extension to the deadline for performing inspections of exterior elevated element in all buildings containing three or more multifamily dwelling units, thereby delaying the inspection deadline from January 1, 2025 to January 1, 2026.

Status: Chapter 835, Statutes of 2024

AB-2910 (Santiago) - State Housing Law: City of Los Angeles: conversion of commercial or industrial buildings.

Allows the City of Los Angeles to adopt alternative building regulations for the conversion of nonresidential buildings and structures to residential uses, subject to approval by CBSC.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 2910 without my signature.

This bill would authorize the City of Los Angeles to adopt alternative building regulations for converting commercial buildings to residential use, subject to local zoning and public safety requirements, and requires the City to submit these regulations for state approval.

While I recognize the importance of facilitating adaptive reuse projects, this bill overlaps with ongoing state efforts recently established with the enactment of Assembly Bill 529 (Gabriel, 2023). This law requires the Department of Housing and Community Development to convene a working group to identify and recommend amendments to state building standards for converting commercial buildings into housing by December 31, 2025. With these existing efforts still being implemented, this bill would result in unnecessary duplication and added complexity.

Additionally, the Building Standards Commission does not have the resources or capacity to conduct the comprehensive reviews of local ordinances required by this bill, which would result in General Fund costs not accounted for in the 2024 Budget.

AB-2934 (Ward) - Residential developments: building standards: review.

Requires HCD to convene a working group to research and consider identifying and recommending amendments to state building standards to allow residential developments between three and 10 units to be built under the California Residential Code.

Status: Senate – Appropriations Committee – Held on suspense

California Environmental Quality Act - Statutory Exemptions and Expedited Approvals

[SB-768 \(Caballero\) - California Environmental Quality Act: Department of Housing and Community Development: vehicle miles traveled: study.](#)

Requires HCD to study how vehicle miles traveled (VMT) is used as a metric for measuring transportation impacts of housing projects pursuant to the CEQA.

Status: Chapter 773, Statutes of 2024

[SB-1361 \(Blakespear\) - California Environmental Quality Act: exemption: local agencies: contract for providing services for people experiencing homelessness.](#)

Exempts from CEQA any actions taken by local agencies related to contracting for services for people experiencing homelessness, including case management, resource navigation, security services, residential services, and counseling services.

Status: Chapter 188, Statutes of 2024

[SB-1395 \(Becker\) - Shelter crisis: Low Barrier Navigation Center: use by right: building standards.](#)

Provides additional exemptions from CEQA to certain actions regarding homeless shelters, and makes changes to several laws governing the creation of certain types of homeless shelters.

Status: Chapter 297, Statutes of 2024

[AB-1413 \(Ting\) - Housing Accountability Act: disapprovals: California Environmental Quality Act.](#)

Establishes timeframes for local agencies to consider objections, comments and evidence, related to determining whether a housing development project subject to the Housing Accountability Act is exempt from CEQA. This bill was gut and amended from a bill addressing homeless encampment resolution program. (Clean-up legislation for AB 1633, Ting, Chapter 768, Statutes of 2018.).

Status: Chapter 265, Statutes of 2024

[AB-2199 \(Berman\) - California Environmental Quality Act: exemption: residential or mixed-use housing projects.](#)

Extends, until January 1, 2032, the sunset on an existing CEQA exemption for multi-family residential and mixed-use housing projects on infill sites in unincorporated areas and makes alterations to the exemption.

Status: Chapter 271, Statutes of 2024

AB-2433 (Quirk-Silva) - California Private Permitting Review and Inspection

Act: fees: building permits.

Requires a local agency to complete plan check services for a building permit within 30 business days of a request from an applicant or employ a private professional to perform plan-checking services.

Status: Senate – Local Government Committee – Died

AB-3057 (Wilson) - California Environmental Quality Act: exemption: junior accessory dwelling units ordinances.

Expands a CEQA exemption for city or county adoption of an ordinance facilitating ADUs to also include adoption of an ordinance facilitating JADUs.

Status: Chapter 210, Statutes of 2024

Common Interest Developments

SB-900 (Umberg) - Common interest developments: repair and maintenance.

Makes a number of changes to the responsibility of HOAs relating to utility service repairs and replacements in common areas.

Status: Chapter 288, Statutes of 2024

SB-1095 (Becker) - Cozy Homes Cleanup Act: building standards: gas-fuel-burning appliances.

Establishes the Cozy Homes Clean-up Act, which clarifies the authority of individuals in mobilehomes, manufactured homes, and CIDs to possess and use electric appliances, in addition to gas appliances, and requires HCD to regulate electric appliances, as specified.

Status: Senate – Appropriations Committee – Held on suspense

AB-2114 (Irwin) - Building standards: exterior elevated elements: inspection.

Adds licensed civil engineers to the types of inspectors eligible to perform visual inspections of exterior elevated elements for which a HOA has maintenance or repair responsibility.

Status: Chapter 100, Statutes of 2024

AB-2159 (Maienschein) - Common interest developments: association governance: elections.

Provides a process by which the board of directors of an HOA may use electronic secret ballots for a HOA election.

Status: Chapter 383, Statutes of 2024

AB-2460 (Ta) - Common interest developments: association governance: member election.

Clarifies requirements for CID board of director elections that must be rescheduled due to failure to achieve a quorum. (Clean-up measure for AB 1458, Ta, Chapter 303, Statutes of 2023.)

Status: Chapter 401, Statutes of 2024

Homelessness

SB-37 (Caballero) - Older Adults and Adults with Disabilities Housing Stability Act.

Establishes the Older Adults and Adults with Disabilities Housing Stability Program, administered by HCD, to provide housing subsidies to older adults and adults with disabilities who are either experiencing or at-risk of experiencing homelessness.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 37 without my signature.

This bill requires the Department of Housing and Community Development (HCD) to develop the Older Adults and Adults with Disabilities Housing Stability Pilot Program in up to five geographic regions or counties, starting January 1, 2025, to provide competitive grants for housing subsidies aimed at older adults or adults with disabilities who are at risk of or experiencing homelessness.

While the goal of addressing housing instability among vulnerable populations is commendable, this bill would establish a new grant program that was neither planned for nor funded in the 2024 Budget. Since 2019, California has invested substantially in programs that provide grants for flexible housing subsidies. To that end, we must focus our collective efforts on leveraging existing programs and resources that can be used to address housing instability without adding new fiscal pressures.

SB-108 (Wiener) - Budget Act of 2024.

2024 Budget Act: (1) allocates \$1 billion for Round 6 of HHAPP; (2) approves \$500 million for supplemental state LIHTC to help draw private investment and leverage federal resources toward affordable housing development; (3) maintains key affordable housing funding; and (4) makes \$16.65 million in appropriations to specified affordable housing, interim shelter, and associated job training projects across the state.

Status: Chapter 35, Statutes of 2024

[SB-1011 \(Jones\) - Encampments: penalties.](#)

Prohibits sitting, lying, sleeping, storing, using, maintaining, or placing personal property upon any street, sidewalk, if a homeless shelter, as defined, is available to the person. The bill also prohibits sitting, lying, sleeping, storing, using, maintain, or placing personal property within 500 feet of a public or private school, open space or major transit stop. A violation of this bill would be a nuisance that can be abated and may be charged as alternative misdemeanor/infraction.

Status: Senate – Public Safety Committee – Failed passage

[SB-1083 \(Nguyen\) - Department of Homelessness Prevention, Outreach, and Support.](#)

Requires the California Health and Human Services Agency to convene a working group that includes representatives from all departments and agencies that currently receive funding relating to services for homeless individuals.

