

CALIFORNIA LEGISLATURE
SENATE HOUSING COMMITTEE
SENATOR SCOTT WIENER, CHAIR



**2022 LEGISLATIVE
BILL SUMMARY**

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Senate Housing Committee

Senator Scott Wiener, Chair

2022 Legislative Bill Summary

INTRODUCTION

This publication is a comprehensive collection of summaries for bills that the Senate Housing Committee considered during the 2022 legislative year. This report also contains summaries for legislation that the consultants deem worthy of the Committee's attention, yet were never assigned. This includes bills that never made it out of the Assembly as well as bills that were assigned to other policy committees.

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

Each summary includes the final status of the bill in italics. Bills that are listed with the status "died" in committee 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.

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, 2023. Bills that contain an urgency clause took effect immediately upon the governor's signature.

Committee Staff

Chief Consultant: Alison Hughes

Consultant: Mehgie Tabar

Science Fellow: Andrew Dawson

Committee Assistant: Cicely Chisholm

ABBREVIATIONS

The Committee uses the following 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
Caltrans	California Department of Transportation
CBSC	California Building Standards Commission
CEQA	California Environmental Quality Act
CID	Common Interest Developments
COC	Continuums of Care
DGS	California Department of General Services
JADU	Junior Accessory Dwelling Unit
HCD	California Department of Housing and Community Development
RHNA	Regional Housing Needs Allocation
TCAC	California Tax Credit Allocation Committee
VHFHSZ	Very High Fire Hazard Severity Zones

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Accessory Dwelling Units

[SB-765 \(Stern\) - Accessory dwelling units: setbacks.](#)

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

Status: Senate – Housing Committee – Died

[SB-897 \(Wieckowski\) - Accessory dwelling units: junior accessory dwelling units.](#)

Increases the allowable ADU height limit that a local agency may impose depending on specified property features (*i.e.*, access to high quality transit, attached to primary dwelling, or on a multifamily property) and establishes streamlining measures for the development of ADUs (*e.g.*, standards must be objective, permitting agencies must act by approval or denial, etc.).

Status: Chapter 664, Statutes of 2022

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

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

Status: Senate – Banking and Financial Institutions Committee – Died

[AB-2221 \(Quirk-Silva\) - Accessory dwelling units.](#)

Clarifies and expands requirements for approval of ADUs and JADUs, including adding front setbacks to the list of local development standards that local governments cannot impose and clarifies a permitting agency includes utilities and special districts.

Status: Chapter 650, Statutes of 2022

Building Standards

[SB-1194 \(Allen\) - Public restrooms: building standards.](#)

Authorizes a local government to require that multiuser public toilet facilities within its jurisdiction be designed, constructed, and identified for use by all genders. This bill will be repealed when similar standards adopted by the CBSC take effect.

Status: Chapter 839, Statutes of 2022

[SB-1482 \(Allen\) - Building standards: electric vehicle charging infrastructure.](#)

Authorizes HCD to propose building standards for electric vehicle charging infrastructure for each dwelling unit with access to a parking space in a multifamily dwelling. This bill was included in the 2022 Senate Climate Workgroup bill package.

Status: Vetoed

[AB-1738 \(Boerner Horvath\) - Building standards: installation of electric vehicle charging stations: existing buildings.](#)

Requires HCD and CBSC to research and develop building standards for the installation of electric vehicle charging stations in existing structures during certain retrofits and authorizes them to propose the standards for adoption.

Status: Chapter 687, Statutes of 2022

[AB-2075 \(Ting\) - Energy: electric vehicle charging standards.](#)

Requires CBSC to convene a workshop every triennial rulemaking cycle on electric vehicle charging infrastructure standards.

Status: Chapter 346, Statutes of 2022

[AB-2597 \(Bloom\) - Dwelling unit standards: safe indoor air temperatures.](#)

Requires HCD to develop, propose, and submit to CBSC standards for adequate residential cooling for both new and existing units.

Status: Senate – Housing Committee – Died

[AB-2863 \(Wilson\) - Green building standards: bicycle parking.](#)

Requires HCD and CBSC to develop and propose building code standards for bicycle parking in multifamily residential buildings, hotels, nonresidential buildings, and motels and authorizes them to propose the standards for adoption.

Status: Chapter 809, Statutes of 2022

California Environmental Quality Act - Statutory Exemptions and Expedited Approvals

[SB-37 \(Cortese\) - Contaminated Site Cleanup and Safety Act.](#)

Updates the statutory provisions dealing with a consolidated list of hazardous waste sites and hazardous substances sites compiled by various state agencies and posted on the California Environmental Protection Agency website. Additionally, prohibits a project from using the "common sense" exemption under CEQA for a project at any site on the Cortese List, except for projects that meet specified conditions, thus limiting the potential for infill housing development.

Status: Assembly – Floor – Died

SB-1284 (Bates) - Homelessness: interim motel housing projects: state programs.

Eliminates the requirement that applicants for state housing and homeless programs comply with housing first policies and removes a sunset for a CEQA exemption for interim motel conversion projects.

