

# LAFCO MEMORANDUM

## **SANTA BARBARA LOCAL AGENCY FORMATION COMMISSION**

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March 5, 2026 (Agenda)

TO: Each Member of the Commission

FROM: Mike Prater, Executive Officer  
Ila Fennell, Commission Clerk

SUBJECT: Report on Countywide Update regarding Housing and General Plans

*This is an Informational Report. No Action is Necessary*

### DISCUSSION

This report is for information purposes only and provides an update on implementation of the Work Plan direction to inform the Commission and Public regarding various local governance issues, continue building relationships with each organization, and LAFCO's overarching legislative goals. A summary is included of current and planned activities relating to each local land use authority's General Plan. Charts are included for each jurisdiction's required Annual Housing Progress Report. This information will support the Commission's future decision-making as it relates to encouraging logical and orderly growth and development throughout Santa Barbara County.

State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a Housing Element as part of its General Plan that shows how the community plans to meet the existing and projected housing needs of people at all income levels. Government Code Section 65400 mandates that certain cities and all 58 counties submit an annual report on the status of the General Plan and progress in its implementation to their legislative bodies, the Governor's Office of Planning and Research (OPR), and the California Department of Housing and Community Development (HCD) by April 1 of each year. Only charter cities are exempt from the requirement to prepare Annual Progress Reports unless the charter stipulates otherwise (Government Code Section 65700).

## *Regional Housing Need Allocation*

The Regional Housing Need Allocation (RHNA) is the state-mandated process to identify the total number of housing units by affordability level that each jurisdiction must accommodate in its General Plan Housing Element. As part of this process, HCD identifies the total housing need for the Santa Barbara County region for an eight-year period. The Santa Barbara Association of Governments, developed a methodology to distribute this need to local governments consistent with Sustainable Communities Strategies. Once a local government has received its final RHNA, it must revise its Housing Element to demonstrate how it plans to accommodate its portion of the region's housing needs.

Certain actions related to RHNAs are required of the local land use authorities, and certain other actions are strictly advisory. Specifically, jurisdictions are required to zone a sufficient amount of land to accommodate their respective RHNA totals. However, it is only advised that each of these agencies issue housing permits to accommodate their respective RHNA totals.

For Santa Barbara region, the "projection period", or the time period for which the Regional Housing Need is calculated, is 2023 to 2031. The "planning period", or the timeframe between the due date for one Housing Element and the due date for the next Housing Element, is 2031 to 2039.

## *Cost of Housing*

As of November 2025, the median sale price for a home in Santa Barbara County was \$1.5 million (12.9% increase from the prior year) according to the *Annual Historical Data Summary* published by the California Association of Realtors (Jan 2026).

Average monthly rents in Santa Barbara County varies by neighborhood and apartment size. Some average rents range from studio \$2,545, one-bedroom \$2,443, two-bedroom \$3,660, and three-bedroom \$4,841 according to Yardi. Staff reviewed other online sources to determine average rentals broken down by one- and two-bedroom apartments. One-bedroom apartments were \$1,899 on average (3.2% decrease from the prior year) and two-bedroom apartments were \$3,660 on average (a 4.5% increase from the prior year) according to [Apartments.com](https://www.apartments.com).

The cost of housing is difficult to project in the foreseeable future due to uncertainties and continuing surges across all housing types. Trends pose significant challenges for many with minimum annual income to avoid spending more than 30% of household income on rent highlights the growing divide between wages and housing costs. The need to live in a

City, or to be in commute distance to an office in a City, is diminishing. The result may be more pressure for housing in neighboring counties.

**Median Household Income**

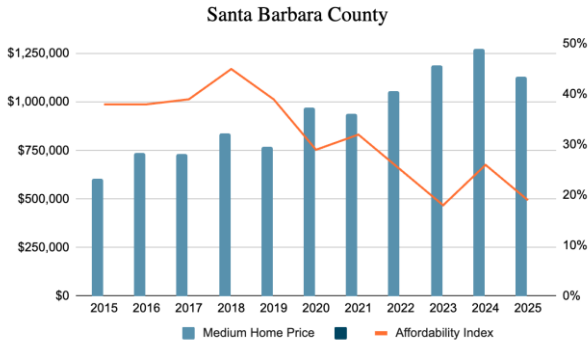
The United States Census Bureau American Community Survey reports the annual median household income for Santa Barbara County residents was \$118,760 (0.6% increase from the prior year). The high cost of housing in Santa Barbara County places significant pressure on households earning less than the median income.