Status: Senate – Human Services Committee – Died

[SB-1361 \(Blakespear\) - California Environmental Quality Act: exemption: local agencies: contract for providing services for people experiencing homelessness.](#)

Exempts from CEQA any actions taken by local agencies related to contracting for services for people experiencing homelessness, including case management, resource navigation, security services, residential services, and counseling services.

Status: Chapter 188, Statutes of 2024

[SB-1395 \(Becker\) - Shelter crisis: Low Barrier Navigation Center: use by right: building standards.](#)

Provides additional exemptions from CEQA to certain actions regarding homeless shelters, and makes changes to several laws governing the creation of certain types of homeless shelters.

Status: Chapter 297, Statutes of 2024

[SB-1438 \(Niello\) - Housing First: sober housing.](#)

Changes the “core components of Housing First” to: (1) allow the eviction of a resident for the use of drugs or alcohol if children are housed in the same location; and (2) include “recovery housing” programs, as specified.

Status: Senate – Housing Committee – Failed passage

[AB-107 \(Gabriel\) - Budget Act of 2024.](#)

2024 Budget Act: (1) allocates \$1 billion for Round 6 of HHAPP; (2) approves \$500 million for supplemental state LIHTC to help draw private investment and leverage

federal resources toward affordable housing development; (3) maintains key affordable housing funding; and (4) makes \$16.65 million in appropriations to specified affordable housing, interim shelter, and associated job training projects across the state.

Status: Chapter 22, Statutes of 2024

[AB-799 \(Luz Rivas\) - Homelessness: financing plan.](#)

Requires Cal-ICH to develop and regularly update a financing plan to solve homelessness by the year 2035, and to establish and update statewide performance metrics by January 1, 2025.

Status: Chapter 263, Statutes of 2024

[AB-1817 \(Alanis\) - Homeless youth.](#)

Updates the goals of the Homeless Youth Act of 2018 to include goals pertaining to decreasing food insecurity and increasing employment opportunities for youth experiencing homelessness. It also requires Cal-ICH to set and measure the progress of those goals.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 1817 without my signature.

This bill would require the California Interagency Council on Homelessness (Cal ICH) to set additional goals to address food insecurity and unemployment among young people experiencing homelessness.

While I appreciate the author's focus on critical issues related to young people experiencing homelessness, the goals outlined in the bill lack specificity and are not clearly defined. These goals also fall outside Cal ICH's current mandate under existing law, which already requires Cal ICH to set comprehensive goals to prevent and end homelessness among youth.

Furthermore, the data needed to effectively track and measure the progress of these goals is not readily available. This would necessitate the development of new data collection systems, which would require a significant financial commitment that was not accounted for in the 2024 Budget Act.

In partnership with the Legislature this year, my Administration has enacted a balanced budget that avoids deep program cuts to vital services and protected investments in education, health care, climate, public safety, housing, and social service programs that

millions of Californians rely on. It is important to remain disciplined when considering bills with significant fiscal implications that are not included in the budget, such as this measure.

[AB-2338 \(Jones-Sawyer\) - Statewide Homelessness Coordinator.](#)

Requires the Governor to appoint a Statewide Homelessness Coordinator within the Governor's office, subject to confirmation by the Senate, to serve as the lead person for ending homelessness in the California.

Status: Senate – Appropriations Committee – Held on suspense

[AB-2417 \(Hoover\) - Homelessness: California Interagency Council on Homelessness.](#)

Repeals Housing First policies and related requirements, thereby removing the requirement on those state agencies and departments to incorporate core components of Housing First.

Status: Assembly – Housing and Community Development Committee – Died

[AB-2479 \(Haney\) - Housing First: core components.](#)

Adds requirements for recovery housing to meet to qualify for state funding under the Housing First definition.

Status: Senate – Housing Committee – Died

[AB-2570 \(Joe Patterson\) - Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.](#)

Requires HCD as part of its annual report on specified programs to include an evaluation of the HHAPP program as administered by BCSH and Cal-ICH.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 2570 without my signature. This bill would require the Department of Housing and Community Development to conduct an annual evaluation of the Homeless Housing, Assistance and Prevention program (HHAP) and include that information in the Department's annual report.

I support increasing transparency and accountability for cities and counties' use of state funding to address homelessness. Earlier this year, I directed California's Housing Accountability Unit to increase its oversight and enforcement of existing housing laws to address homelessness. Additionally, the recently adopted 2024 Budget includes

statutory language that requires more frequent reporting by HHAP grantees on their expenditures, corrective action plans for grantees not meeting specified performance measures, and maintenance of compliant Housing Elements prior to receiving additional HHAP funding.

This bill is redundant to these efforts and creates an unnecessary ongoing workload for the Department without providing additional accountability or transparency to taxpayers.

AB-2593 (McCarty) - Joint Exercise of Powers Act: Sacramento County Partnership on Homelessness.

Authorizes a local agency within the County of Sacramento to enter into a joint powers agreement with any other local agency to operate a joint powers authority to assist the homeless.

Status: Senate – Floor – Died

AB-2835 (Gabriel) - Motels and hotels: publicly funded shelter programs.

Eliminates the sunset date on tenancy rules governing occupancy in interim homelessness programs operated out of privately owned hotels and motels, and makes changes to the procedures for terminating a shelter program participant from such a program.

Status: Chapter 209, Statutes of 2024

AB-2893 (Ward) - The Supportive Recovery Residence Program.

Establishes a certification process for supportive community residences and adds a standard for supportive community residences that meets the state's Housing First requirements.

Status: Senate – Appropriations Committee – Held on suspense

AB-2903 (Hoover) - Homelessness.

Requires, beginning June 1, 2025, a state agency or department that administers state homelessness programs to annually report cost and outcome data to Cal-ICH and for Cal-ICH to develop procedures for this data reporting and make compiled data available to the public.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 2903 without my signature.

This bill would require state agencies and departments administering homelessness programs to report cost and outcome data annually to the California Interagency

Council on Homelessness (Cal ICH) using standardized procedures, beginning September 1, 2025. It would also require Cal ICH to compile and publicly release this data each year starting April 1, 2026.

While I fully support efforts to increase accountability and the effectiveness of our state homelessness programs, similar measures are already in place. Legislation enacted as part of the 2024 Budget Act (Assembly Bill 166, Chapter 48) includes enhanced reporting requirements for two of the state's largest homelessness programs. Specifically, Assembly Bill 166 mandates monthly reporting of outcomes for all rounds of the Homeless Housing, Assistance, and Prevention Program, and annual outcome reporting for the Encampment Resolution Grants Program. These reports will be made publicly available by Cal ICH. Additionally, I recently signed Assembly Bill 799, which addresses the same objectives as this bill in a more targeted and cost-effective manner.

[AB-3093 \(Ward\) - Land use: housing element: streamlined multifamily housing.](#)

Creates two new income categories, Acutely Low-Income and Extremely Low-Income, in the Regional Housing Needs Determination, RHNA, and Housing Element Law.

Status: Chapter 282, Statutes of 2024

[AJR-14 \(Ward\) - Federal homelessness funding.](#)

Requests that the United States Secretary of Housing and Urban Development revisit the formula used to allocate federal homelessness dollars to local continuums of care and housing authorities to more equitably support communities with the highest rates of homelessness.

Status: Chapter 105, Statutes of 2024

Housing Elements

[SB-7 \(Blakespear\) - The Homeless Housing Obligation Act.](#)

Makes a number of technical changes to the regional housing needs determination process conducted by HCD and the RHNA process conducted by HCD or councils of governments, as recommended by a recent HCD report. This bill was gut and amended from a bill creating a new homelessness program and adding provisions to the annual progress report.