Status: Senate – Housing Committee – Failed passage

SB-1410 (Caballero) - California Environmental Quality Act: transportation impacts.

Requires Office of Planning and Research (OPR) to establish a grant program, upon appropriation, to assist local jurisdictions in their evaluation of transportation impacts per the updated CEQA guidelines (*i.e.*, new projects must consider vehicle miles traveled instead of traffic levels of service). Also requires OPR to conduct and submit a study on those guidelines to the Legislature.

Status: Assembly – Appropriations Committee – Held on suspense

AB-2214 (Cristina Garcia) - California Environmental Quality Act: schoolsites: acquisition of property: school districts, charter schools, and private schools.

Requires charter schools and private schools to comply with the same siting requirements as public schools for evaluating a school site for potential hazardous substances, emissions, and waste.

Status: Senate – Appropriations Committee – Held on suspense

AB-2656 (Ting) - Housing Accountability Act: disapprovals: California Environmental Quality Act.

Specifies a local agency has disapproved a housing project in violation of the Housing Accountability Act if it fails to make a determination that a project is exempt from CEQA, or fails to adopt, certify, or approve certain environmental documents under specified circumstances.

Status: Senate – Appropriations Committee – Held on suspense

Common Interest Developments

[AB-1410 \(Rodriguez\) - Associations: declared emergency: protected uses: regulation.](#)

Makes several changes to the Davis Sterling Act related to CIDs, which include allowing for the use of online resources to discuss development living, permitting owners to rent out a portion of their interest, and prohibiting enforcement of actions during declared emergencies.

Status: Chapter 858, Statutes of 2022

Constitutional Amendments

[SCA-2 \(Allen\) - Public housing projects.](#)

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

Status: Chapter 182, Statutes of 2022

[SCA-9 \(Gonzalez\) - Personal rights: right to housing.](#)

Declares that there is a fundamental human right to housing and that state and local jurisdictions have a shared obligation to respect, protect, and fulfill this right.

Status: Senate – Housing Committee - Died

Homelessness

[SB-513 \(Hertzberg\) - Homeless shelters grants: pets and veterinary services.](#)

Requires HCD, upon appropriation, to establish and administer a grant program to provide funding to qualified homeless shelters and domestic violence shelters for shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness or escaping domestic violence, as specified.

Status: Assembly – Appropriations Committee – Held on suspense

[SB-914 \(Rubio\) - HELP Act.](#)

Requires cities, counties, and CoCs that receive state funding on or after January 1, 2023 to take specific actions to address the needs of unaccompanied homeless women, and in particular domestic violence survivors, as specified.

Status: Chapter 665, Statutes of 2022

[SB-1134 \(Melendez\) - California Interagency Council on Homelessness.](#)

Adds the director of the California Department of Developmental Services to Cal-ICH.

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

[SB-1284 \(Bates\) - Homelessness: interim motel housing projects: state programs.](#)

Eliminates the requirement that applicants for state housing and homeless programs comply with housing first policies and removes a sunset for a CEQA exemption for interim motel conversion projects.

Status: Senate – Housing Committee – Failed passage

[SB-1338 \(Umberg\) - Community Assistance, Recovery, and Empowerment \(CARE\) Court Program.](#)

Establishes the Community Assistance, Recovery, and Empowerment (CARE) Act, which allows civil courts to order those suffering from certain mental illnesses into treatment programs at the community level, with specified community-based supports and services, and court oversight.

Status: Chapter 319, Statutes of 2022

[SB-1353 \(Wilk\) - Homeless population census information: collection and reporting.](#)

Requires local government entities to provide specified homelessness information for their jurisdiction to Cal-ICH; requires Cal-ICH to develop and maintain a publicly available homelessness dashboard to post this data; and requires Cal-ICH to provide a report to the Legislature on the data gathered.

Status: Senate – Appropriations Committee – Held on suspense

[SB-1421 \(Jones\) - California Interagency Council on Homelessness.](#)

Adds a current or former person experiencing homelessness with a developmental disability to the advisory committee for Cal-ICH.

Status: Chapter 671, Statutes of 2022

[AB-328 \(Chiu\) - Reentry Housing and Workforce Development Program.](#)

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

Status: Assembly – Appropriations Committee – Held on suspense

[AB-1615 \(Ting\) - Foster youth: housing.](#)

Makes changes to the Housing Navigation Program and the Transitional Housing Program-Plus, which assist youth transitioning out of the foster care system with

securing and maintaining housing, to align the programs with each other and other federal programs.

Status: Senate – Appropriations Committee - Died

[AB-1685 \(Bryan\) - Vehicles: parking violations.](#)

Requires specified agencies to forgive at least \$1,500 in parking tickets for individuals who are verified to be experiencing homelessness.

Status: Vetoed

[AB-1816 \(Bryan\) - Reentry Housing and Workforce Development Program.](#)

Creates the Reentry Housing and Workforce Development Program under HCD which helps formerly incarcerated people exit homelessness and remain stably housed.

Status: Senate – Floor – Died

[AB-2483 \(Maienschein\) - Housing for individuals experiencing homelessness.](#)

Requires HCD to provide incentives in the Multifamily Housing Program to developments that set aside a percentage of units for people experiencing homelessness and are receiving specified Medi-Cal services.

