

CALIFORNIA LEGISLATURE
SENATE HOUSING COMMITTEE
SENATOR SCOTT WIENER, CHAIR

2023
LEGISLATIVE BILL SUMMARY



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Senate Housing Committee

Senator Scott Wiener, Chair

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INTRODUCTION

This publication is a comprehensive collection of summaries for bills that the Senate Housing Committee considered during the 2023 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. Bills that list a committee but no further action are considered two year bills and can be taken up in 2024.

For your convenience, chapter numbers of bills that the Legislature passed and the Governor signed into law are listed. Messages from the governor, either vetoing or signing a measure, are also included.

In general, chaptered legislation will go into effect on January 1, 2024. Bills that contain an urgency clause took effect immediately upon the governor's signature.

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ABBREVIATIONS

The Committee uses the following abbreviations throughout this summary:

ADU	Accessory Dwelling Unit
BCSH	Business, Consumer Services and Housing Agency
CalHFA	California Housing Finance Agency
Cal-ICH	Interagency Council on Homelessness
CBSC	California Building Standards Commission
CDLAC	California Debt Limit Allocation Committee
CEQA	California Environmental Quality Act
DGS	California Department of General Services
HCD	California Department of Housing and Community Development
HHAPP	Homeless Housing, Assistance, and Prevention Grant Program
HOA	Homeowners 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: Assembly – Inactive File

[AB-671 \(Ward\) - CalHome Program: accessory dwelling units.](#)

Revises the CalHome program to allow for greater flexibility in grant funding and to update resale requirements of units developed under the program.

Status: Chapter 746, Statutes of 2023

[AB-932 \(Ting\) - Accessory dwelling units: Accessory Dwelling Unit Program: reports.](#)

Requires CalHFA to conduct an analysis of its ADU program and report its findings to the Legislature by January 1, 2025.

Status: Chapter 169, Statutes of 2023

[AB-976 \(Ting\) - Accessory dwelling units: owner-occupancy requirements.](#)

Makes permanent the existing prohibition on local government's ability to require owner-occupancy on a parcel containing an ADU.

Status: Chapter 751, Statutes of 2023

[AB-1033 \(Ting\) - Accessory dwelling units: local ordinances: separate sale or conveyance.](#)

Allows cities and counties that have a local ADU ordinance to allow ADUs to be sold separately or conveyed from the primary residence.

Status: Chapter 752, Statutes of 2023

[AB-1332 \(Juan Carrillo\) - Accessory dwelling units: preapproved plans.](#)

Requires local governments to create a program for the pre-approval of ADUs.

Status: Chapter 759, Statutes of 2023

Building Standards

[SB-356 \(Archuleta\) - Housing: Code Enforcement Incentive Program: Community Code Enforcement Pilot Program.](#)

Increases the maximum grant amount, reduces the local matching fund requirement, and makes other specified changes to the Code Enforcement Incentive Program and the Community Code Enforcement Pilot Program.

Status: Senate – Appropriations Committee – Held on suspense

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: Assembly – Appropriations Committee

SB-634 (Becker) - Low Barrier Navigation Center: opportunity housing: use by right: building standards.

Requires an “opportunity housing project,” as defined, to be a use by-right in areas zoned for mixed use, and nonresidential zones permitting multifamily uses, medical use, or faith-based use, if the project meets certain requirements. The bill also requires HCD to investigate possible changes to the California Building Code for health, safety, and fire standards that could unnecessarily increase project construction costs for opportunity housing projects, while ensuring housing quality, as specified.

Status: Senate – Appropriations Committee – Held on suspense

SB-745 (Cortese) - The Drought-Resistant Buildings Act.

Requires CBSC and HCD to develop and propose new mandatory building standards related to water efficiency.

Status: Chapter 884, Statutes of 2023

AB-42 (Ramos) - Tiny homes: fire sprinkler requirements.

Prohibits, until January 1, 2027, a local agency from imposing or enforcing a requirement to provide fire sprinklers in temporary sleeping cabins, as defined, for people experiencing or at-risk of homelessness if certain conditions are met.

Status: Chapter 725, Statutes of 2023

AB-127 (Committee on Budget) - State government.

Authorizes DGS, until January 1, 2025 to assist the County of Sacramento, the City of San Jose, the County of San Diego, and the City of Los Angeles with delivery and installation of up to 1,200 emergency sleeping cabins and related improvements, as defined. The bill exempts work performed by DGS from specified laws and regulations, including provisions relating to public contracts, state building standards, and CEQA.

Status: Chapter 45, Statutes of 2023

AB-468 (Quirk-Silva) - State building standards.

Expands the types of buildings that can be declared substandard by a local enforcement agency to include any building, including any building used for human habitation, regardless of the zoning or approved use of the building, and makes other changes to code enforcement procedures, as specified.

Status: Senate – Appropriations Committee – Held on suspense

AB-529 (Gabriel) - Adaptive reuse projects.

Allows HCD to propose revisions and clarifications to the California Building Code pertaining to adaptive reuse to CBSC and makes other changes to state law related to adaptive reuse projects.

Status: Chapter 743, Statutes of 2023

AB-548 (Boerner) - State Housing Law: inspection.

Requires local enforcement agencies to develop policies and procedures for inspecting multiple units in a building if an inspector or code enforcement officer has determined that a unit in that building is substandard or is in violation of state habitability standards.

Status: Chapter 744, Statutes of 2023

AB-1490 (Lee) - Affordable housing development projects: adaptive reuse.

Makes an affordable housing project that adaptively reuses an existing building an allowable use under specified conditions, and limits the local government from imposing specified requirements, notwithstanding any inconsistencies between the project and any local plans, zoning, or regulations.

Status: Chapter 764, Statutes of 2023

California Environmental Quality Act - Statutory Exemptions and Expedited Approvals

SB-91 (Umberg) - California Environmental Quality Act: exemption: supportive and transitional housing: motel conversion.

Eliminates the January 1, 2025 sunset date on a provision of state law that exempts from CEQA certain projects that convert a motel, hotel, residential hotel, or hostel to supportive or transitional housing and extends CEQA streamlining provisions for “environmental leadership transit projects” located within the County of Los Angeles that meet certain specified requirements.

Status: Chapter 732, Statutes of 2023

SB-270 (Wiener) - California Environmental Quality Act: university housing development projects: exemption.

Replaces the requirement that, for a higher education institution to utilize a particular CEQA exemption, a building be certified as Leadership in Energy and Environmental Design (LEED) Platinum with a requirement that it achieve a LEED Gold score of 79 or better.

Status: Senate – Appropriations Committee

SB-406 (Cortese) - California Environmental Quality Act: exemption: financial assistance: housing.

Establishes an exemption from CEQA for actions taken by a local agency to provide financial assistance or insurance for low- and moderate-income residential housing.

Status: Chapter 150, Statutes of 2023

AB-127 (Committee on Budget) - State government.

Authorizes DGS, until January 1, 2025 to assist the County of Sacramento, the City of San Jose, the County of San Diego, and the City of Los Angeles with delivery and installation of up to 1,200 emergency sleeping cabins and related improvements, as defined. The bill exempts work performed by DGS from specified laws and regulations, including provisions relating to public contracts, state building standards, and CEQA.

Status: Chapter 45, Statutes of 2023

AB-785 (Santiago) - California Environmental Quality Act: exemption: City of Los Angeles: County of Los Angeles: affordable housing and transitional housing.

Adds a new exemption from CEQA for affordable housing projects and transitional housing projects for youth and young adults, as defined, located in the City of Los Angeles or unincorporated areas in the County of Los Angeles. Revises an existing exemption for shelters ("low-barrier navigation centers") and supportive housing projects in Los Angeles to extend its application to projects in unincorporated areas. Sunsets all exemptions in 2030.

Status: Chapter 726, Statutes of 2023

AB-978 (Joe Patterson) - California Environmental Quality Act: housing projects: judicial review: bonds.

Requires a person seeking judicial review of the decision of a lead agency made pursuant to CEQA to carry out or approve a housing project to post a bond of \$1,000,000 (up from \$500,000) to cover the costs and damages to the housing project incurred by the respondent or real party in interest.

Status: Assembly – Natural Resources Committee

AB-1307 (Wicks) - California Environmental Quality Act: noise impact: residential projects.

For purposes of residential projects reviewed under CEQA, provides that the effects of noise generated by occupants and guests on human beings is not a significant effect on the environment. Further provides that public universities are not required, in an environmental impact report prepared for a residential or mixed-use housing project, to consider alternatives to the location of the project if specified requirements are met.