Status: Chapter 283, Statutes of 2024

SB-721 (Becker) - General plan: annual report: suite-style student housing quarters.

Requires a local jurisdiction to include in its APR to HCD the number of new and demolished “suite-style student housing quarters,” and allows a local jurisdiction to count these units towards meeting its share of the regional housing need.

Status: Assembly – Appropriations Committee – Held on suspense

SB-968 (Seyarto) - Planning and zoning: regional housing needs allocation.

Permits councils of government to consider overproduction of housing units that occur in a city or county in a previous RHNA cycle as credit toward that jurisdiction's production target in the next RHNA cycle.

Status: Senate – Housing Committee – Failed passage

SB-1037 (Wiener) - Planning and zoning: housing element: enforcement.

Creates new legal remedies that can be used by the Attorney General to enforce the adoption of housing element revisions or to enforce any state law that requires a local government to ministerially approve any planning or permitting application related to a housing development project.

Status: Chapter 293, Statutes of 2024

AB-1886 (Alvarez) - Housing Element Law: substantial compliance: Housing Accountability Act.

Clarifies that a housing element or amendment is not considered substantially compliant with housing element law until the local agency has adopted a housing element that HCD has determined is in substantial compliance with housing element law, as specified.

Status: Chapter 267, Statutes of 2024

AB-2023 (Quirk-Silva) - Housing element: inventory of land: rebuttable presumptions.

Creates a rebuttable presumption of invalidity in any legal action challenging a local government's action or failure to act if HCD finds that the action or failure to act does not substantially comply with the local government's adopted housing element or housing element obligations, among other changes.

Status: Chapter 269, Statutes of 2024

AB-2144 (Grayson) - General plan: annual report.

Requires a local government to include in its APR specified information relating to compliance with existing law requirements to post specified fee and permit information on its website.

Status: Senate – Appropriations Committee – Held on suspense

AB-2485 (Juan Carrillo) - Regional housing need: determination.

Requires HCD to take certain actions, including publishing information and convening experts, in determining the existing and projected housing need for each region through the regional housing needs determination process.

Status: Senate – Appropriations Committee – Held on suspense

AB-2580 (Wicks) - Historical resources.

Requires a local government to provide in its APR information regarding historic designations and the status of any housing development projects proposed for sites newly designated historic.

Status: Chapter 723, Statutes of 2024

AB-2597 (Ward) - Planning and zoning: revision of housing element: regional housing need allocation appeals: Southern California Association of Governments.

Changes the timeline for local governments to adopt their RHNA plans and revises the statutory housing element adoption deadline for the Southern California Association of Governments.

Status: Chapter 572, Statutes of 2024

AB-2667 (Santiago) - Affirmatively furthering fair housing: housing element: reporting.

Makes changes to Housing Element Law and APR related to the requirement to affirmatively further fair housing. Specifically: 1) requires jurisdictions to denote the number of units approved and disapproved that are located in an "opportunity area" as defined by TCAC in the APR; 2) requires HCD to develop a standardized reporting format for jurisdictions to report actions taken to affirmatively further fair housing; and 3) requires jurisdictions to make a draft of its inventory of sites available to HCD and the public at least 90 days prior to adoption of a revised housing element.

Status: Chapter 277, Statutes of 2024

AB-3093 (Ward) - Land use: housing element: streamlined multifamily housing.

Creates two new income categories, Acutely Low-Income and Extremely Low-Income, in the Regional Housing Needs Determination, RHNA, and Housing Element Law.

Status: Chapter 282, Statutes of 2024

Land Use and Zoning

SB-450 (Atkins) - Housing development: approvals.

Amends the process established by SB 9 (Atkins, Chapter 162, Statutes of 2021), for the ministerial approval by a local agency of a duplex in a single-family zone and the lot split of a parcel zoned for residential use into two parcels, and updated the findings and declarations.

Status: Chapter 286, Statutes of 2024

SB-951 (Wiener) - California Coastal Act of 1976: coastal zone: coastal development.

Clarifies one of the bases to appeal a local jurisdiction's approval of a coastal development permit to the CCC, and authorizes local government notification of final action on a coastal development permit to the CCC by electronic mail, among other provisions, as provided.

Status: Chapter 775, Statutes of 2024

SB-1037 (Wiener) - Planning and zoning: housing element: enforcement.

Creates new legal remedies that can be used by the Attorney General to enforce the adoption of housing element revisions or to enforce any state law that requires a local government to ministerially approve any planning or permitting application related to a housing development project.

Status: Chapter 293, Statutes of 2024

SB-1077 (Blakespear) - Coastal resources: local coastal program: amendments: accessory and junior accessory dwelling units.

Requires the CCC, in coordination with HCD, to develop and provide guidance for local governments to facilitate the preparation of amendments to a local coastal program to clarify and simplify the permitting process for ADUs and JADUs in the coastal zone, as provided.

Status: Chapter 454, Statutes of 2024

SB-1092 (Blakespear) - Coastal resources: multifamily housing development: coastal development permits: appeals: report.

Requires the CCC, on or before December 31, 2025, to provide a report to the Legislature regarding appeals to the CCC of local government decisions on coastal development permit applications.

Status: Assembly – Appropriations Committee – Held on suspense

SB-1123 (Caballero) - Planning and zoning: subdivisions: ministerial review.

Requires local agencies to ministerially approve the subdivision of vacant, single-family lots to allow for up to 10 units

Status: Chapter 294, Statutes of 2024

SB-1234 (Allen) - Coastal resources: local land use plan: zoning ordinances and district maps: nonsubstantive modifications.

As introduced, allows a local government to adopt a modification proposed by the CCC to certain land use programs through ministerial approval at the staff level.

Status: This bill was later amended into a different subject.

AB-1801 (Jackson) - Supportive housing: administrative office space.

Allows a supportive housing development utilizing a by-right approval process in current law to also include administrative office space in the floor area of the development, as specified.

Status: Chapter 683, Statutes of 2024

AB-1820 (Schiavo) - Housing development projects: applications: fees and exactions.

Requires local agencies to provide developers with more information on fees and exactions at various stages of the housing development approval process.

Status: Chapter 358, Statutes of 2024

AB-1893 (Wicks) - Housing Accountability Act: housing disapprovals: required local findings.

Amends the Housing Accountability Act (HAA) to revise the standards a housing development project must meet in order to qualify for the “Builder’s Remedy,” which authorizes projects to bypass local development standards in jurisdictions that fail to adopt a substantially compliant housing element. This bill also expands the scope of actions that constitute disapproval of a housing development project by a local government for the purposes of the HAA.

Status: Chapter 268, Statutes of 2024

AB-2117 (Joe Patterson) - Development permit expirations: actions or proceedings.

Excludes time spent in litigation from the timeframe in which a permit or other local project approval can expire.

Status: Chapter 270, Statutes of 2024

AB-2199 (Berman) - California Environmental Quality Act: exemption: residential or mixed-use housing projects.

Extends, until January 1, 2032, the sunset on an existing CEQA exemption for multi-family residential and mixed-use housing projects on infill sites in unincorporated areas and makes alterations to the exemption.

Status: Chapter 271, Statutes of 2024

AB-2243 (Wicks) - Housing development projects: objective standards: affordability and site criteria.

Expands the scope of commercial properties that are eligible for residential development under the Affordable Housing and High Road Jobs Act of 2022, and the Middle Class Housing Act of 2022.

Status: Chapter 272, Statutes of 2024

AB-2533 (Juan Carrillo) - Accessory dwelling units: junior accessory dwelling units: unpermitted developments.