Status: Chapter 655, Statutes of 2022

[AB-2547 \(Nazarian\) - Peace officers: determination of bias.](#)

Requires the California Department of Aging to create and administer the Housing Stabilization to Prevent and End Homelessness Among Older Adults and People with Disabilities Program on or before January 1, 2024. The bill requires the program to offer competitive grants to nonprofit community-based organizations, CoCs, area agencies on aging, and public housing authorities to administer a housing subsidy program for older adults and individuals with disabilities who are experiencing homelessness or at risk of homelessness.

Status: Senate – Appropriations Committee – Held on suspense

[AB-2630 \(O'Donnell\) - Housing: California Interagency Council on Homelessness: report.](#)

Requires a city, county, or city and county that has used any state funding to assist in addressing homelessness to provide a public report on its internet website on the use of those funds by July 1, 2023.

Status: Senate – Human Services Committee – Died

AB-2633 (Cooley) - Protection of parklands: American River Parkway: County of Sacramento: removal of persons engaged in the act of unpermitted camping and clearing of unpermitted campsites.

Allows the Sacramento County Board of Supervisors to order the removal of persons engaging in the act of unpermitted camping or the clearing of unpermitted campsites from the American River Parkway.

Status: Senate – Governance and Finance Committee – Died

AB-2817 (Reyes) - House California Challenge Program.

Establishes the Housing California Challenge Program administered by HCD to provide direct rental assistance to help persons who are experiencing homelessness obtain housing.

Status: Vetoed

Housing Elements

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

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

Status: Assembly – Housing and Community Development Committee - Died

SB-1094 (Becker) - Local planning.

Makes several changes to housing element law to increase a city's or county's ability to include a portion of alternative housing types (e.g., single room occupancy units, permanent hotel and motel converted units, floating homes, etc.) and converted housing units (i.e., market rate units deed-restricted for lower income housing) in its APR. Also, this bill eliminates specified preferences and penalties in state housing funding programs that are based upon compliance with housing element law and the establishment of pro-housing policies.

Status: Senate – Appropriations Committee – Held on suspense

[SB-1217 \(Allen\) - State-Regional Collaborative for Climate, Equity, and Resilience.](#)

Creates the State-Regional Collaborative for Climate, Equity, and Resilience, with the purpose of making recommendations to California Air Resources Board on how to update the Strategic Growth Council guidelines in order to improve the sustainable communities strategies (SCS) plan approval process, transparency in local and regional government decision making, and alignment with other state climate and equity goals. (The SCS is informed by RHNA and local housing elements.)

Status: Assembly - Natural Resources Committee - Died

[SB-1408 \(Allen\) - Planning and zoning: general plan: annual report.](#)

Authorizes cities and counties to receive credit toward their share of regional housing need for single room occupancy and nontraditional housing units.

Status: Senate – Housing Committee – Died

[AB-1445 \(Levine\) - Planning and zoning: regional housing need allocation: climate change impacts.](#)

Adds the impacts of climate change as a factor that Council of Governments may consider in developing their RHNA methodology. This bill is not operative until 2025 and would first apply to 7th Cycle RHNA.

Status: Chapter 948, Statutes of 2022

Land Use and Zoning

[SB-6 \(Caballero\) - Local planning: housing: commercial zones.](#)

Enacts, until January 1, 2033, the Middle Class Housing Act of 2022, which establishes housing as an allowable use on any parcel zoned for office or retail uses. This bill was included in the Senate's 2021 Housing Production Package.

Status: Chapter 659, Statutes of 2022

[SB-37 \(Cortese\) - Contaminated Site Cleanup and Safety Act.](#)

Updates the statutory provisions dealing with a consolidated list of hazardous waste sites and hazardous substances sites compiled by various state agencies and posted on the California Environmental Protection Agency website. Additionally, prohibits a project from using the "common sense" exemption under CEQA for a project at any site on the Cortese List, except for projects that meet specified conditions, thus limiting the potential for infill housing development.

Status: Assembly – Floor – Died

SB-930 (Wiener) - Housing Accountability Act.

Provides protections to projects containing units that are affordable to extremely low-income households under the Housing Accountability Act.

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

SB-1067 (Portantino) - Housing development projects: automobile parking requirements.

Prohibits a city or county from imposing or enforcing minimum parking requirements on housing development projects located within one-half mile of a major transit stop, except as specified. This bill was combined with AB 2097 (Friedman, Chapter 459, Statutes of 2022).

Status: Assembly – Appropriations Committee – Held on suspense

SB-1292 (Stern) - Land use: development restriction: fire hazard severity zones.

Provides that, notwithstanding any other law, a local government may restrict the development of housing in moderate, high, and VHFHSZ if the local government adopts a plan, as specified, ensuring the production of at least double the number of residential units not developed as a result of the restriction.

Status: Senate – Housing Committee – Died

SB-1369 (Wieckowski) - Adaptive reuse projects: by-right: funding.

Makes an adaptive reuse project a use by-right in all areas regardless of zoning and prohibits a local government from imposing specified requirements on adaptive reuse projects.