Status: Chapter 160, Statutes of 2023

[AB-1318 \(Luz Rivas\) - California Environmental Quality Act: exemption: residential projects.](#)

Increases the site limit, from four acres to five acres, for purposes of an existing CEQA exemption for certain urban infill housing projects and requires the lead agency to file a notice of exemption with the Office of Planning and Research.

Status: Assembly – Natural Resources Committee

[AB-1449 \(Alvarez\) - Affordable housing: California Environmental Quality Act: exemption.](#)

Exempts certain housing affordable housing projects from CEQA, as specified.

Status: Chapter 761, Statutes of 2023

[AB-1633 \(Ting\) - Housing Accountability Act: disapprovals: California Environmental Quality Act.](#)

Provides that a disapproval under the Housing Accountability Act includes a local agency's failure to make a determination of whether a project is exempt from CEQA, abuse of discretion, or failure to adopt certain environmental documents under specified circumstances, and makes several other changes, until January 1, 2031.

Status: Chapter 768, Statutes of 2023

Common Interest Developments

[AB-572 \(Haney\) - Common interest developments: imposition of assessments.](#)

Caps annual increases in regular assessments on deed-restricted affordable housing units in HOAs, as specified, at 5% (plus the percentage change in the cost of living, not to exceed 10%) greater than the preceding regular assessment, for HOAs that record their original declaration on or after January 1, 2025.

Status: Chapter 745, Statutes of 2023

[AB-648 \(Valencia\) - Common interest developments: procedures: meetings by teleconference.](#)

Authorizes an HOA to conduct a board or member meeting entirely by teleconference without any physical location, if certain conditions are met.

Status: Chapter 203, Statutes of 2023

[AB-1458 \(Ta\) - Common interest developments: association governance: member election.](#)

Authorizes a lower quorum requirement for common interest development association elections of directors under specified circumstances.

Status: Chapter 303, Statutes of 2023

Constitutional Amendments

[ACA-1 \(Aguiar-Curry\) - Local government financing: affordable housing and public infrastructure: voter approval.](#)

Allows a city, county, or special district, with 55% voter approval, to incur bonded indebtedness or impose specified special taxes to fund projects for affordable housing, permanent supportive housing, or public infrastructure, as specified.

Status: Chapter 173, Statutes of 2023

[ACA-13 \(Ward\) - Voting thresholds.](#)

Requires an initiative constitutional amendment to comply with any increased voter approval threshold that it seeks to impose on future ballot measures. Guarantees in the state constitution the ability of local governments to submit advisory questions to voters.

Status: Assembly – Desk

Homelessness

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

Requires RHNA to include homeless as an income category for local housing element planning purposes, and enact the Homeless Housing Obligation Act, which requires each city and county to develop a housing obligation plan to provide housing opportunities for each homeless person within its jurisdiction by January 1, 2030, as specified. The bill also requires HCD to develop and administer a new program, upon appropriation of funding by the Legislature, to provide grants to cities, counties, and nonprofit housing entities to fulfill the obligations to provide housing opportunities for homeless persons.

Status: Senate – Appropriations Committee

[SB-31 \(Jones\) - Encampments: sensitive areas: penalties.](#)

Makes sitting, lying, sleeping, or storing, using, maintaining, or placing personal property upon any street, sidewalk, or other public right-of-way within 1,000 feet of a sensitive area an alternative misdemeanor/infraction.

Status: Senate – Public Safety Committee

[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: Senate – Appropriations Committee

SB-246 (Ochoa Bogh) - California Interagency Council on Homelessness.

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

Status: Assembly – Appropriations Committee – Held on suspense

SB-482 (Blakespear) - Multifamily Housing Program: supportive housing: capitalized operating reserves.

Requires HCD to offer capitalized operating reserves to supportive housing units developed under the Multifamily Housing Program.

Status: Chapter 780, Statutes of 2023

SB-634 (Becker) - Low Barrier Navigation Center: opportunity housing: use by right: building standards.

Requires an “opportunity housing project,” as defined, to be a use by-right in areas zoned for mixed use, and nonresidential zones permitting multifamily uses, medical use, or faith-based use, if the project meets certain requirements. The bill also requires HCD to investigate possible changes to the California Building Code for health, safety, and fire standards that could unnecessarily increase project construction costs for opportunity housing projects, while ensuring housing quality, as specified.

Status: Senate – Appropriations Committee – Held on suspense

SB-657 (Caballero) - Homelessness services staff training.

Requires Cal-ICH to coordinate with the California Department of Aging, the California Continuum of Care Program, and the Area Agencies on Aging to convene a working group, by March 1, 2024, relating to older adults and homelessness.

Status: Vetoed

Governor's Veto Message:

This bill would require the California Interagency Council on Homelessness (Council) to coordinate with the Department of Aging, Continuums of Care, and Area Agencies on Aging to convene a working group to develop best practices and training for those assisting older adults to prevent and overcome homelessness.

While I agree with the underlying intent of the bill, some of its provisions are duplicative of the Council's current efforts with member Departments, including the Department of Aging, to establish best practices and provide support for this population. These efforts include the State's recent partnership with the federal government through the ALL INside Initiative, which includes a specific focus on supporting older adults. In addition, the State has also produced the Master Plan for Aging, a comprehensive 10-year blueprint that outlines how the State will address housing solutions for older adults by 2030, including efforts for enriching services and housing for older Californians. I look

forward to working with the author to build on these efforts thoughtfully, but at this time, legislation is not necessary.

SB-842 (Jones) - California Interagency Council on Homelessness.

As introduced, added the Director of the Department of Developmental Services to Cal-ICH and contained an urgency clause for the measure to take effect immediately.

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

AB-42 (Ramos) - Tiny homes: fire sprinkler requirements.

Prohibits, until January 1, 2027, a local agency from imposing or enforcing a requirement to provide fire sprinklers in temporary sleeping cabins, as defined, for people experiencing or at-risk of homelessness if certain conditions are met.

Status: Chapter 725, Statutes of 2023

AB-86 (Jones-Sawyer) - Homelessness: Statewide Homelessness Coordinator.

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

Status: Senate – Appropriations Committee – Held on suspense

AB-127 (Committee on Budget) - State government.

Authorizes DGS, until January 1, 2025 to assist the County of Sacramento, the City of San Jose, the County of San Diego, and the City of Los Angeles with delivery and installation of up to 1,200 emergency sleeping cabins and related improvements, as defined. The bill exempts work performed by DGS from specified laws and regulations, including provisions relating to public contracts, state building standards, and CEQA.

Status: Chapter 45, Statutes of 2023

AB-129 (Committee on Budget) - Housing.

Contains the statutory changes necessary to implement the various housing-related provisions of the Budget Act of 2023, including:

- (1) Provides, until January 1, 2034, that land that is subject to a sectional planning area is not subject to specified requirements for the disposal of "exempt surplus land" if specified conditions are met and requires DGS to include in its annual report the status of development on that land;
- (2) Requires an exempted parcel or parcels in the Middle Class housing Act of 2022 (SB 6, Caballero, Chapter 659, Statutes of 2022) to be subject to an ordinance that allows for development by-right for a local agency to reallocate the residential density from an exempt parcel;
- (3) Authorizes a local government to exempt a parcel from the Affordable Housing and High Road Jobs Act (Act) of 2022 (AB 2011, Wicks, Chapter 647, Statutes of 2022) by an ordinance adopted to implement its provisions before a

development proponent submits a development application and if specified requirements are met;

(4) Authorizes Cal-ICH to administer round 5 of HHAPP, which requires applicants to apply as part of a region and to be signatory to a Cal-ICH approved regionally coordinated homelessness action plan; requires HHAPP grantees, on or before January 31, 2026, to submit an updated regionally coordinated homelessness action plan that includes updates on the metrics and corresponding key actions carried out, as applicable;

(5) Requires DGS to update a digitized inventory of all excess state land suitable for affordable housing after the conclusion of its review of all state-owned property; and

(6) Makes other technical changes to housing programs.

Status: Chapter 40, Statutes of 2023

AB-257 (Hoover) - Encampments: penalties.

Makes it a crime to camp on any street, sidewalk, or other public property within 500 feet of a school, daycare, playground or youth center.

Status: Assembly – Public Safety Committee

AB-589 (Boerner) - Homeless youth: transitional housing.