Extends ADU amnesty law to unpermitted ADUs and JADUs built before 2020; provides a process for homeowners to permit their unpermitted ADUs; and provides financial assistance to lower- and moderate-income households seeking to permit their unpermitted ADUs and JADUs.

Status: Chapter 834, Statutes of 2024

AB-2560 (Alvarez) - Density Bonus Law: California Coastal Act of 1976.

Provides that any density bonus, concessions, or incentives that a development project applicant is entitled to under density bonus law (DBL) are permitted, to the extent that they do not result in significant adverse impacts to coastal resources and public coastal access. The bill would also require all local governments in the coastal zone to amend their respective local coastal programs to harmonize DBL and the California Coastal Act of 1976, as specified.

Status: Senate – Appropriations Committee – Held on suspense

AB-2580 (Wicks) - Historical resources.

Requires a local government to provide in its APR information regarding historic designations and the status of any housing development projects proposed for sites newly designated historic.

Status: Chapter 723, Statutes of 2024

AB-2694 (Ward) - Density Bonus Law: residential care facilities for the elderly.

Makes clear that Residential Care Facilities for the elderly qualify as senior citizen housing developments under Density Bonus Law.

Status: Chapter 278, Statutes of 2024

[AB-2712 \(Friedman\) - Preferential parking privileges: transit-oriented development.](#)

Prohibits the City of Los Angeles from granting preferential parking permits to residents of transit oriented developments that are exempt from minimum parking requirements.

Status: Chapter 415, Statutes of 2024

[AB-2967 \(Ting\) - Teacher Housing Act of 2016: nonprofit organization employees.](#)

Expands the Teacher Housing Act of 2016 to include nonprofit organization employees operating early childhood, prekindergarten, or school age childcare, classrooms, or programs, or expanded learning classrooms and programs on school district property.

Status: Chapter 748, Statutes of 2024

[AB-3035 \(Pellerin\) - Agricultural employee housing: streamlined, ministerial approval: Counties of Santa Clara and Santa Cruz.](#)

Expands the existing streamlined, ministerial approval process for farmworker housing in Santa Clara and Santa Cruz.

Status: Chapter 524, Statutes of 2024

[AB-3068 \(Haney\) - Adaptive reuse: streamlining: incentives.](#)

Enacts the Office to Housing Conversion Act, which creates a streamlined, ministerial approval process for adaptive reuse projects and provides certain financial incentives for the adaptive reuse of existing buildings.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 3068 without my signature.

This bill would establish the Office to Housing Conversion Act, creating a ministerial approval process for adaptive reuse projects, aimed at converting nonresidential buildings, such as offices or industrial sites, into residential or mixed-use developments. The bill also provides financial incentives for developers, including the option for local governments to allocate up to 30 years of property tax revenue to support affordable housing conversions, and establishes specific labor standards for qualified adaptive reuse projects.

While I strongly support efforts to address California's housing crisis by promoting

adaptive reuse projects, this bill raises several concerns. The proposed compliance and enforcement mechanisms for labor standards, including the issuance of stop-work orders for any violations, represent a significant expansion beyond existing law, which limits this remedy to a narrow subset of violations, such as those posing immediate threats to health and safety. Moreover, the bill lacks clear procedures for contesting violations or addressing noncompliance, creating considerable uncertainty that could lead to delays, and increased costs, potentially making projects financially unviable - ultimately undermining the bill's goal of increasing housing production.

[AB-3116 \(Garcia\) - Housing development: density bonuses: student housing developments.](#)

Makes numerous modifications to Density Bonus Law as it applies to student housing projects.

Status: Chapter 432, Statutes of 2024

[AB-3122 \(Kalra\) - Streamlined housing approvals: objective planning standards.](#)

Revises certain aspects of the streamlined ministerial process established by SB 423 (Wiener, Chapter 778, Statutes of 2023), including the threshold at which a local government can apply recently adopted objective planning standards when a development approved pursuant to SB 423 is modified post-entitlement.

Status: Chapter 754, Statutes of 2024

Landlord - Tenant and Fair Housing

[AB-846 \(Bonta\) - Low-income housing credit: rent increases.](#)

Requires TCAC, on or before June 30, 2025, to adopt regulations to establish a limit on annual rent increases for tenants in existing properties that were allowed a LIHTC, and requires TCAC to annually assess the limit, as specified.

Status: Chapter 674, Statutes of 2024

[AB-2005 \(Ward\) - California State University: faculty and employee housing.](#)

Establishes the California State University Faculty and Employee Housing Act of 2024.

Status: Chapter 558, Statutes of 2024

[AB-2216 \(Haney\) - Tenancy: common household pets.](#)

Requires landlords to accept pets in their rentals without charging any additional refundable or non-refundable fee.

Status: Senate – Judiciary Committee – Died

AB-2278 (Wendy Carrillo) - Rent increases: percentage change in the cost of living: Department of Housing and Community Development.

Requires the Attorney General, by July 1 of each year, to publish on its website the maximum allowable rent increase for each metropolitan area under the Tenant Protection Act of 2019.

Status: Senate – Appropriations Committee – Held on suspense

AB-2373 (Rendon) - Mobilehomes: tenancies.

Limits the ability of mobilehome park management to terminate a tenancy for nonpayment or for a change of park use unless the park has a valid permit to operate issued by the enforcement agency.

Status: Chapter 395, Statutes of 2024

Local Housing and Infrastructure Finance

SB-440 (Skinner) - Regional Housing Finance Authorities.

Authorizes two or more local governments to establish a regional housing finance authority to raise, administer, and allocate funding for affordable housing and provide technical assistance at a regional level for affordable housing development.

Status: Chapter 767, Statutes of 2024

SB-937 (Wiener) - Development projects: permits and other entitlements: fees and charges.

Provides, for designated residential development projects, that if a local agency imposes any fees or charges on the housing development for the construction of public improvements or facilities, then the local agency is prohibited from requiring the payment of those fees or charges until the date the first certificate of occupancy or temporary certificate of occupancy is issued, whichever occurs first, as specified.

Status: Chapter 290, Statutes of 2024

SB-1210 (Skinner) - New housing construction: electrical, gas, sewer, and water service: service connection information.

Requires electrical, gas, sewer, and water service utilities, with exceptions, to post estimated fees and timeframes for new service connections needed to connect new housing construction projects.

Status: Chapter 787, Statutes of 2024

SB-1357 (Wahab) - Housing Authority of the County of Alameda.

Requires the Housing Authority of the County of Alameda (Authority) to: (a) conduct a specified evaluation and review of its website to ensure information is easily accessible;

and, (b) develop a specified annual report related to the efficacy of its programs, data about the properties it manages, and employment within the Authority, as specified.

Status: Chapter 795, Statutes of 2024

[AB-653 \(Reyes\) - Federal Housing Voucher Acceleration Program.](#)

Requires all public housing authorities (PHAs) to report their monthly housing voucher leasing success rates, current payment standards, average inspection wait times for initial lease-up, and voucher search times to HCD and requires HCD to convene a group of PHAs to discuss the factors that impact success rates and recommendations for state and local intervention, with a report to be published by July 1, 2026. This bill was substantially amended to remove provisions creating a new state housing program.

Status: Chapter 672, Statutes of 2024

[AB-930 \(Friedman\) - Local government: infrastructure financing districts: Reinvestment in Infrastructure for a Sustainable and Equitable California \(RISE\) districts: housing development: restrictive covenants.](#)

Authorizes two or more specified local governments to jointly form a Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) district to use tax increment financing and other revenue options to finance infill supportive infrastructure and affordable housing, among other things, near major transit stops, as specified. The bill would also require the Governor's Office of Planning and Research to develop guidelines for the formation of RISE districts, and require the Infrastructure and Economic development Bank to establish a RISE District Revolving Loan Program, upon appropriation by the Legislature, to provide RISE districts with initial startup funding for eligible projects, as specified.