Status: Senate – Governance and Finance Committee – Died

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

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

Status: Assembly – Appropriations Committee – Held on suspense

AB-682 (Bloom) - Planning and zoning: density bonuses: shared housing buildings.

Grants a density bonus for shared housing developments, as specified.

Status: Chapter 634, Statutes of 2022

AB-916 (Salas) - Zoning: accessory dwelling units: bedroom addition.

Prohibits a city or county from requiring a public hearing as a condition of reconfiguring existing space to add up to two bedrooms within an existing dwelling unit.

Status: Chapter 635, Statutes of 2022

AB-1551 (Santiago) - Planning and zoning: development bonuses: mixed-use projects.

Extends the sunset on the density bonus program for commercial properties to January 1, 2028.

Status: Chapter 637, Statutes of 2022

AB-1743 (McKinnor) - General plan: annual report.

Requires local planning agencies to include information in their APR about the number of new housing units that received their certificate of occupancy in the prior year.

Status: Chapter 641, Statutes of 2022

AB-2011 (Wicks) - Affordable Housing and High Road Jobs Act of 2022.

Enacts the "Affordable Housing and High Road Jobs Act of 2022" to create a ministerial, streamlined approval process for 100% affordable housing projects in commercial zones and for mixed-income housing projects along commercial corridors, as specified.

Status: Chapter 647, Statutes of 2022

AB-2068 (Haney) - Occupational safety and health: postings: spoken languages.

Requires a local planning agency to include in its APR information about the number of new housing units that received a certificate of occupancy in the prior year.

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

AB-2094 (Robert Rivas) - General plan: annual report: extremely low-income housing.

Requires cities to include progress towards meeting their share of regional housing needs for extremely low-income households in their APR.

Status: Chapter 649, Statutes of 2022

AB-2097 (Friedman) - Residential, commercial, or other development types: parking requirements.

Prohibits public agencies from imposing or enforcing parking minimums on developments within one-half mile of a major transit stop, as specified. This bill was combined with SB 1067 (Portantino, 2022).

Status: Chapter 459, Statutes of 2022

[AB-2234 \(Robert Rivas\) - Planning and zoning: housing: postentitlement phase permits.](#)

Establishes time limits for approval and requires online permitting of post-entitlement permits.

Status: Chapter 651, Statutes of 2022

[AB-2244 \(Wicks\) - Religious institution affiliated housing: place of worship.](#)

Authorizes the reduction of religious-use parking spaces for a new place of worship that is co-developed with a housing development project that includes affordable housing.

Status: Chapter 122, Statutes of 2022

[AB-2295 \(Bloom\) - Local educational agencies: housing development projects.](#)

Deems a housing project, beginning January 1, 2024 and until January 1, 2033, to be an allowable use on property owned by a local educational agency if it meets specified affordability criteria and planning standards.

Status: Chapter 652, Statutes of 2022

[AB-2334 \(Wicks\) - Density Bonus Law: affordability: incentives or concessions in very low vehicle travel areas: parking standards: definitions.](#)

Allows a housing development project to receive added height and unlimited density if the project is located in an urbanized very low vehicle travel area in specified counties, and at least 80% of the units are restricted to lower-income households with no more than 20% for moderate-income households.

Status: Chapter 653, Statutes of 2022

[AB-2339 \(Bloom\) - Housing element: emergency shelters: regional housing need.](#)

Makes changes to housing element law with regards to where homeless shelters may be zoned, as specified.

Status: Chapter 654, Statutes of 2022

[AB-2653 \(Santiago\) - Planning and Zoning Law: housing elements.](#)

Authorizes HCD to reject the housing element portion of a planning agency's APR, as specified. This bill also authorizes HCD to report violations of the provisions of this bill to the Attorney General.

Status: Chapter 657, Statutes of 2022

AB-2656 (Ting) - Housing Accountability Act: disapprovals: California Environmental Quality Act.

Specifies a local agency has disapproved a housing project in violation of the Housing Accountability Act if it fails to make a determination that a project is exempt from CEQA, or fails to adopt, certify, or approve certain environmental documents under specified circumstances.

Status: Senate – Appropriations Committee – Held on suspense

AB-2668 (Grayson) - Planning and zoning: housing: streamlined, ministerial approval.

Adds parameters for determining a project's compliance with the streamlined, ministerial process created by SB 35 (Wiener, Chapter 366, Statutes of 2017).

Status: Chapter 658, Statutes of 2022

AB-2705 (Quirk-Silva) - Housing: fire safety standards.

Requires cities and counties to make specified findings regarding wildfire standards before approving discretionary entitlements for new residential developments in VHFHSZ and requires the State Fire Marshall to provide financial assistance, upon appropriation, to fire harden specified numbers of existing homes in VHFHSZ.

Status: Senate – Appropriations Committee – Held on suspense

Landlord - Tenant and Fair Housing

SB-115 (Skinner) - Budget Act of 2021.