Requires, to the extent that funding is made available, HCD to establish the Unicorn Homes Transitional Housing for Homeless LGBTQ+ Youth Program as a five-year pilot program.

Status: Vetoed

Governor's Veto Message:

This bill, until January 1, 2027 and upon appropriation by the Legislature, would require the Department of Housing and Community Development (HCD) to establish the Unicorn Homes Transitional Housing for Homeless LGBTQ+ Youth Program (Unicorn Program) as a pilot to be administered by local community-based organizations in Sacramento and San Diego Counties.

While I appreciate the author's commitment to providing housing for homeless LGBTQ+ youth, AB 589 creates an unfunded grant program that must be considered in the annual budget in the context of all state funding priorities.

In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing.

With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

[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: Senate – Inactive File

[AB-920 \(Bryan\) - Discrimination: housing status.](#)

Adds “housing status” to the list of protected characteristics in the Fair Employment and Housing Act, which prohibits any program administered or funded by the state from denying full and complete benefits to, or otherwise discriminating against, someone on the basis of certain protected characteristics. The bill defines “housing status” to mean the status of experiencing homelessness.

Status: Assembly – Appropriations Committee – Held on suspense

[AB-1215 \(Wendy Carrillo\) - Pets Assistance With Support Grant Program: homeless shelters: domestic violence shelters: pets.](#)

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

Status: Vetoed

Governor's Veto Message:

This bill, upon appropriation of the Legislature, would establish the Pets Assistance With Support Grant Program, to provide services to pets whose owners are experiencing homelessness or are escaping domestic violence.

I have supported funding for shelters to care for pets belonging to those experiencing homelessness through prior budget investments, including \$10 million appropriated in 2019 and an additional \$1 million in 2022 to fund the Pet Assistance and Support Program (PAS) administered by the Department of Housing and Community Development.

While I appreciate the author's commitment to programs like these which reduce barriers to accessing shelter, this bill would create an unfunded grant program and should be considered in the annual budget in the context of all state funding priorities.

In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing.

With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

[AB-1285 \(Wicks\) - Homeless Housing, Assistance, and Prevention program and Encampment Resolution Funding program.](#)

Requires continuums of care that share geographic boundaries with a city or county using state funding allocated pursuant to round five of HHAPP or the Encampment Resolution Program funding to additionally include in their regionally coordinated homelessness action plans evidence and an explanation of their collaboration with the city or county that specifies how people served through encampment resolution have or will be included in prioritization for permanent housing within coordinated entry systems.

Status: Chapter 727, Statutes of 2023

[AB-1377 \(Friedman\) - Homeless Housing, Assistance, and Prevention Program: Round 3.](#)

Requires applications or planning materials for state funding through HHAPP appropriated on or after July 1, 2024, to include data and a narrative summary quantifiable steps that the applicant has taken to improve the delivery of housing and services to people experiencing homelessness or at-risk of homelessness on transit facilities owned and operated by a transit agency.

Status: Chapter 728, Statutes of 2023

[AB-1413 \(Ting\) - Homelessness prevention programs: Department of Housing and Community Development: funding.](#)

Transfers, on November 1, 2023, HHAPP, the Encampment Resolution Program, and the Family Homelessness Challenge Grants and Technical Assistance Program from Cal-ICH to HCD. This bill also eliminates the “bonus pot” funding made available in HHAP and instead makes these funds available for rounds five of HHAPP.

Status: Senate – Appropriations Committee

[AB-1469 \(Kalra\) - Santa Clara Valley Water District.](#)

Authorizes the Santa Clara Valley Water District to assist unsheltered people living along streams, in riparian corridors, or otherwise within the district's jurisdiction, in

consultation with a city or the County of Santa Clara, to provide solutions or improve outcomes for the unsheltered individuals.

Status: Chapter 729, Statutes of 2023

[AB-1607 \(Wendy Carrillo\) - Los Angeles County Affordable Housing Solutions Agency.](#)

Allows the Los Angeles County Affordable Housing Solutions Agency to pass a tax measure and transfer revenue to the County of Los Angeles for homelessness services.

Status: Chapter 730, Statutes of 2023

[AB-1734 \(Jones-Sawyer\) - Local Government: Surplus Land Act: exemptions.](#)

Exempts certain housing and homelessness projects from SLA in local agencies that have declared a local homelessness emergency and meet other requirements.

Status: Chapter 769, Statutes of 2023

Housing Elements

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

Requires RHNA to include homeless as an income category for local housing element planning purposes, and enact the Homeless Housing Obligation Act, which requires each city and county to develop a housing obligation plan to provide housing opportunities for each homeless person within its jurisdiction by January 1, 2030, as specified. The bill also requires HCD to develop and administer a new program, upon appropriation of funding by the Legislature, to provide grants to cities, counties, and nonprofit housing entities to fulfill the obligations to provide housing opportunities for homeless persons.

Status: Senate – Appropriations Committee

[SB-405 \(Cortese\) - Planning and zoning: housing element: inventory of sites: regional housing need.](#)

Requires cities and counties to provide notice to property owners included in the 7th cycle housing element's sites inventory to determine development potential and authorizes the removal of those sites from being considered as meeting a jurisdiction's RHNA, if the property owner does not intend to develop.

Status: Senate – Appropriations Committee – Held on suspense

[AB-350 \(Aguiar-Curry\) - Regional transportation plans: Sacramento Area Council of Governments.](#)

Provides a two-year extension for the Sacramento Area Council of Governments (SACOG) to adopt and submit its regional transportation plan (RTP), sustainable

communities strategy, and environmental impact report, and requires SACOG to adopt and submit its subsequent RTP update (after the December 2025 update) on or before November 15, 2027, and adopt and submit subsequent updates to its RTP every four years following.

Status: Chapter 648, Statutes of 2023

[AB-1335 \(Zbur\) - Local government: transportation planning and land use: sustainable communities strategy.](#)

Makes changes to the housing projections included in sustainable communities strategies and adds additional reporting requirements.

Status: Senate – Appropriations Committee

Land Use and Zoning

[SB-4 \(Wiener\) - Planning and zoning: housing development: higher education institutions and religious institutions.](#)

Establishes the Affordable Housing on Faith and Higher Education Lands Act of 2023, which, until January 1, 2036, enables 100% affordable housing to be a use by-right on land owned by religious institutions and independent institution of higher education.

Status: Chapter 771, Statutes of 2023

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

Requires RHNA to include homeless as an income category for local housing element planning purposes, and enact the Homeless Housing Obligation Act, which requires each city and county to develop a housing obligation plan to provide housing opportunities for each homeless person within its jurisdiction by January 1, 2030, as specified. The bill also requires HCD to develop and administer a new program, upon appropriation of funding by the Legislature, to provide grants to cities, counties, and nonprofit housing entities to fulfill the obligations to provide housing opportunities for homeless persons.

Status: Senate – Appropriations Committee

[SB-294 \(Wiener\) - Artificial intelligence: regulation.](#)

As introduced, deleted the 10-unit maximum for eligible projects, and prohibited a local agency from imposing specified floor area ratio standards on specified sized projects.

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

SB-423 (Wiener) - Land use: streamlined housing approvals: multifamily housing developments.

Extends the sunset for SB 35 (Wiener, Chapter 366, Statutes of 2017) by 11 years to January 1, 2036. This bill also enables SB 35 to apply in cities without a compliant housing element, as determined by HCD, and on specified sites in the coastal zone.

Status: Chapter 778, Statutes of 2023

SB-439 (Skinner) - Special motions to strike: priority housing development projects.

Creates a special motion to strike a challenge to the approval or permitting of an affordable housing project modeled after California's anti-Strategic Lawsuit against Public Participation (SLAAP) statute.

Status: Chapter 779, Statutes of 2023

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.

Status: Assembly – Inactive File

SB-576 (Nguyen) - General plans: land use element: military sites.

Requires, beginning January 1, 2025, a local government to modify the land use element to prohibit high-density housing, as defined, from being built within a five mile radius of a military installation or other site deemed sensitive to national security by the United States Department of Defense, except as specified.

Status: Senate – Governance and Finance Committee

SB-634 (Becker) - Low Barrier Navigation Center: opportunity housing: use by right: building standards.

Requires an "opportunity housing project," as defined, to be a use by-right in areas zoned for mixed use, and nonresidential zones permitting multifamily uses, medical use, or faith-based use, if the project meets certain requirements. The bill also requires HCD to investigate possible changes to the California Building Code for health, safety, and fire standards that could unnecessarily increase project construction costs for opportunity housing projects, while ensuring housing quality, as specified.