Status: Senate – Appropriations Committee – Held on suspense

[AB-1782 \(Ta\) - Redevelopment: successor agencies: Low and Moderate Income Housing Asset Fund.](#)

Makes changes to how a housing successor agency to a redevelopment agency may expend funds from its Low and Moderate Income Housing Asset Fund.

Status: Chapter 85, Statutes of 2024

[AB-2353 \(Ward\) - Property taxation: welfare exemption: delinquent payments: interest and penalties.](#)

Prohibits a county tax collector from taking or continuing any collection action for any delinquent installments of property taxes levied on a taxpayer that intends to develop the property for rent at affordable rates to low-income households, among other conditions.

Status: Chapter 566, Statutes of 2024

[AB-2430 \(Alvarez\) - Planning and zoning: density bonuses: monitoring fees.](#)

Prohibits a city or county from charging a monitoring fee on a 100% affordable housing development under the state's Density Bonus Law if the development is subject to a regulatory monitoring agreement with the HCD, CalHFA, or TCAC.

Status: Chapter 273, Statutes of 2024

[AB-2488 \(Ting\) - Downtown revitalization and economic recovery financing districts: City and County of San Francisco.](#)

Allows the City and County of San Francisco to create a Downtown Revitalization and Economic Recovery Financing District to finance commercial-to-residential conversion projects using incremental property tax revenues.

Status: Chapter 274, Statutes of 2024

[AB-2553 \(Friedman\) - Housing development: major transit stops: vehicular traffic impact fees.](#)

Changes the geographic scope of a housing development eligible for reduced vehicular traffic impact fees.

Status: Chapter 275, Statutes of 2024

[AB-2593 \(McCarty\) - Joint Exercise of Powers Act: Sacramento County Partnership on Homelessness.](#)

Authorizes a local agency within the County of Sacramento to enter into a joint powers agreement with any other local agency to operate a joint powers authority to assist the homeless.

Status: Senate – Floor – Died

[AB-2663 \(Grayson\) - Inclusionary housing: fees: reports.](#)

Requires local agencies that collect inclusionary housing in-lieu fees and have a website to post on their website specified information about the amount of fees collected and how they were spent, starting January 1, 2026.

Status: Chapter 276, Statutes of 2024

[AB-3012 \(Grayson\) - Development fees: fee schedule template: fee estimate tool.](#)

Requires cities and counties to make available on their internet websites a fee estimate tool that the public can use to calculate an estimate of fees and exactions for a proposed housing development, and requires HCD to create a fee schedule template and a list of best practices, as specified.

Status: Chapter 752, Statutes of 2024

[AB-3177 \(Wendy Carrillo\) - Mitigation Fee Act: land dedications: mitigating vehicular traffic impacts.](#)

Prohibits a local agency from imposing a land dedication requirement on a housing development to widen a roadway for the purpose of mitigating vehicular traffic impacts or achieving an adopted traffic level of service related to vehicular traffic.

Status: Chapter 436, Statutes of 2024

[AB-3276 \(Ramos\) - Mitigation Fee Act: reports.](#)

Requires a local agency, by the last day of the 2029-30 fiscal year and each fifth fiscal year thereafter, to post information it must otherwise make available to the public pursuant to the Mitigation Fee Act on its internet website. The local agency must do so for each separate account or fund for the preceding five years.

Status: This bill was later amended into a different subject.

Manufactured Housing and Mobilehomes

[SB-620 \(McGuire\) - Low-impact camping areas.](#)

Establishes the Rural Tourism Marketing Fund, administered by the Office of Tourism, and funded through voluntary assessments of online hosting platforms for low-impact camping areas. The bill exempts "low-impact camping areas" from the Special Occupancy Parks Act, establishes minimum health and safety requirements for low-impact camping areas in a county that has adopted an ordinance authorizing low-impact camping, and modifies the small business exemption in the California Tourism Marketing Act.

Status: Assembly – Floor – Died

[SB-1052 \(Seyarto\) - Mobilehomes.](#)

Suspends the \$10 annual registration fee paid by homeowners to cover HCD's costs to enforce Mobilehome Residency. Requires nonprofit legal service providers to provide HCD with access to information regarding the status of cases and the services provided to complainants pursuant to the Mobilehome Residency Law Protection Act.

Status: Senate – Housing Committee – Failed passage

[SB-1095 \(Becker\) - Cozy Homes Cleanup Act: building standards: gas-fuel-burning appliances.](#)

Establishes the Cozy Homes Clean-up Act, which clarifies the authority of individuals in mobilehomes, manufactured homes, and CIDs to possess and use electric appliances, in addition to gas appliances, and requires HCD to regulate electric appliances, as specified.

Status: Senate – Appropriations Committee – Held on suspense

SB-1108 (Ochoa Bogh) - Mobilehome parks: notice of violations.

Extends a deadline and clarifies responsibilities for curing mobilehome health and safety violations.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 1108 without my signature.

This bill would extend certain mobilehome park enforcement responsibilities and increase the time for mobilehome owners to correct non-imminent health and safety violations from 60 to 90 days. It also requires enforcement agencies to exhaust all administrative and legal remedies against a mobilehome owner before holding the park owner responsible for corrective action.

While this bill seeks to provide mobilehome owners more time to address violations, it could lead to unintended consequences. Extending the compliance period risks prolonging substandard living conditions in mobilehome parks, which could jeopardize the health and safety of residents. The ambiguities in the bill's provisions also may create confusion regarding enforcement authority and due process, complicating efforts to ensure timely resolution of violations.

Moreover, the bill would impose ongoing costs on the Department of Housing and Community Development (HCD) that were not accounted for in the 2024 Budget Act. In partnership with the Legislature this year, my Administration has enacted a balanced budget that avoids deep program cuts to vital services and protected investments in education, health care, climate, public safety, housing, and social service programs that millions of Californians rely on. It is important to remain disciplined when considering bills with significant fiscal implications that are not included in the budget, such as this measure.

AB-2022 (Addis) - Mobilehome parks: emergency preparedness.

Adds new requirements to the emergency preparedness plan and emergency procedures that mobilehome park owners or operators must adopt and comply with, to take effect January 1, 2027.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 2022 without my signature.

This bill would impose new requirements on the Emergency Preparedness Plans (EPP) that mobilehome park owners must implement starting January 1, 2027. The bill would also update requirements for park owners to notify residents of the EPP, require enforcement agencies to ensure compliance and impose penalties, and require the Department of Housing and Community Development (HCD) to post these changes by June 30, 2026.

While the goal of improving emergency communication between park owners and residents is commendable, the bill raises several concerns. By applying the proposed requirements only to Mobilehome Parks (MHPs) and excluding Special Occupancy Parks (SOPs), the bill would disrupt the historically consistent regulations for both park types, complicating enforcement and creating uneven safety standards. Additionally, the bill contains several ambiguities around park owners' responsibilities, particularly concerning their knowledge and handling of critical infrastructure during an emergency.

The bill would also result in a significant increase in workload for HCD to process, implement, and monitor these new requirements. The expansion of staff and resources to meet these ongoing obligations must be evaluated within the broader context of the state budget, ensuring that long-term workload demands align with available resources.