Requires the California Department of Finance to allocate General Fund resources in Fiscal Year 2021-22 for cash flow loans to the state Emergency Rental Assistance Program, or to locally-administered rental assistance programs, to be paid back with federal funds upon reallocation of federal funds to California for rental assistance. Requires the Department of Finance to forgive the amounts not covered by the federal allocation.

Status: Chapter 2, Statutes of 2022

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

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

Status: Chapter 660, Statutes of 2022

[SB-747 \(Hurtado\) - COVID-19 relief: tenancy: grant program.](#)

Establishes the COVID-19 Tenancy Grant Program to be administered by HCD and creates the COVID-19 Tenancy Grant Program Fund within the State Treasury, with moneys in the fund available, upon appropriation, for the purpose of awarding grants to landlords who are qualified applicants, as defined.

Status: Senate – Housing Committee – Died

[SB-847 \(Hurtado\) - COVID-19 relief: tenancy: grant program.](#)

Establishes the COVID-19 Tenancy Grant Program to be administered by HCD and creates the COVID-19 Tenancy Grant Program Fund within the State Treasury, with moneys in the fund available, upon appropriation, for the purpose of awarding grants to landlords who are qualified applicants, as defined.

Status: Assembly – Appropriations Committee – Held on suspense

[AB-1837 \(Mia Bonta\) - Residential real property: foreclosure.](#)

Makes anti-fraud modifications and other operational improvements to the SB 1079 (Skinner, Chapter 727, Statutes of 2020) process, an existing legal mechanism giving tenants, prospective owner-occupants, non-profit affordable housing providers, and public entities a window of opportunity to buy a home in foreclosure by matching or beating the winning foreclosure auction bid.

Status: Chapter 642, Statutes of 2022

[AB-2050 \(Lee\) - Residential real property: withdrawal of accommodations.](#)

Requires anyone with an ownership interest in a property subject to the Ellis Act, to maintain their ownership for at least five continuous years.

Status: Assembly – Floor – Died

[AB-2179 \(Grayson\) - COVID-19 relief: tenancy.](#)

Extends, through June 30, 2022, (1) protections against eviction for nonpayment of rent, but only in cases where an application for emergency rental assistance to cover the unpaid rent was pending as of March 31, 2022; and (2) preemption of additional local protections against eviction for nonpayment of rent that were not in place on August 19, 2020.

Status: Chapter 13, Statutes of 2022

[AB-2383 \(Jones-Sawyer\) - Rental housing unlawful housing practices: applications: criminal history information.](#)

Limits how a landlord may use a prospective tenant's criminal record information in the application process for rental housing.

Status: Senate – Appropriations Committee – Held on suspense

[AB-2713 \(Wicks\) - Tenant protections: just cause termination: rent caps.](#)

Closes loopholes in just cause eviction protection laws that allow landlords to circumvent tenant protections. This bill is a clean-up bill to AB 1482 (Chiu, Chapter 597, Statutes of 2019).

Status: Assembly – Floor – Died

Local Housing and Infrastructure Finance

[SB-679 \(Kamlager\) - Los Angeles County: housing development: financing.](#)

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

Status: Chapter 661, Statutes of 2022

[SB-1105 \(Hueso\) - San Diego Regional Equitable and Environmentally Friendly Affordable Housing Finance Agency.](#)

Establishes the San Diego Regional Equitable and Environmentally Friendly Affordable Housing Agency in San Diego County to facilitate increased funding for affordable housing activities, including new production, preservation, and renter protections.

Status: Assembly – Appropriations Committee – Held on suspense

[SB-1177 \(Portantino\) - Joint powers authorities: Cities of Burbank, Glendale, and Pasadena.](#)

Authorizes the cities of Burbank, Glendale, and Pasadena to enter into a joint powers authority to create and operate a joint-powers agency, the Burbank-Glendale-Pasadena Regional Housing Trust, to fund housing to assist extremely low-, very low-, low income, and moderate-income households within their jurisdiction.

Status: Chapter 173, Statutes of 2022

[SB-1344 \(Rubio\) - San Gabriel Valley Regional Housing Trust: joint powers authority.](#)

Expands the San Gabriel Valley Regional Housing Trust to include the cities of Chino, Montclair, and Ontario and adds one voting member to the board.

Status: Senate – Governance and Finance Committee - Died

[SB-1466 \(Stern\) - Affordable Housing and Community Development Investment Program.](#)

Establishes in state government the Affordable Housing and Community Development Investment Program and authorizes a local agency to apply to participate in the program. The bill also authorizes certain local agencies to establish an affordable

housing and community development investment agency and authorize an agency to apply for funding under the program and issue bonds to finance specified housing and community development projects.

Status: Senate – Governance and Finance Committee – Died

[AB-482 \(Ward\) - Housing authorities: City of San Diego, County of San Bernardino, and County of Santa Clara: middle-income housing projects pilot program.](#)

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

Status: Senate – Floor – Died

[AB-1850 \(Ward\) - Public housing: unrestricted multifamily housing.](#)

Prohibits a city, county, or joint powers authority from acquiring unrestricted, multifamily housing (*i.e.*, a development consisting of five or more residential units that is not subject to a deed restriction limiting rents or the incomes of occupants), unless the development meets specified requirements in affordability, safeguards, fee limits, and ongoing financing and oversight.