Status: Senate – Appropriations Committee – Held on suspense

SB-684 (Caballero) - Land use: streamlined approval processes: development projects of 10 or fewer single-family residential units on urban lots under 5 acres.

Requires local agencies to ministerially approve subdivision maps for specified projects in urban areas that include 10 or fewer housing units.

Status: Chapter 783, Statutes of 2023

SB-713 (Padilla) - Planning and zoning: density bonuses: development standard.

Clarifies that for purposes of state density bonus law “development standards” means those adopted by the local government or enacted by the local government’s electorate exercising its local initiative or referendum power, whether that power is derived from the California Constitution, statute, or the charter or ordinances of the local government.

Status: Chapter 784, Statutes of 2023

SB-736 (McGuire) - Planning and zoning: housing: postentitlement phase permits.

As introduced, made clarifications to provisions establishing time limits for approval and permitting of postentitlement permits.

Status: Chapter 11, Statutes of 2023

SB-768 (Caballero) - California Environmental Quality Act: vehicle miles traveled: statement of overriding consideration.

Clarifies the appeal process for a development proposal applicant whose postentitlement phase permit has been determined to be incomplete, denied or noncompliant by a local agency.

Status: Senate – Environmental Quality Committee

AB-68 (Ward) - Land use: streamlined housing approvals: density, subdivision, and utility approvals.

Requires a local government to approve a proposed housing development pursuant to a streamlined, ministerial approval process if the development meets certain objective planning standards, including, but not limited to, a requirement that the proposed parcel for the development be a climate-smart parcel, or be included in the applicable region’s sustainable communities strategy as a priority development area. This bill also prohibits a local government from increasing the planned density on climate resilient lands, as defined, from approving any tentative, final, or parcel maps for the subdivision of property within climate risk lands, as defined, and from approving an extension of water or sewer services on climate resilient lands unless specified planning requirements or conditions are met.

Status: Assembly – Housing and Community Development Committee

AB-129 (Committee on Budget) - Housing.

Contains the statutory changes necessary to implement the various housing-related provisions of the Budget Act of 2023, including:

- (1) Provides, until January 1, 2034, that land that is subject to a sectional planning area is not subject to specified requirements for the disposal of “exempt surplus land” if specified conditions are met and requires DGS to include in its annual report the status of development on that land;
- (2) Requires an exempted parcel or parcels in the Middle Class housing Act of 2022 (SB 6, Caballero, Chapter 659, Statutes of 2022) to be subject to an ordinance that allows for development by-right for a local agency to reallocate the residential density from an exempt parcel;
- (3) Authorizes a local government to exempt a parcel from the Affordable Housing and High Road Jobs Act (Act) of 2022 (AB 2011, Wicks, Chapter 647, Statutes of 2022) by an ordinance adopted to implement its provisions before a development proponent submits a development application and if specified requirements are met;
- (4) Authorizes Cal-ICH to administer round 5 of HHAPP, which requires applicants to apply as part of a region and to be signatory to a Cal-ICH approved regionally coordinated homelessness action plan; requires HHAPP grantees, on or before January 31, 2026, to submit an updated regionally coordinated homelessness action plan that includes updates on the metrics and corresponding key actions carried out, as applicable;
- (5) Requires DGS to update a digitized inventory of all excess state land suitable for affordable housing after the conclusion of its review of all state-owned property; and
- (6) Makes other technical changes to housing programs.

Status: Chapter 40, Statutes of 2023

AB-281 (Grayson) - Planning and zoning: housing: postentitlement phase permits.

Requires special districts to comply with specified timeframes, similar to those for cities and counties, when reviewing and approving postentitlement phase permit applications from housing developers.

Status: Chapter 735, Statutes of 2023

AB-323 (Holden) - Density Bonus Law: purchase of density bonus units by nonprofit housing organizations: civil actions.

Limits the ability of developers to sell deed-restricted units intended for owner-occupancy to purchasers that would rent the unit unless there are no qualified owner-occupant buyers.

Status: Chapter 738, Statutes of 2023

[AB-430 \(Bennett\) - Community land trusts: welfare exemption: assessment: foreclosure sales: financial assistance.](#)

Modifies the definition of “Community Land Trust” for property tax purposes, as specified.

Status: Senate – Appropriations Committee – Held on suspense

[AB-434 \(Grayson\) - Housing element: notice of violation.](#)

Adds specified housing laws to the list of laws that HCD is required to enforce.

Status: Chapter 740, Statutes of 2023

[AB-440 \(Wicks\) - Density Bonus Law: maximum allowable residential density.](#)

Clarifies in Density Bonus Law that the base density for a development requesting a density bonus is the greatest allowable density in the zoning ordinance, specific plan, or the land use element of the general plan.

Status: Senate – Inactive File

[AB-531 \(Irwin\) - The Behavioral Health Infrastructure Bond Act of 2023.](#)

Creates the Behavioral Health Infrastructure Bond Act of 2024, and authorizes, subject to voter approval, the issuance of \$6.38 billion in general obligation to be issued to the Department of Health Care Services and HCD for funding community-based treatment and residential care settings, as well as permanent supportive housing, as specified.

Status: Chapter 789, Statutes of 2023

[AB-812 \(Boerner\) - Housing development approvals: reserving affordable units in or near a cultural district for artists.](#)

Authorizes local governments to set aside 10% of any locally-required affordable housing units for artists within one-half mile of a state designated cultural district or within a locally designated cultural district.

Status: Chapter 747, Statutes of 2023

Governor's Signing Message:

I am signing Assembly Bill 812 which will allow a city or county with an inclusionary zoning policy to reserve up to ten percent of affordable units created pursuant to local inclusionary zoning ordinances for artists. Units reserved for artists will need to be located either in or within one-half mile of a state or locally designated cultural district.

Federal law recognizes the need for artist housing in affordable housing communities. I appreciate this bill requires consistency with the state's Local Tenant Preferences to Prevent Displacement Act, legislation I signed last year, which also requires compliance with fair housing laws.

While I am signing this bill, a sufficient framework exists under both state and federal law for jurisdictions to adopt local tenant preference policies tailored to their communities. In the future, I will be disinclined to sign bills that provide statutory carve outs for specific professions that can already be addressed through existing law.

[AB-894 \(Friedman\) - Parking requirements: shared parking.](#)

Requires local agencies to allow developments to count underutilized and shared parking spaces toward a parking requirement imposed by the agency, under specified conditions.

Status: Chapter 749, Statutes of 2023

[AB-911 \(Schiavo\) - Unlawfully restrictive covenants: affordable housing.](#)

Establishes a process for a prospective purchaser of a property to receive notification if a county counsel has authorized the county recorder to record a modification document removing covenants that restrict the number, size, or location of affordable housing units that may be built on the property.

Status: Chapter 750, Statutes of 2023

[AB-1114 \(Haney\) - Planning and zoning: housing development projects: postentitlement phase permits.](#)

Expands the postentitlement permits subject to timelines for review and approval to include all building permits as specified, whether discretionary or nondiscretionary.

Status: Chapter 753, Statutes of 2023

[AB-1218 \(Lowenthal\) - Development projects: demolition of residential dwelling units.](#)

Amends the demolition protections for existing housing applicable to development projects.

Status: Chapter 754, Statutes of 2023

[AB-1287 \(Alvarez\) - Density Bonus Law: additional density bonus and incentives or concessions: California Coastal Act of 1976.](#)

Requires a city, county, or city and county to grant additional density and concessions and incentives if an applicant agrees to include additional low- or moderate-income units on top of the maximum amount of units for lower, very low-, or moderate-income units.

Status: Chapter 755, Statutes of 2023

AB-1308 (Quirk-Silva) - Planning and Zoning Law: single-family residences: parking requirements.

Prohibits a public agency from increasing the minimum parking requirement that applies to a single-family residence as a condition of approval of a project to remodel, renovate, or add to a single-family residence.

Status: Chapter 756, Statutes of 2023

AB-1335 (Zbur) - Local government: transportation planning and land use: sustainable communities strategy.

Makes changes to the housing projections included in sustainable communities strategies and adds additional reporting requirements.

Status: Senate – Appropriations Committee

AB-1485 (Haney) - Housing element: enforcement: Attorney General.

Grants HCD and the Office of the Attorney General the unconditional right to intervene in any suit brought to enforce specified housing laws.