[AB-2247 \(Wallis\) - Mobilehome Parks Act: enforcement: notice of violations: Manufactured Housing Opportunity and Revitalization \(MORE\) Program: annual fee.](#)

Extends the sunset date on the Mobilehome Parks Act from January 1, 2025 to January 1, 2030, and requires a notice of violation to include information about organizations that have received a loan from the Manufactured Housing Opportunity and Revitalization Program.

Status: Chapter 387, Statutes of 2024

[AB-2291 \(Alanis\) - Mobilehomes.](#)

Requires HCD to survey administration nonprofit legal services providers as part of the Mobilehome Residency Law Protection Program to monitor and correct inappropriate denials of service.

Status: Senate – Housing Committee – Died

AB-2373 (Rendon) - Mobilehomes: tenancies.

Limits the ability of mobilehome park management to terminate a tenancy for nonpayment or for a change of park use unless the park has a valid permit to operate issued by the enforcement agency.

Status: Chapter 395, Statutes of 2024

AB-2387 (Pellerin) - Mobilehome parks: additional lots: exemption from additional fees or charges.

Creates a streamlined permitting process for a mobilehome park owner to add lots to a park, not to exceed 10% of the previously approved number of lots in the park.

Status: Chapter 396, Statutes of 2024

Miscellaneous

SB-620 (McGuire) - Low-impact camping areas.

Establishes the Rural Tourism Marketing Fund, administered by the Office of Tourism, and funded through voluntary assessments of online hosting platforms for low-impact camping areas. The bill exempts "low-impact camping areas" from the Special Occupancy Parks Act, establishes minimum health and safety requirements for low-impact camping areas in a county that has adopted an ordinance authorizing low-impact camping, and modifies the small business exemption in the California Tourism Marketing Act.

Status: Assembly – Floor – Died

AB-2353 (Ward) - Property taxation: welfare exemption: delinquent payments: interest and penalties.

Prohibits a county tax collector from taking or continuing any collection action for any delinquent installments of property taxes levied on a taxpayer that intends to develop the property for rent at affordable rates to low-income households, among other conditions.

Status: Chapter 566, Statutes of 2024

AB-2728 (Gabriel) - Planning and zoning: housing development: independent institutions of higher education and religious institutions.

Requires local agencies to report data on the production of housing under the Affordable Housing on Faith and Higher Education Lands Act of 2023 in the APR, and requires the HCD to prepare information related to these developments.

Status: Senate – Appropriations Committee – Held on suspense

AB-2729 (Joe Patterson) - Residential fees and charges.

Extends the validity of certain housing entitlements issued by local governments to developers before January 1, 2024 by 18 months.

Status: Chapter 737, Statutes of 2024

AB-2893 (Ward) - The Supportive Community Residency Program.

Requires the Department of Health Care Services to establish a certification process for “supportive recovery residences,” as defined.

Status: Senate – Appropriations Committee – Held on suspense

AB-2897 (Connolly) - Property tax: welfare exemption: community land trusts.

Expands the definition of a Community Land Trust (CLT) for the purposes of property tax assessments. Specifically, expands the definition of CLT to include a wholly owned subsidiary of a CLT that is solely directed and managed by the CLT, as well as CLTs that own rental units under specified conditions.

Status: Chapter 580, Statutes of 2024

AB-2909 (Santiago) - Historical property contracts: qualified historical property: adaptive reuse: City of Los Angeles.

Allows, until January 1, 2036, certain historic properties located within the City of Los Angeles to be eligible for the property tax benefits provided by the Mills Act for purposes of adaptive reuse of the property, provided certain conditions are met.

Status: Senate – Local Government Committee – Died

AJR-9 (McKinnor) - Housing and homelessness.

Requests Congress of the United States to pass, and President Joseph Biden to sign into law, the Housing Crisis Response Act of 2023 (H.R. 4233), the Ending Homelessness Act of 2023 (H.R. 4232), and the Downpayment Toward Equity Act of 2023 (H.R. 4231).

Status: Chapter 178, Statutes of 2024

State Housing Programs and Finance

SB-37 (Caballero) - Older Adults and Adults with Disabilities Housing Stability Act.

Establishes the Older Adults and Adults with Disabilities Housing Stability Program, administered by HCD, to provide housing subsidies to older adults and adults with disabilities who either are experiencing or at-risk of experiencing homelessness.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 37 without my signature.

This bill requires the Department of Housing and Community Development (HCD) to develop the Older Adults and Adults with Disabilities Housing Stability Pilot Program in up to five geographic regions or counties, starting January 1, 2025, to provide competitive grants for housing subsidies aimed at older adults or adults with disabilities who are at risk of or experiencing homelessness.

While the goal of addressing housing instability among vulnerable populations is commendable, this bill would establish a new grant program that was neither planned for nor funded in the 2024 Budget. Since 2019, California has invested substantially in programs that provide grants for flexible housing subsidies. To that end, we must focus our collective efforts on leveraging existing programs and resources that can be used to address housing instability without adding new fiscal pressures.

SB-108 (Wiener) - Budget Act of 2024.

2024 Budget Act: (1) allocates \$1 billion for Round 6 of HHAPP; (2) approves \$500 million for supplemental state LIHTC to help draw private investment and leverage federal resources toward affordable housing development; (3) maintains key affordable housing funding; and (4) makes \$16.65 million in appropriations to specified affordable housing, interim shelter, and associated job training projects across the state.

Status: Chapter 35, Statutes of 2024

SB-225 (Caballero) - Community Anti-Displacement and Preservation Program: statewide contract.

Creates a new HCD program, the Community Anti-Displacement and Preservation Program, to fund the acquisition and rehabilitation of unrestricted housing units and placing long-term affordability restrictions on those units.

Status: Assembly – Floor – Died

SB-1007 (Bradford) - Housing: homeowner assistance: Homeowner's Assistance for Descendants of Enslaved Persons Program.

Establishes the Homeowner's Assistance for Descendants of Enslaved Persons Program (Program), and requires CalHFA to develop and administer the Program, which would provide financial aid or assistance to specified descendants for the purpose of purchasing, owning, or maintaining a home.

Status: Senate – Appropriations Committee – Held on suspense

SB-1013 (Bradford) - Taxation: Property Tax Assistance for Descendants of Enslaved Persons.

Creates a property tax assistance program for the descendants of an African American enslaved person in the United States and descendants of a free Black person living in the United States prior to the end of the 19th century, as specified.

Status: Senate – Appropriations Committee – Held on suspense

SB-1032 (Padilla) - Housing finance: portfolio restructuring: loan forgiveness.

Authorizes the HCD to approve the forgiveness of a department loan under specified affordable housing programs funded or monitored by HCD.

Status: Assembly – Appropriations Committee – Held on suspense

SB-1049 (Padilla) - Department of Industrial Relations: living wage: report and employer certification program.

Requires the Department of Industrial Relations to create a formula to ascertain how much a household with at least one full-time minimum wage worker must earn to reasonably afford a decent standard of living, including appropriate housing, and to report those figures annually to the Legislature and develop a certification program for employers that pay a living wage.

Status: Senate – Appropriations Committee – Held on suspense

SB-1079 (Menjivar) - Youth Center and Youth Housing Bond Act of 2024.

Creates the Youth Housing Bond Act of 2024, which would propose the sale of \$1 billion of general obligations bonds at the next statewide election for purposes of funding youth housing programs.

Status: Assembly – Housing and Community Development Committee – Died

SB-1187 (McGuire) - Housing programs: Tribal Housing Reconstitution and Resiliency Act.

Creates a new tribal housing program, the Tribal Housing Grant Program, at HCD for the construction and rehabilitation of rental and for-sale housing.