Status: Senate – Governance and Finance Committee – Failed passage

Manufactured Housing and Mobilehomes

[SB-869 \(Leyva\) - Housing: mobilehome parks: recreational vehicle parks: manager training.](#)

Requires managers and assistant managers of mobilehome and recreational vehicle parks to complete an online training and renew the training regularly.

Status: Chapter 662, Statutes of 2022

[SB-940 \(Laird\) - Mobilehome parks: local ordinances.](#)

Preempts the imposition of local mobilehome rent control ordinances on mobilehome space rent for the first 15 years after a mobilehome space or park is initially held out for rent.

Status: Chapter 666, Statutes of 2022

[SB-1307 \(Rubio\) - Department of Housing and Community Development: Mobilehome Parks Act: Special Occupancy Parks Act.](#)

Requires HCD to post on its website and send an annual notice to local jurisdictions on how a local jurisdiction can assume responsibility for enforcement of Mobilehome Parks and Special Occupancy Parks.

Status: Chapter 669, Statutes of 2022

AB-2002 (Villapudua) - Mobilehome parks: enforcement: violations.

Requires HCD to establish a new program, upon appropriation, to provide grants or other funding to homeowners or occupants of mobilehomes or manufactured homes for making required repairs as identified by an enforcement agency.

Status: Senate – Appropriations Committee – Held on suspense

Miscellaneous

SB-950 (Archuleta) - CalFresh: income eligibility: basic allowance for housing.

Requires the California Department of Social Services to submit a waiver request to the United States Department of Agriculture to exclude the Basic Allowance for Housing for uniformed service members from countable income for purposes of CalFresh eligibility, as provided.

Status: Chapter 877, Statutes of 2022

SB-1252 (Committee on Housing) - Housing.

Makes clarifying, technical, non-policy changes to housing-related statutes.

Status: Chapter 632, Statutes of 2022

SB-1338 (Umberg) - Community Assistance, Recovery, and Empowerment (CARE) Court Program.

Establishes the Community Assistance, Recovery, and Empowerment (CARE) Act, which allows civil courts to order those suffering from certain mental illnesses into treatment programs at the community level, with specified community-based supports and services, and court oversight.

Status: Chapter 319, Statutes of 2022

SB-1489 (Committee on Governance and Finance) - Local Government Omnibus Act of 2022.

Makes several noncontroversial changes to local government and housing law (Local Government Omnibus Act of 2022).

Status: Chapter 427, Statutes of 2022

AB-1322 (Robert Rivas) - California Global Warming Solutions Act of 2006: scoping plan: sustainable aviation fuels.

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

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

State Housing Programs and Finance

[SB-197 \(Committee on Budget and Fiscal Review\) - Housing.](#)

Contains the statutory changes necessary to implement the various housing-related provisions of the Budget Act of 2022, including:

- (1) Grants local governments with housing elements due in 2021 three years and 120 days from the statutory deadline for the adoption of its statutorily-required housing element to complete the required rezoning of sites to comply with that housing element, if specified requirements are met;
- (2) Allows certain emergency regulations created to define pro-housing policies to remain in effect until permanent regulations, which are currently working through the regulatory process with the Office of Administrative Law, go into effect;
- (3) Makes several changes to the Encampment Resolution Program established in the 2021-22 budget, including authorizing funding to address homeless encampments on state rights of way;
- (4) Makes several changes to the Excess Sites Local Government Matching Grants Program including authorizing awards in excess of \$10,000,000, as specified;
- (5) Makes several changes to the Mobilehome Park Rehabilitation and Resident Ownership Program, including changing the name to the Manufactured Housing Opportunity and Revitalization (MORE) Program, authorizing loans or grants for the reconstruction and replacement of mobilehome parks, and authorizing HCD to make loans for mobilehome parks to correct health and safety deficiencies;
- (6) Establishes the California Dream for All program at CalHFA to provide shared appreciation loans to qualified low- and moderate-income, first-time homebuyers, as specified;
- (7) Requires specified housing programs administered by the California Department of Corrections and Rehabilitation that fund recovery housing for parolees to identify ways to improve the provision of housing, to comply with the core components of Housing First, except as specified, and offer prescribed services to program participants;
- (8) Makes technical changes to the following programs: Infill Infrastructure Grant Program, Regional Early Action Program, Project Homekey, Portfolio Reinvestment Program, Housing Accelerator Program, and the Foreclosure Intervention Housing Preservation Program.

Status: Chapter 70, Statutes of 2022

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

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

Status: Chapter 602, Statutes of 2022

SB-513 (Hertzberg) - Homeless shelters grants: pets and veterinary services.

Requires HCD, upon appropriation, to establish and administer a grant program to provide funding to qualified homeless shelters and domestic violence shelters for shelter, food, and basic veterinary services for pets owned by individuals experiencing homelessness or escaping domestic violence, as specified.

Status: Assembly – Appropriations Committee – Held on suspense

SB-747 (Hurtado) - COVID-19 relief: tenancy: grant program.