Status: Chapter 763, Statutes of 2023

AB-1490 (Lee) - Affordable housing development projects: adaptive reuse.

Makes an affordable housing project that adaptively reuses an existing building an allowable use under specified conditions, and limits the local government from imposing specified requirements, notwithstanding any inconsistencies between the project and any local plans, zoning, or regulations.

Status: Chapter 764, Statutes of 2023

AB-1532 (Haney) - Office conversion projects.

Makes an office conversion project, as defined, that meets certain requirements a use by-right in all areas regardless of zoning. This bill also exempts an office conversion project from impact fees, as defined, that are not directly related to the conversion of an office building into residential dwelling units.

Status: Assembly – Housing and Community Development Committee

AB-1633 (Ting) - Housing Accountability Act: disapprovals: California Environmental Quality Act.

Provides that a disapproval under the Housing Accountability Act includes a local agency's failure to make a determination of whether a project is exempt from CEQA, abuse of discretion, or failure to adopt certain environmental documents under specified circumstances, and makes several other changes, until January 1, 2031.

Status: Chapter 768, Statutes of 2023

Landlord - Tenant and Fair Housing

[SB-395 \(Wahab\) - Leases: notice of termination or rent increase: statewide database.](#)

Creates the Transparency in Rental Reporting Act which requires landlords to file copies of notices of termination and notices of rent increases with the Secretary of State within 10 days of serving the notices on tenants. The bill also requires the Secretary of State to create and maintain a publicly available, searchable database called the Statewide Rental Reporting Database to, among other things, compile all those notices received from landlords and to adopt regulations for those purposes.

Status: Senate – Appropriations Committee

[SB-466 \(Wahab\) - Costa-Hawkins Rental Housing Act: rental rates.](#)

Gives local jurisdictions the option to limit the amount that residential landlords can raise the rent each year for housing that is more than 28 years old.

Status: Senate – Inactive File

[SB-567 \(Durazo\) - Termination of tenancy: no-fault just causes: gross rental rate increases.](#)

Makes a series of revisions to existing statewide protections against eviction without just cause and provides enforcement mechanisms for the violation of statewide restrictions on residential rent increases and statewide protections against no fault evictions.

Status: Chapter 290, Statutes of 2023

[AB-468 \(Quirk-Silva\) - State building standards.](#)

Expands the types of buildings that can be declared substandard by a local enforcement agency to include any building, including any building used for human habitation, regardless of the zoning or approved use of the building, and makes other changes to code enforcement procedures, as specified.

Status: Senate – Appropriations Committee – Held on suspense

[AB-920 \(Bryan\) - Discrimination: housing status.](#)

Adds “housing status” to the list of protected characteristics in the Fair Employment and Housing Act, which prohibits any program administered or funded by the state from denying full and complete benefits to, or otherwise discriminating against, someone on the basis of certain protected characteristics. The bill defines “housing status” to mean the status of experiencing homelessness.

Status: Assembly – Appropriations Committee – Held on suspense

AB-1017 (Holden) - Homelessness: Striking Worker Emergency Homelessness Prevention program.

Creates a Striking Worker Emergency Homelessness Prevention program within the Encampment Resolution Funding Program, administered by the Labor and Workforce Development Agency. The purpose of the program would be to prevent workers suffering strike-related hardship, as defined, from becoming homeless due to a prolonged labor dispute by making zero-interest loans available to eligible striking workers to assist them in paying their housing costs.

Status: Senate – Rules Committee

Local Housing and Infrastructure Finance

SB-20 (Rubio) - Joint powers agreements: regional housing trusts.

Authorizes two or more local agencies to enter into a joint powers agreement to create a regional housing trust to fund housing for people experiencing homelessness and persons and families of extremely low-, very low-, and low-income within their jurisdictions.

Status: Chapter 147, Statutes of 2023

SB-143 (Committee on Budget and Fiscal Review) - State government.

(1) Requires CalHFA, in consultation with the Treasurer, the Legislature, and other relevant stakeholders, to evaluate options, including the issuance of revenue bonds, general obligation bonds, or other debt instruments, to finance the California Dream for All Program, and to submit a report to the Legislature on or before March 1, 2024, about these options, as well as a review of the program terms and parameters and adjustments designed to achieve specified program improvements, including targeting funds to aid first-generation homebuyers; and (2) Exempts the successor agency in the City and County of San Francisco from specified limitations relating to the time for establishing loans, advances, and indebtedness, the effectiveness of the redevelopment plans, the time to repay indebtedness, the time for applying tax increment, the number of tax dollars, and other matters, as specified, related to the Candlestick Point-Hunters Point Shipyard Phase 2 Disposition and Development Agreement, and would instead require the agreement to establish applicable limitations.

Status: Chapter 196, Statutes of 2023

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: Assembly – Appropriations Committee

[SB-593 \(Wiener\) - Redevelopment: successor agency debt: City and County of San Francisco.](#)

Allows San Francisco's redevelopment successor agency to finance certain affordable housing projects using the successor agency's property tax revenue.

Status: Chapter 782, Statutes of 2023

[AB-812 \(Boerner\) - Housing development approvals: reserving affordable units in or near a cultural district for artists.](#)

Authorizes local governments to set aside 10% of any locally-required affordable housing units for artists within one-half mile of a state designated cultural district or within a locally designated cultural district.

Status: Chapter 747, Statutes of 2023

Governor's Signing Message:

I am signing Assembly Bill 812 which will allow a city or county with an inclusionary zoning policy to reserve up to ten percent of affordable units created pursuant to local inclusionary zoning ordinances for artists. Units reserved for artists will need to be located either in or within one-half mile of a state or locally designated cultural district.

Federal law recognizes the need for artist housing in affordable housing communities. I appreciate this bill requires consistency with the state's Local Tenant Preferences to Prevent Displacement Act, legislation I signed last year, which also requires compliance with fair housing laws.

While I am signing this bill, a sufficient framework exists under both state and federal law for jurisdictions to adopt local tenant preference policies tailored to their communities. In the future, I will be disinclined to sign bills that provide statutory carve outs for specific professions that can already be addressed through existing law.

[AB-1319 \(Wicks\) - Bay Area Housing Finance Authority: housing revenue.](#)

Modifies how the Bay Area Housing Finance Authority may collect and expend revenue.

Status: Chapter 758, Statutes of 2023

[AB-1528 \(Gipson\) - Housing authorities: property taxation.](#)

Makes clear that property held by a nonprofit public benefit corporation that is controlled by a public housing authority is included in the existing exemption from taxation.

Status: Chapter 766, Statutes of 2023

Manufactured Housing and Mobilehomes

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

Exempts “low-impact camping areas,” as defined, from the Special Occupancy Parks Act and establishes minimum health and safety requirements for low-impact camping areas.

Status: Assembly – Appropriations Committee

[AB-318 \(Addis\) - Mobilehome Residency Law Protection Act.](#)

Extends the sunset on the Mobilehome Residency Law Protection Program, which provides for the administrative review and referral of complaints alleging violations of the Mobilehome Residency Law, from January 1, 2024 to January 1, 2027, and makes several changes to the program, as specified.

Status: Chapter 736, Statutes of 2023

[AB-319 \(Connolly\) - Mobilehome Parks Act: inspectors: conflict of interest: enforcement actions: sunset.](#)

Extends the sunset date on the Mobilehome Parks Maintenance inspection program by one year, and requires HCD to establish policies related to conflict of interest reporting for mobilehome park inspectors.

Status: Chapter 737, Statutes of 2023

[AB-1334 \(Pellerin\) - Mobilehome parks: additional spaces: exemption from additional fees or charges.](#)

Creates a streamlined process for an owner of an existing mobilehome park to add new spaces to the park, not to exceed 10% of the previously approved number of spaces in the park.

Status: Senate – Appropriations Committee – Held on suspense

Miscellaneous

[SB-555 \(Wahab\) - Stable Affordable Housing Act of 2023.](#)

Creates the Stable Affordable Housing Act of 2023 for the purposes of studying the development of social housing through a mix of acquisition and new production.

Status: Chapter 402, Statutes of 2023

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

Exempts “low-impact camping areas,” as defined, from the Special Occupancy Parks Act and establishes minimum health and safety requirements for low-impact camping areas.

Status: Assembly – Appropriations Committee

[SB-742 \(Atkins\) - Housing: homelessness programs: report.](#)

Requires agencies to provide a report that speaks to the appropriate budget and policy committees in the Legislature.