Status: Chapter 295, Statutes of 2024

SB-1443 (Jones) - California Interagency Council on Homelessness.

Adds a representative from the State Council on Developmental Disabilities to the members of Cal-ICH.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Senate:

I am returning Senate Bill 1443 without my signature.

This bill would add a representative from the State Council on Developmental Disabilities (SCDD) to serve as a member of the California Interagency Council on Homelessness (Cal ICH).

Cal ICH was created to coordinate an all-of-government approach to prevent and end homelessness in California. Cal ICH consists of 20 members, including the Secretary of Health and Human Services, the Agency responsible for services for people with developmental disabilities and leading the Master Plan for Developmental Services. The Cal ICH Advisory Committee is also required to include a representative with a developmental disability who is currently or has formerly experienced homelessness.

Since Cal ICH already includes leaders from relevant state agencies and individuals with lived experience, the existing representation makes this bill unnecessary.

[SB-1500 \(Durazo\) - Housing: federal waiver: income eligibility.](#)

Prohibits TCAC and HCD from taking punitive actions against affordable housing developments in the City and County of Los Angeles that violate income limit requirements provided that the developments are under the umbrella of a waiver from the federal Department of Housing and Urban Development that allows for household income verification to occur after a lease is signed.

Status: Chapter 491, Statutes of 2024

[SB-1512 \(Committee on Housing\) - Housing authorities.](#)

Makes non-controversial changes to sections of law relating to housing, specifically fixing cross-references and reverting errors.

Status: Chapter 493, Statutes of 2024

[AB-107 \(Gabriel\) - Budget Act of 2024.](#)

2024 Budget Act: (1) allocates \$1 billion for Round 6 of HHAPP; (2) approves \$500 million for supplemental state LIHTC to help draw private investment and leverage federal resources toward affordable housing development; (3) maintains key affordable housing funding; and (4) makes \$16.65 million in appropriations to specified affordable housing, interim shelter, and associated job training projects across the state.

Status: Chapter 22, Statutes of 2024

[AB-166 \(Committee on Budget\) - Housing.](#)

Housing trailer bill: (1) provides statutory framework for implementation of HHAPP Round 6; (2) caps the amount that HCD may take from Proposition 1 of 2024 resources for HCD's administrative costs to 3% of the bond proceeds allocated to HCD programs;

(3) directs CalHFA to assess the Future of California Dream for All program and develop options for its next phase; and (4) provides an additional \$150 million to the Encampment Resolution Fund and mandates new outcome reporting for the program.

Status: Chapter 48, Statutes of 2024

[AB-535 \(Schiavo\) - Veterans' aid and welfare: housing.](#)

Prohibits a determination of whether a potential tenant is eligible for supportive, affordable, or transitional housing under the Veterans Housing and Homeless Prevention Act from considering a potential tenant's service-connected disability benefits, and modifies definitions of "secondary tenant" to conform to this exclusion.

Status: Chapter 918, Statutes of 2024

[AB-653 \(Reyes\) - Federal Housing Voucher Acceleration Program.](#)

Requires all public housing authorities (PHAs) to report their monthly housing voucher leasing success rates, current payment standards, average inspection wait times for initial lease-up, and voucher search times to HCD and requires HCD to convene a group of PHAs to discuss the factors that impact success rates and recommendations for state and local intervention, with a report to be published by July 1, 2026. This bill was substantially amended to remove provisions creating a new state housing program.

Status: Chapter 672, Statutes of 2024

[AB-846 \(Bonta\) - Low-income housing credit: rent increases.](#)

Requires TCAC, on or before June 30, 2025, to adopt regulations to establish a limit on annual rent increases for tenants in existing properties that were allowed a low income housing tax credit, and requires TCAC to annually assess the limit, as specified.

Status: Chapter 674, Statutes of 2024

[AB-1053 \(Gabriel\) - 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: Chapter 264, Statutes of 2024

[AB-1789 \(Quirk-Silva\) - Department of Housing and Community Development.](#)

Expands eligibility for the Portfolio Reinvestment Program from AB 140 (Committee on Budget, Chapter 111, Statutes of 2021) under HCD.

Status: Senate – Appropriations Committee – Held on suspense

[AB-1817 \(Alanis\) - Homeless youth.](#)

Updates the goals of the Homeless Youth Act of 2018 to include goals pertaining to decreasing food insecurity and increasing employment opportunities for youth

experiencing homelessness. It also requires Cal-ICH to set and measure the progress of those goals.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 1817 without my signature.

This bill would require the California Interagency Council on Homelessness (Cal ICH) to set additional goals to address food insecurity and unemployment among young people experiencing homelessness.

While I appreciate the author's focus on critical issues related to young people experiencing homelessness, the goals outlined in the bill lack specificity and are not clearly defined. These goals also fall outside Cal ICH's current mandate under existing law, which already requires Cal ICH to set comprehensive goals to prevent and end homelessness among youth.

Furthermore, the data needed to effectively track and measure the progress of these goals is not readily available. This would necessitate the development of new data collection systems, which would require a significant financial commitment that was not accounted for in the 2024 Budget Act.

In partnership with the Legislature this year, my Administration has enacted a balanced budget that avoids deep program cuts to vital services and protected investments in education, health care, climate, public safety, housing, and social service programs that millions of Californians rely on. It is important to remain disciplined when considering bills with significant fiscal implications that are not included in the budget, such as this measure.

[AB-1840 \(Arambula\) - California Dream for All Program: eligibility.](#)

Prohibits CalHFA, consistent with existing policy, from disqualifying an applicant that otherwise meets federal loan requirements from accessing home purchase assistance programs solely on the basis of the applicant's immigration status.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 1840 without my signature.

This bill seeks to prohibit the disqualification of applicants from one of California Housing Finance Agency's (CalHFA) home purchase assistance programs based solely on their immigration status.

Given the finite funding available for CalHFA programs, expanding program eligibility must be carefully considered within the broader context of the annual state budget to ensure we manage our resources effectively.

[AB-1878 \(Garcia\) - Housing programs: tribal housing program.](#)

Creates the Tribal Housing Grant Program Fund Advisory Committee at HCD, upon appropriation. This bill also makes changes to tribal liaison and technical assistance requirements that apply to HCD and limits HCD's ability to require tribes to waive sovereign immunity to access funding, as specified.

Status: Chapter 266, Statutes of 2024

[AB-2005 \(Ward\) - California State University: faculty and employee housing.](#)

Establishes the California State University Faculty and Employee Housing Act of 2024.

Status: Chapter 558, Statutes of 2024

[AB-2240 \(Arambula\) - Farm labor centers: migratory agricultural workers.](#)

Requires HCD, by January 1, 2026, to engage and solicit feedback from specified stakeholders on the definition of "migratory agricultural worker" for the purposes of updating the definition, and requires HCD, by January 1, 2027, to submit a report to the Legislature that analyzes the feasibility and impact of transitioning housing units at OMS centers to year round availability. .

Status: Chapter 523, Statutes of 2024

[AB-2430 \(Alvarez\) - Planning and zoning: density bonuses: monitoring fees.](#)

Prohibits a city or county from charging a monitoring fee on a 100% affordable housing development under the state's Density Bonus Law if the development is subject to a regulatory monitoring agreement with the HCD, CalHFA, or TCAC.

Status: Chapter 273, Statutes of 2024

[AB-2498 \(Zbur\) - Housing: the California Housing Security Act.](#)

Establishes the California Housing Security Program to provide counties with funding to administer a housing subsidy to eligible persons to reduce housing insecurity and help Californians meet their basic housing needs, subject to an appropriation.