Establishes the COVID-19 Tenancy Grant Program to be administered by HCD and creates the COVID-19 Tenancy Grant Program Fund within the State Treasury, with moneys in the fund available, upon appropriation, for the purpose of awarding grants to landlords who are qualified applicants, as defined.

Status: Senate – Housing Committee – Died

SB-847 (Hurtado) - COVID-19 relief: tenancy: grant program.

Establishes the COVID-19 Tenancy Grant Program to be administered by HCD, and creates the COVID-19 Tenancy Grant Program Fund within the State Treasury, with moneys in the fund available, upon appropriation, for the purpose of awarding grants to landlords who are qualified applicants, as defined.

Status: Assembly – Appropriations Committee – Held on suspense

SB-948 (Becker) - Housing finance programs: development reserves.

Replaces individual project transition reserves in HCD affordable housing programs to a pooled reserve model to free up significant financial resources that can be utilized to create more housing.

Status: Chapter 667, Statutes of 2022

SB-971 (Newman) - Housing: household pets.

Requires HCD and TCAC to authorize a resident to own or otherwise maintain one or more common household pets within the resident's dwelling unit, subject to applicable laws, as specified.

Status: Chapter 241, Statutes of 2022

SB-1457 (Hertzberg) - Housing: California Family Home Construction and Homeownership Bond Act of 2022.

Authorizes \$25 billion in general obligations bonds, subject to voter approval, through the California Family Home Construction and Homeownership Bond Act of 2022 to fund second mortgages and construction of for-sale housing.

Status: Assembly – Housing and Community Development Committee – Died

SCA-2 (Allen) - Public housing projects.

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

Status: Chapter 182, Statutes of 2022

AB-157 (Committee on Budget) - State government.

Provides several statutory changes necessary to implement housing and homelessness provisions of the 2022-23 Budget, including:

- (1) Requires CalHFA to convene a working group to develop recommendations to assist homeowners in qualifying for loans to construct ADUs and JADUs by July 1, 2023;
- (2) Makes technical and clarifying changes to the Foreclosure Intervention and Housing Preservation Program created in the Budget Act of 2021 to clarify the role of third party fund managers, clarify the reuse of returned program funds, and better define eligible program participants;
- (3) Expands the allowable uses for the Infill Infrastructure Grant Program to include adaptive reuse and “catalytic qualifying infill areas.”

Status: Chapter 570, Statutes of 2022

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

Establishes the Reentry Housing and Workforce Development Program to provide stable housing and workforce training for recently incarcerated individuals experiencing or at risk of homelessness.

Status: Assembly – Appropriations Committee – Died on suspense

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

Enacts the Veterans Housing and Homeless Prevention Bond Act of 2022, which authorizes the sale of \$600 million in general obligation bonds, upon approval by voters at the March 5, 2024 statewide primary election. Bond funds would be used to provide housing for veterans and their families pursuant to the Veterans Housing and Homeless Prevention Act of 2014.

Status: Senate – Appropriations Committee – Died on suspense

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

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

Status: Assembly – Appropriations Committee – Died on suspense

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

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

Status: Assembly – Appropriations Committee – Died on suspense

AB-1654 (Robert Rivas) - Low-income housing: insurance tax: income tax: credits: farmworker housing.

Increases the set-aside of the low income housing tax credit, authorized in the state budget each year, for farmworker housing projects and requires HCD to create a comprehensive strategy to address farmworker housing needs in the state.

Status: Chapter 638, Statutes of 2022

AB-1695 (Santiago) - Affordable housing loan and grant programs: adaptive reuse.

Requires HCD to allow for adaptive reuse as an eligible activity for any notice of funding availability for an affordable multifamily housing loan.

Status: Chapter 639, Statutes of 2022

AB-1719 (Ward) - Housing: Community College Faculty and Employee Housing Act of 2022.

Establishes the Community College Faculty and Employee Housing Act of 2022, which provides that a community college district may establish and implement programs that address the housing needs of community college district employees and faculty who face challenges in securing affordable housing. Creates a state policy supporting housing for community college employees and faculty.

Status: Chapter 640, Statutes of 2022

AB-1961 (Gabriel) - Affordable housing: Department of Housing and Community Development.

Requires HCD to coordinate with state and local partners to create an online database with affordable housing listings, information, and tenant applications.

Status: Senate – Appropriations Committee – Died on suspense

AB-1978 (Ward) - Department of Housing and Community Development: powers.

Authorizes HCD, when administering federally-funded grant programs, to publish a Notice of Funding Availability and application deadlines ahead of the availability of funding, issue funding to an award recipient up-front, and provide technical assistance. This bill also requires HCD to establish a tracking system on their website that includes deadlines for each step of the program application.

Status: Chapter 644, Statutes of 2022

AB-2006 (Berman) - Regulatory agreements: compliance monitoring.

Requires HCD, CalHFA, and TCAC to enter into a Memorandum of Understanding by January 1, 2024 to streamline the compliance monitoring of affordable housing developments (*i.e.*, physical inspections, submittal of information, and obtaining required approvals) that are subject to a regulatory agreement with more than one of these entities.