Status: Senate - Human Services Committee

[AB-911 \(Schiavo\) - Unlawfully restrictive covenants: affordable housing.](#)

Establishes a process for a prospective purchaser of a property to receive notification if a county counsel has authorized the county recorder to record a modification document removing covenants that restrict the number, size, or location of affordable housing units that may be built on the property.

Status: Chapter 750, Statutes of 2023

[AB-1474 \(Reyes\) - California Statewide Housing Plan.](#)

Adds veterans to the list of population groups that HCD must consider in the Statewide Housing Plan, and adds the Department of Veterans Affairs to the list of state departments HCD must consult with in the development of the state's housing strategy.

Status: Chapter 762, Statutes of 2023

[AB-1508 \(Ramos\) - Department of Housing and Community Development: California Statewide Housing Plan.](#)

Requires HCD to incorporate analyses of first-time homebuyer assistance programs, recommendations to increase homeownership opportunities for first-time homebuyers, and a demographic disparities in homeownership attainment in future updates to the Statewide Housing Plan.

Status: Chapter 765, Statutes of 2023

[AB-1764 \(Committee on Housing and Community Development\) - Housing omnibus.](#)

Makes various technical or clarifying changes to housing statutes.

Status: Chapter 770, Statutes of 2023

State Housing Programs and Finance

[SB-17 \(Caballero\) - Senior housing: tax credits.](#)

Requires TCAC to revise the regulations for LIHTC to increase the housing type goal for senior housing from 15% to 20%.

Status: Vetoed

Governor's Veto Message:

This bill would require the California Tax Credit Allocation Committee (TCAC) within the State Treasurer's Office to revise the regulations for the low-income housing tax credit (LIHTC) to increase the housing-type goal for senior developments from 15 percent to

20 percent.

While I appreciate the author's commitment to increase the supply of affordable housing for seniors, statutorily mandating this change may adversely impact access to affordable housing for other population groups.

TCAC already has the authority to revise its regulations, which can be done in conjunction with a robust stakeholder process to inform any adjustments. This bill would bypass that process.

SB-18 (McGuire) - Housing programs: Tribal Housing Reconstitution and Resiliency Act.

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

Status: Vetoed

Governor's Veto Message:

SB 18 would create the Tribal Housing Grant Program Trust Fund to provide grant funds to tribal entities, and AB 371 would change the current waiver process utilized to assist tribal entities in applying for various housing financing programs administered by the Department.

I want to thank the authors and their supporters for their commitment to providing more safe and affordable housing for California's tribal residents. These legislative efforts are well-intentioned, and I share the desire to further remove barriers and increase tribal access to housing and homelessness programs.

I signed legislation in 2019 to make tribes eligible for most State housing programs, and I remain committed to doing more. My Administration has provided tribal set asides in a variety of new programs we created, including: \$30 million in the Behavioral Health Infrastructure Bond Act of 2023; \$29 million through the first round of the Multifamily Super Notice of Funding Availability, which combines funding for four affordable housing funding programs; \$20 million recently awarded through HHAPP and a forthcoming Homekey Tribal Entity Notice of Funding Availability of approximately \$75 million, to name a few.

But system overhauls such as those included in these two bills need to be made through the budget process where a dedicated grant program to address tribal housing needs - using either new general fund and/or reappropriation of existing tribal set-asides - can be established, along with appropriate program rules to streamline application processes, with more flexible uses to better meet the unique housing needs of tribal governments.

I am committed to addressing these important issues in next year's budget and look forward to working with the Legislature and our tribal partners to help deliver these critical dollars to tribal communities where - and how - they are needed.

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: Senate – Appropriations Committee

SB-143 (Committee on Budget and Fiscal Review) - State government.

(1) Requires CalHFA, in consultation with the Treasurer, the Legislature, and other relevant stakeholders, to evaluate options, including the issuance of revenue bonds, general obligation bonds, or other debt instruments, to finance the California Dream for All Program, and to submit a report to the Legislature on or before March 1, 2024, about these options, as well as a review of the program terms and parameters and adjustments designed to achieve specified program improvements, including targeting funds to aid first-generation homebuyers; and (2) Exempts the successor agency in the City and County of San Francisco from specified limitations relating to the time for establishing loans, advances, and indebtedness, the effectiveness of the redevelopment plans, the time to repay indebtedness, the time for applying tax increment, the number of tax dollars, and other matters, as specified, related to the Candlestick Point-Hunters Point Shipyard Phase 2 Disposition and Development Agreement, and would instead require the agreement to establish applicable limitations.

Status: Chapter 196, Statutes of 2023

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.

Status: Assembly – Appropriations Committee

SB-341 (Becker) - Housing development.

Specifies that additional points or preference resulting from a prohousing designation shall be awarded only for the qualifying infill area portion of the Infill Incentive Grant Program (IIG) of 2007 and adds the qualifying infill area and catalytic qualifying infill area portions of the IIG of 2019 as one of the specified state programs for which additional points or preference is awarded due to a prohousing designation.

Status: Chapter 777, Statutes of 2023

SB-352 (Padilla) - California Workforce Development Board: minimum wage and housing.

Requires the California Workforce Development Board, in conjunction with the Labor and Workforce Development Agency and HCD, to create a specified housing formula.

Status: Senate – Appropriations Committee – Held on suspense

SB-356 (Archuleta) - Housing: Code Enforcement Incentive Program: Community Code Enforcement Pilot Program.

Increases the maximum grant amount, reduces the local matching fund requirement, and makes other specified changes to the Code Enforcement Incentive Program and the Community Code Enforcement Pilot Program.

Status: Senate – Appropriations Committee – Held on suspense

SB-456 (Menjivar) - Multifamily Housing Program: nonprofit corporations: homeless or at-risk youth.

Makes programmatic changes to the youth set-aside funds under HCD Homekey program, as specified.

Status: Assembly – Appropriations Committee – Held on suspense

SB-469 (Allen) - Housing: publicly funded low-rent housing projects.

Provides that requirements in Article 34 of the California Constitution do not apply to housing developments that receive funding from specified state housing programs.

Status: Chapter 179, Statutes of 2023

SB-482 (Blakespear) - Multifamily Housing Program: supportive housing: capitalized operating reserves.

Requires HCD to offer capitalized operating reserves to supportive housing units developed under the Multifamily Housing Program.

Status: Chapter 780, Statutes of 2023

SB-555 (Wahab) - Stable Affordable Housing Act of 2023.

Creates the Stable Affordable Housing Act of 2023 for the purposes of studying the development of social housing through a mix of acquisition and new production.

Status: Chapter 402, Statutes of 2023

SB-584 (Limón) - Laborforce housing.

Requires a 15% state short-term rental occupancy tax to be collected, as specified, and allocates the funds for the construction, acquisition and rehabilitation of affordable housing and renter protection programs, as specified.

Status: Assembly – Housing and Community Development Committee

SB-834 (Portantino) - Housing: California Family Home Construction and Homeownership Bond Act of 2023.

Authorizes \$25 billion in general obligations bonds 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

AB-309 (Lee) - The Social Housing Act.

Creates the Social Housing Program within DGS to identify and develop up to three social housing projects on state-owned surplus land deemed suitable for housing, as specified.

Status: Vetoed

Governor's Veto Message:

This bill would create the Social Housing Program in the Department of General Services (DGS). The program would identify and produce three social housing projects on excess state-owned property through development or acquisition.

This bill infringes on state sovereignty over state-owned real property by establishing a new process for local government review of state projects authorized under the bill and could potentially cost the state several hundred million dollars in capital expenditures.

State-owned sites identified as suitable for housing development already are being developed as affordable housing through the State Excess Sites program. This program, instituted through Executive Order (EO) N-06-19 and further codified through AB 2233 (Quirk-Silva, Chapter 438, Statutes of 2022) and SB 561 (Dodd, Chapter 446, Statutes of 2022), has already awarded state land for 17 residential or mixed-use projects with significant affordable housing components.

While I appreciate the author's commitment to build more affordable housing in the state, this bill creates new additional cost pressures and must be considered in the annual budget in the context of all state funding priorities.

In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing.

With our state facing continuing economic risk and revenue uncertainty, it is important to

remain disciplined when considering bills with significant fiscal implications, such as this measure.