Status: Senate – Appropriations Committee – Held on suspense

[AB-2533 \(Juan Carrillo\) - Accessory dwelling units: junior accessory dwelling units: unpermitted developments.](#)

Extends ADU amnesty law to unpermitted ADUs and JADUs built before 2020; provides a process for homeowners to permit their unpermitted ADUs; and provides financial assistance to lower- and moderate-income households seeking to permit their unpermitted ADUs and JADUs.

Status: Chapter 834, Statutes of 2024

[AB-2570 \(Joe Patterson\) - Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.](#)

Requires HCD as part of its annual report on specified programs to include an evaluation of HHAPP as administered by BCSH and Cal-ICH.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 2570 without my signature.

This bill would require the Department of Housing and Community Development to conduct an annual evaluation of the Homeless Housing, Assistance and Prevention program (HHAP) and include that information in the Department's annual report.

I support increasing transparency and accountability for cities and counties' use of state funding to address homelessness. Earlier this year, I directed California's Housing Accountability Unit to increase its oversight and enforcement of existing housing laws to address homelessness. Additionally, the recently adopted 2024 Budget includes statutory language that requires more frequent reporting by HHAP grantees on their expenditures, corrective action plans for grantees not meeting specified performance measures, and maintenance of compliant Housing Elements prior to receiving additional HHAP funding.

This bill is redundant to these efforts and creates an unnecessary ongoing workload for the Department without providing additional accountability or transparency to taxpayers.

[AB-2638 \(Ward\) - Housing programs: financing.](#)

Authorizes HCD to approve the pay-off of an HCD loan in whole or part, prior to the end of its term, and the extraction of equity from a development for purposes approved by HCD.

Status: Senate – Appropriations Committee – Held on suspense

AB-2665 (Lee) - Housing finance: Mixed Income Revolving Loan Program.

Establishes the Mixed Income Revolving Loan Program at CalHFA to provide zero-interest construction loans to qualifying infill housing developers to construct deed-restricted affordable housing.

Status: Assembly – Appropriations Committee – Held on suspense

AB-2881 (Lee) - The Social Housing Act.

Enacts the Social Housing Act and establishes the California Housing Authority for the purposes of developing mixed-income social housing.

Status: Assembly – Appropriations Committee – Held on suspense

AB-2893 (Ward) - The Supportive Recovery Residence Program.

Establishes a certification process for supportive community residences and adds a standard for supportive community residences that meets the state's Housing First requirements.

Status: Senate – Appropriations Committee – Held on suspense

AB-2926 (Kalra) - Planning and zoning: assisted housing developments: notice of expiration of affordability restrictions.

Changes the Preservation Notice Law to: (1) require an owner of an assisted housing development to accept a bona fide offer from a qualified entity to purchase and to execute a purchase agreement, or to record a new regulatory agreement with a term of at least 30 years that meets specified requirements; (2) delete the option for an owner to decline to sell the property; and (3) make other clarifying changes.

Status: Chapter 281, Statutes of 2024

AB-3160 (Gabriel) - Insurance, income, and corporation taxes: credits: low-income housing.

Provides that an additional allocation of \$500 million to the LIHTC is not subject to an appropriation in the annual Budget Act for calendar years 2026 through 2030.

Status: Vetoed

Governor's Veto Message:

To the Members of the California State Assembly:

I am returning Assembly Bill 3160 without my signature.

This bill would appropriate \$500 million annually to the enhanced Low-Income Housing Tax Credit (LIHTC) for calendar years 2026 through 2030. This bill is contingent upon the enactment of Assembly Bill 3190 (Haney).

Codifying an allocation of \$500 million per year of tax credits would result in a significant ongoing commitment of General Fund resources. Such decisions should be considered within the broader context of the state budget to ensure our collective priorities and financial commitments are balanced over both the short and long term. Additionally, without the ability to review this allocation annually through the Budget Act, the state would lose the flexibility to adjust expenditures in response to changing fiscal conditions, highlighting the importance of evaluating multi-year funding commitments during the budget process.

AB-3190 (Haney) - Public works.

Subjects certain affordable housing projects to public works law, beginning on January 1, 2026 and ending on January 1, 2031, by adding certain LIHTCs to the definition of "paid for in whole or in part out of public funds," and providing that specified projects built with certain LIHTCs with a state agency, redevelopment agency, successor agency to a redevelopment agency when acting in that capacity, or a local housing authority, are subject to public works requirements.

Status: Chapter 759, Statutes of 2024

Governor's Message:

To the Members of the California State Assembly:

I am signing Assembly Bill 3190, which applies public works law to certain affordable housing projects by expanding the definition of "paid for in whole or in part out of public funds" to include low-income housing tax credits.

Additionally, it requires private residential projects built on private property to abide by public works law if the project receives low-income housing tax credits. This bill is contingent upon enactment of Assembly Bill 3160.

While the provisions of this bill will not be going into effect given the veto of Assembly Bill 3160, I want to be clear that I generally share in the goals of this measure, and I am committed to building on the progress we have made as a state to address our housing shortage while also supporting good jobs and wages for those who make this progress possible.

Surplus Properties

SB-958 (Dodd) - Surplus state property: County of Napa.

Authorizes the Department of General Services to sell or exchange, at fair market value, the property known as Camp Coombs in the County of Napa to the County of Napa or the Napa County Regional and Open Space District by January 1, 2026, as specified.

Status: Chapter 988, Statutes of 2024

SB-1439 (Ashby) - Surplus Land Act: exempt surplus land: health facilities: City of Sacramento.

Creates a new exemption under the SLA for specified parcels in the City of Sacramento, if the parcels are being or will be developed for specified health facilities.

Status: Assembly – Housing and Community Development Committee – Failed passage

AB 837 (Alvarez) Surplus land: exempt surplus land: sectional planning area.

Specifies that SLA does not apply to the disposition of land subject to an existing section planning area document that meets specified conditions related to the development of affordable housing.

Status: Senate – Local Government Committee – Died

Wildfires and Housing

SB-610 (Wiener) - Fire prevention: wildfire mitigation area: defensible space: State Fire Marshal.

Establishes a new framework under the authority of the State Fire Marshal to identify areas of the state for fire mitigation, replacing the state's existing fire hazard severity zone mapping.

Status: Assembly – Appropriations Committee – Held on suspense

SB-946 (McGuire) - Personal Income Tax Law: Corporation Tax Law: exclusions: wildfire mitigation payments.

Excludes from income for Personal Income and Corporation Tax purposes any amount received by a qualified taxpayer as a California qualified wildfire loss mitigation payment through the California Wildfire Mitigation Financial Assistance Program.

Status: Chapter 987, Statutes of 2024

SB-1060 (Becker) - Property insurance underwriting: risk models.

Addresses insurers using risk models for underwriting purposes by: (1) allowing a property insurer who uses risk models for underwriting to account for wildfire risk

reduction associated with hazardous fuel reduction, home hardening, defensible space, and fire prevention activities for properties, communities, and landscapes; and (2) requires an insurer using risk models for underwriting purposes (considering factors in (1) above) to make specified reports to the California Department of Insurance.

Status: Assembly – Insurance Committee – Died

AB-2416 (Connolly) - Residential property insurance: wildfire risk.

Requires the Department of Insurance (DOI), on or before January 1, 2030, and every five years thereafter, to consider whether or not to update its regulations to include additional building hardening measures for property-level mitigation efforts and communitywide wildfire mitigation programs. This bill also requires the DOI to consult with specified agencies to identify additional building hardening measures to consider, as well as to develop and implement a public participation process during the evaluation.

Status: Senate – Floor – Died