Status: Chapter 646, Statutes of 2022

AB-2053 (Lee) - The Social Housing Act.

Enacts the Social Housing Act, which creates the California Housing Authority for the purpose of developing mixed-income social housing, under the direction of the California Housing Authority.

Status: Senate – Governance and Finance Committee – Failed passage

AB-2186 (Grayson) - Housing Cost Reduction Incentive Program.

Creates the Housing Cost Reduction Incentive Program, upon appropriation, to reimburse local agencies for impact fees that are reduced or deferred for affordable housing developments.

Status: Senate – Appropriations Committee – Died on suspense

AB-2217 (Reyes) - CalHome Program: grant allocation.

Requires HCD to consider setting higher per-unit and total project allocations for CalHome funding recipients based on local development costs, when appropriate.

Status: Chapter 207, Statutes of 2022

AB-2305 (Grayson) - Housing Finance: Coordinated Housing Finance Committee.

Creates the Coordinated Affordable Housing Finance Committee to allocate state controlled funds for affordable housing rental funding through a single process and competition.

Status: Senate – Housing Committee - Died

AB-2483 (Maienschein) - Housing for individuals experiencing homelessness.

Requires HCD to provide incentives in the Multifamily Housing Program to developments that set aside a percentage of units for people experiencing homelessness and are receiving specified Medi-Cal services.

Status: Chapter 655, Statutes of 2022

AB-2873 (Jones-Sawyer) - California Tax Credit Allocation Committee: low-income housing credit: women, minority, disabled veteran, and LGBT business enterprises.

Requires housing sponsors that receive an allocation of Low Income Housing Tax Credits to report on the use of women, minority, disabled veteran, and LGBT business enterprises.

Status: Chapter 316, Statutes of 2022

Surplus Properties

SB-361 (Umberg) - Surplus land: City of Anaheim.

Requires the City of Anaheim to comply with additional transparency requirements (*i.e.*, hold an open and public meeting) prior to disposing of surplus land if it receives a notice of violation from HCD.

Status: Assembly – Floor – Died

SB-959 (Portantino) - Surplus residential property: use of funds: priorities and procedures: City of Pasadena.

Amends the Roberti Act to encourage the sale of surplus Caltrans properties in the City of Pasadena for low- and moderate-income housing. The Roberti Act provides for the disposal of excess residential properties in the unconstructed portion of the State Route 710 corridor. After the existing priorities outlined in the Roberti Act, this bill adds two new priorities to the sequence for selling off surplus properties: offer to existing occupants who are in good standing, regardless of income, and then to the city.

Status: Chapter 668, Statutes of 2022

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

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

Status: Chapter 940, Statutes of 2022

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

Authorizes Caltrans to sell excess real property to the city or county, wherever the real property is located, for development of affordable housing. Exempts excess properties along the State Route 710 corridor in Los Angeles County.

Status: Senate – Appropriations Committee – Held on suspense

AB-2233 (Quirk-Silva) - Excess state land: development of affordable housing.

Requires DGS to develop a plan (*i.e.*, establish an ongoing system for identifying and disposing of state land) to facilitate development of affordable housing on state-owned excess land, codifying a portion of Executive Order N-06-19.

Status: Chapter 438, Statutes of 2022

AB-2319 (Mia Bonta) - Surplus land: former military base land.

Creates another category of exemption to the Surplus Land Act for the Alameda Naval Air Station and requires the City of Alameda to report the number units completed on the site, by affordability category, in its APR.

Status: Chapter 963, Statutes of 2022

AB-2357 (Ting) - Surplus land.

Makes various changes to the Surplus Land Act regarding the disposal process, HCD's authority, and penalties for violations.

Status: Senate – Governance and Finance Committee – Died

AB-2592 (McCarty) - Housing: underutilized state buildings.

Requires DGS to prepare and report to the Legislature a streamlined plan to transition underutilized multi-story state buildings into housing for the purpose of expanding affordable housing development and adaptive reuse opportunities.

Status: Chapter 439, Statutes of 2022

Wildfires and Housing

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

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

Status: Assembly – Housing and Community Development Committee – Died

SB-1292 (Stern) - Land use: development restriction: fire hazard severity zones.

Provides that, notwithstanding any other law, a local government may restrict the development of housing in moderate, high, and VHFHSZ if the local government adopts a plan, as specified, ensuring the production of at least double the number of residential units not developed as a result of the restriction.

Status: Senate – Housing Committee – Died

AB-2139 (Gallagher) - Building standards: local rebuilding plans: state of emergency.

Allows property owners in the City of Paradise and Butte County to use pre-approved free or low-cost floor plan templates for rebuilding structures destroyed in a declared emergency without regard to subsequent building standards changes.

Status: Chapter 184, Statutes of 2022

AB-2705 (Quirk-Silva) - Housing: fire safety standards.

Requires cities and counties to make specified findings regarding wildfire standards before approving discretionary entitlements for new residential developments in VHFHSZ and requires the State Fire Marshall to provide financial assistance to fire harden specified numbers of existing homes in VHFHSZ, upon appropriation.

Status: Senate – Appropriations Committee – Held on suspense

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