[AB-346 \(Quirk-Silva\) - Income tax credits: low-income housing: California Debt Limit Allocation Committee rulemaking.](#)

Authorizes the TCAC to allocate expanded state LIHTCs to 9% projects under specified circumstances, and authorizes taxpayers purchasing state LIHTCs to claim them in the taxable year the project is placed in service, without a TCAC certification. Also authorizes the CDLAC to adopt, amend, or repeal rules and regulations without complying with the Administrative Procedures Act until January 1, 2029, as specified.

Status: Chapter 739, Statutes of 2023

[AB-371 \(Garcia\) - Housing programs: tribal housing program.](#)

Creates the Tribal Housing Advisory Committee within BCSH, upon appropriation, and makes changes to tribal liaison and technical assistance requirements that apply to HCD.

Status: Vetoed

Governor's Veto Message:

SB 18 would create the Tribal Housing Grant Program Trust Fund to provide grant funds to tribal entities, and AB 371 would change the current waiver process utilized to assist tribal entities in applying for various housing financing programs administered by the Department.

I want to thank the authors and their supporters for their commitment to providing more safe and affordable housing for California's tribal residents. These legislative efforts are well-intentioned, and I share the desire to further remove barriers and increase tribal access to housing and homelessness programs.

I signed legislation in 2019 to make tribes eligible for most State housing programs, and I remain committed to doing more. My Administration has provided tribal set asides in a variety of new programs we created, including: \$30 million in the Behavioral Health Infrastructure Bond Act of 2023; \$29 million through the first round of the Multifamily Super Notice of Funding Availability, which combines funding for four affordable housing funding programs; \$20 million recently awarded through HHAPP and a forthcoming Homekey Tribal Entity Notice of Funding Availability of approximately \$75 million, to name a few.

But system overhauls such as those included in these two bills need to be made through the budget process where a dedicated grant program to address tribal housing needs - using either new general fund and/or reappropriation of existing tribal set-asides - can be established, along with appropriate program rules to streamline application

processes, with more flexible uses to better meet the unique housing needs of tribal governments.

I am committed to addressing these important issues in next year's budget and look forward to working with the Legislature and our tribal partners to help deliver these critical dollars to tribal communities where - and how - they are needed.

[AB-515 \(Ward\) - Housing programs: financing.](#)

Authorizes HCD to approve the payoff 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-519 \(Schiavo\) - Affordable Housing Finance Workgroup: affordable housing: consolidated application process.](#)

Creates an Affordable Housing Finance Workgroup to create a consolidated application for affordable housing developers to use to access state housing funding programs and a coordinated review process for the application.

Status: Chapter 742, Statutes of 2023

Governor's Signing Message:

This bill would create an Affordable Housing Finance Workgroup to propose the creation of a consolidated application for affordable housing developers to access state housing funding programs and a coordinated review process for applications.

I agree with the author's goal to streamline the current process and reduce costs to construct affordable housing, and I welcome meaningful conversation and legislation to further align programs administered by the California Debt Limit Allocation Committee (CDLAC) and the Tax Credit Allocation Committee (TCAC) with efforts already underway.

While I am signing this bill into law, I am concerned that the process it creates has the potential to diverge from legislatively crafted, recently implemented efforts to improve California's affordable housing finance system.

Specifically, our departments worked hard to roll out the recently created Super NOFA (Notice of Funding Availability), required by AB 434 which I was proud to sign in 2020. As a result of that smart reform, developers can now apply for seven different affordable housing programs at one time.

As the Legislature looks to further improve and consolidate our state's affordable housing finance system in accordance with the new work group created by this bill, I

expect that any subsequent changes proposed by the Legislature will build on the efforts the Department of Housing and Community Development (HCD) has undertaken to implement AB 434, rather conflicting or departing from the wise, legislatively directed reforms that we just implemented.

[AB-531 \(Irwin\) - The Behavioral Health Infrastructure Bond Act of 2023.](#)

Creates the Behavioral Health Infrastructure Bond Act of 2024, and authorizes, subject to voter approval, the issuance of \$6.38 billion in general obligation to be issued to the Department of Health Care Services and HCD for funding community-based treatment and residential care settings, as well as permanent supportive housing, as specified.

Status: Chapter 789, Statutes of 2023

[AB-578 \(Berman\) - Multifamily Housing Program: No Place Like Home Program.](#)

Reduces the amount of annual loan payments that developers pay to HCD to cover the ongoing costs of project monitoring under the Multifamily Housing Program and the No Place Like Home Program to the lesser of the current amount or \$260 per unit.

Status: Senate – Appropriations Committee – Held on suspense

[AB-589 \(Boerner\) - Homeless youth: transitional housing.](#)

Requires, to the extent that funding is made available, HCD to establish the Unicorn Homes Transitional Housing for Homeless LGBTQ+ Youth Program as a five-year pilot program.

Status: Vetoed

Governor's Veto Message:

This bill, until January 1, 2027 and upon appropriation by the Legislature, would require the Department of Housing and Community Development (HCD) to establish the Unicorn Homes Transitional Housing for Homeless LGBTQ+ Youth Program (Unicorn Program) as a pilot to be administered by local community-based organizations in Sacramento and San Diego Counties.

While I appreciate the author's commitment to providing housing for homeless LGBTQ+ youth, AB 589 creates an unfunded grant program that must be considered in the annual budget in the context of all state funding priorities.

In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing.

With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

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

Creates the Federal Housing Voucher Acceleration Program and requires all public housing authorities, beginning January 1, 2024 and every quarter thereafter, to report their monthly success rates to HCD as specified.

Status: Senate – Appropriations Committee

[AB-671 \(Ward\) - CalHome Program: accessory dwelling units.](#)

Revises the CalHome program to allow for greater flexibility in grant funding and to update resale requirements of units developed under the program.

Status: Chapter 746, Statutes of 2023

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

Prohibits an owner of a project funded by a LIHTC from increasing rent for a unit, in a calendar year, in excess of the amount permitted by existing law as a result of an increase in the area median gross income or an unspecified percent, whichever is less.

Status: Assembly – Inactive File

[AB-1017 \(Holden\) - Homelessness: Striking Worker Emergency Homelessness Prevention program.](#)

Creates a Striking Worker Emergency Homelessness Prevention program within the Encampment Resolution Funding Program, administered by the Labor and Workforce Development Agency. The purpose of the program would be to prevent workers suffering strike-related hardship, as defined, from becoming homeless due to a prolonged labor dispute by making zero-interest loans available to eligible striking workers to assist them in paying their housing costs.

Status: Senate – Rules Committee

[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: Senate – Appropriations Committee

[AB-1215 \(Wendy Carrillo\) - Pets Assistance With Support Grant Program: homeless shelters: domestic violence shelters: pets.](#)

Requires HCD to establish a grant program to provide funding to homeless shelters and domestic violence shelters to provide shelter, food, and basic veterinary services for

pets owned by individuals experiencing homelessness or escaping domestic violence, as specified.

Status: Vetoed

Governor's Veto Message:

This bill, upon appropriation of the Legislature, would establish the Pets Assistance With Support Grant Program, to provide services to pets whose owners are experiencing homelessness or are escaping domestic violence.

I have supported funding for shelters to care for pets belonging to those experiencing homelessness through prior budget investments, including \$10 million appropriated in 2019 and an additional \$1 million in 2022 to fund the Pet Assistance and Support Program (PAS) administered by the Department of Housing and Community Development.

While I appreciate the author's commitment to programs like these which reduce barriers to accessing shelter, this bill would create an unfunded grant program and should be considered in the annual budget in the context of all state funding priorities.

In partnership with the Legislature, we enacted a budget that closed a shortfall of more than \$30 billion through balanced solutions that avoided deep program cuts and protected education, health care, climate, public safety, and social service programs that are relied on by millions of Californians. This year, however, the Legislature sent me bills outside of this budget process that, if all enacted, would add nearly \$19 billion of unaccounted costs in the budget, of which \$11 billion would be ongoing.

With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

[AB-1285 \(Wicks\) - Homeless Housing, Assistance, and Prevention program and Encampment Resolution Funding program.](#)

Requires continuums of care that share geographic boundaries with a city or county using state funding allocated pursuant to round five of HHAPP or the Encampment Resolution Program funding to additionally include in their regionally coordinated homelessness action plans evidence and an explanation of their collaboration with the city or county that specifies how people served through encampment resolution have or will be included in prioritization for permanent housing within coordinated entry systems.

Status: Chapter 727, Statutes of 2023

AB-1386 (Gabriel) - Veterans housing: tenant referrals.

Authorizes entities referring veterans to deeply affordable housing units funded by the Veterans Housing and Homelessness Prevention Program or tax credits and private activity bonds to refer veterans at higher income levels if units are unable to be filled at a lower income threshold for specified time periods.

Status: Chapter 760, Statutes of 2023

AB-1413 (Ting) - Homelessness prevention programs: Department of Housing and Community Development: funding.

Transfers, on November 1, 2023, HHAPP, the Encampment Resolution Program, and the Family Homelessness Challenge Grants and Technical Assistance Program from Cal-ICH to HCD. This bill also eliminates the “bonus pot” funding made available in HHAPP and instead makes these funds available for rounds five of HHAPP.

Status: Senate-In Committee Process - Appropriations

AB-1439 (Garcia) - Low-income housing tax credit: farmworker housing.

Requires TCAC to consider amending the regulatory scoring system for allocations of LIHTC to award the maximum points to farmworker housing projects under the housing needs category, and an initial five points beyond required thresholds in the site amenities category.

Status: Chapter 369, Statutes of 2023

AB-1474 (Reyes) - California Statewide Housing Plan.

Adds veterans to the list of population groups that HCD must consider in the Statewide Housing Plan, and adds the Department of Veterans Affairs to the list of state departments HCD must consult with in the development of the state's housing strategy.

Status: Chapter 762, Statutes of 2023

AB-1508 (Ramos) - Department of Housing and Community Development: California Statewide Housing Plan.

Requires HCD to incorporate analyses of first-time homebuyer assistance programs, recommendations to increase homeownership opportunities for first-time homebuyers, and a demographic disparities in homeownership attainment in future updates to the Statewide Housing Plan.

Status: Chapter 765, Statutes of 2023

AB-1587 (Ting) - Financial transactions: firearms merchants: merchant category code.

As introduced, required HCD, in coordination with BCSH, to report new information on the Homekey program.

Status: Chapter 247, Statutes of 2023

AB-1657 (Wicks) - The Affordable Housing Bond Act of 2024.

Enacts the Affordable Housing Bond Act of 2024, which authorizes the sale of \$10 billion in general obligation bonds, upon approval by voters at the March 5, 2024 statewide election for purposes of funding specified affordable housing programs.

Status: Senate – Appropriations Committee

AJR-3 (Grayson) - Affordable Housing Credit Improvement Act of 2023.

Declares the support of the Legislature for a reduction to the threshold for tax-exempt private activity bond financing cap from 50% to 25%, and joins the California State Treasurer in urging the passage of the federal Affordable Housing Credit Improvement Act of 2023.

Status: Chapter 132, Statutes of 2023

Surplus Properties

SB-34 (Umberg) - Surplus land disposal: violations: County of Orange.

Prohibits Orange County, or any city located therein, from proceeding with a planned disposal of surplus land if it receives a notice of violation from HCD and the violation is not corrected within 60 days.

Status: Chapter 772, Statutes of 2023

SB-229 (Umberg) - Surplus land: disposal of property: violations: public meeting.

Requires a local agency to hold an open and public meeting if it has been notified by HCD that its planned disposal of a parcel is in violation of SLA.

Status: Chapter 774, Statutes of 2023

SB-240 (Ochoa Bogh) - Surplus state real property: affordable and transition housing.

Adds transitional housing projects intended for formerly incarcerated individuals as a priority in the disposal of state surplus land and provides that these projects are a use by-right.

Status: Chapter 775, Statutes of 2023

SB-536 (Rubio) - Surplus state real property: Herman G. Stark Youth Correctional Facility.

Allows DGS to sell, at fair market value, real property, as specified, to the City of Chino for terms and conditions determined to be in the best interest of the state.

Status: Senate – Governmental Organization Committee

SB-547 (Blakespear) - District agricultural associations: real property: affordable housing.

Clarifies that a District Agricultural Association may engage in the construction and maintenance of affordable housing on state-owned property, as defined.

Status: Assembly – Agriculture Committee

SB-693 (Seyarto) - Exempt surplus land: City of Murrieta.

Exempts specified qualified parcels within the City of Murrieta from SLA.

Status: Senate – Governance and Finance Committee

SB-710 (Durazo) - Sale of excess state highway property: State Highway Route 710 Terminus.

Requires the California Department of Transportation to establish a Terminus Regional Planning Task Force (Task Force) with specified membership, and requires the Task Force to submit a report to the Legislature on traffic issues and potential land uses related to State Route 710, including the Alhambra 710 Arterial Project.

Status: Chapter 501, Statutes of 2023

SB-747 (Caballero) - Land use: economic development: surplus land.

Makes various changes to SLA regarding the disposal process, exemptions, and penalties for violations.

Status: Chapter 786, Statutes of 2023

AB-129 (Committee on Budget) - Housing.

Contains the statutory changes necessary to implement the various housing-related provisions of the Budget Act of 2023, including:

- (1) Provides, until January 1, 2034, that land that is subject to a sectional planning area is not subject to specified requirements for the disposal of “exempt surplus land” if specified conditions are met and requires DGS to include in its annual report the status of development on that land;
- (2) Requires an exempted parcel or parcels in the Middle Class housing Act of 2022 (SB 6, Caballero, Chapter 659, Statutes of 2022) to be subject to an ordinance that allows for development by-right for a local agency to reallocate the residential density from an exempt parcel;
- (3) Authorizes a local government to exempt a parcel from the Affordable Housing and High Road Jobs Act (Act) of 2022 (AB 2011, Wicks, Chapter 647, Statutes of 2022) by an ordinance adopted to implement its provisions before a development proponent submits a development application and if specified requirements are met;
- (4) Authorizes Cal-ICH to administer round 5 of HHAPP, which requires applicants to apply as part of a region and to be signatory to a Cal-ICH approved

regionally coordinated homelessness action plan; requires HHAPP grantees, on or before January 31, 2026, to submit an updated regionally coordinated homelessness action plan that includes updates on the metrics and corresponding key actions carried out, as applicable;

(5) Requires DGS to update a digitized inventory of all excess state land suitable for affordable housing after the conclusion of its review of all state-owned property; and

(6) Makes other technical changes to housing programs.

Status: Chapter 40, Statutes of 2023

AB-309 (Lee) - The Social Housing Act.

Creates the Social Housing Program within DGS to identify and develop up to three social housing projects on state-owned surplus land deemed suitable for housing, as specified.

Status: Vetoed

Governor's Veto Message:

This bill would create the Social Housing Program in the Department of General Services (DGS). The program would identify and produce three social housing projects on excess state-owned property through development or acquisition.

This bill infringes on state sovereignty over state-owned real property by establishing a new process for local government review of state projects authorized under the bill and could potentially cost the state several hundred million dollars in capital expenditures.

State-owned sites identified as suitable for housing development already are being developed as affordable housing through the State Excess Sites program. This program, instituted through Executive Order (EO) N-06-19 and further codified through AB 2233 (Quirk-Silva, Chapter 438, Statutes of 2022) and SB 561 (Dodd, Chapter 446, Statutes of 2022), has already awarded state land for 17 residential or mixed-use projects with significant affordable housing components.

While I appreciate the author's commitment to build more affordable housing in the state, this bill creates new additional cost pressures and must be considered in the annual budget in the context of all state funding priorities.

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With our state facing continuing economic risk and revenue uncertainty, it is important to remain disciplined when considering bills with significant fiscal implications, such as this measure.

[AB-457 \(Joe Patterson\) - Surplus Land Act: exempt surplus land: leases.](#)

Creates an exemption from SLA for parcels abutting a state highway right-of-way that a local agency identified in its circulation element or capital improvement plan for future roadway development.

Status: Senate – Floor

[AB-480 \(Ting\) - Surplus land.](#)

Amends SLA, including changing the penalty provisions for violations, the authority for HCD, and the disposal process.

Status: Chapter 788, Statutes of 2023

[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- Governance and Finance Committee

[AB-1734 \(Jones-Sawyer\) - Local Government: Surplus Land Act: exemptions.](#)

Exempts certain housing and homelessness projects from SLA in local agencies that have declared a local homelessness emergency and meet other requirements.

Status: Chapter 769, Statutes of 2023

Wildfires and Housing

[SB-571 \(Allen\) - Development projects: emergency preparedness.](#)

Requires a development that would require the evacuation of 40 or more vehicles at any given time to include an evacuation plan when submitting an application if the development is in a qualified area.

Status: Senate – Governance and Finance Committee

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