**Affordability Index**

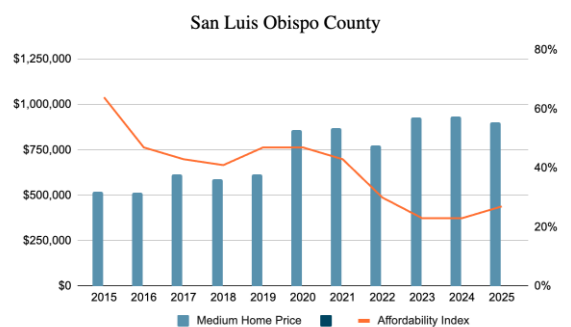
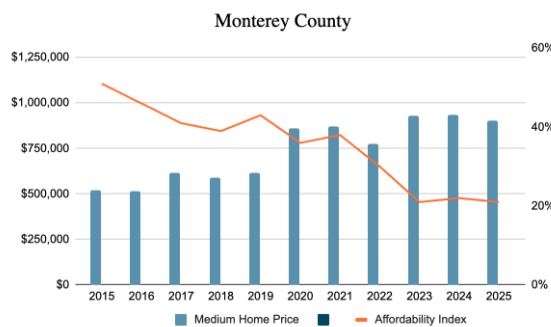
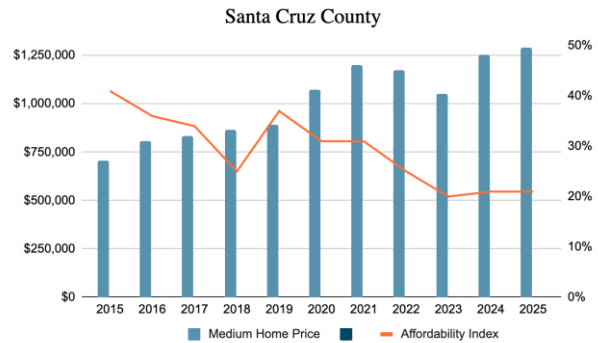
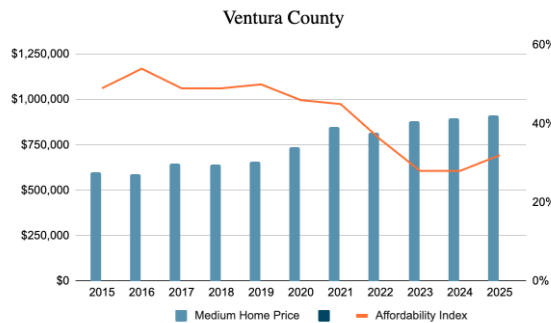
The California Association of Realtors has developed an affordability index.<sup>1</sup> The purpose of the index is to determine the percentage of households who can afford to purchase a median-priced home. The data is available by county and region.

In 2025, only 10 percent of Santa Barbara households could afford to buy a median-priced home of \$1.39 million. At one point during the period between 2010-2020, when home prices were lower by 2.6%, nearly 18% of Santa Barbara households could have purchased a median-priced home of \$1,025,000. From 2010 to 2023, the median household income for Santa Barbara increased by \$15,036 (17.36%), as per the American Community Survey estimates.

The following charts provide a comparison of Santa Barbara County versus other surrounding area counties’ median price home affordability.



<sup>1</sup>The methodology to determine the “affordability index” includes factors such as median home price, down payment, interest rate, monthly payment (principal, interest, taxes and insurance) at no more than 30% of household income and income distribution figures.



## California In Crisis

Starting in 2019, California Governor Gavin Newsom emphasized the housing crisis in California as a focus of the current administration. Over 200 new laws were passed to address this crisis. These bills are listed below with a brief summary.

### *Assembly Bill 1482*

Assembly Bill (AB) 1482 was signed by the Governor in 2019 caps annual rent increases at 5% plus local inflation (CPI), up to a maximum of 10%, and requires landlords to have “just cause” to evict tenants who have lived in a unit for a certain period. The law also requires relocation assistance for most no-fault evictions. AB 1482 took effect on January 1, 2020, runs through 2030, and includes exemptions for some newer buildings, certain single-family homes, and properties already covered by stronger local rent control laws.

### *Senate Bill 330*

Senate Bill (SB) 330 was signed by the Governor in 2019 and limits local governments’ ability to enact new rules that reduce housing supply, streamlines the approval process for housing projects (including limiting the number of public hearings and accelerating permit timelines), and prevents local actions that would reduce housing capacity or impose barriers to development. It also includes provisions to protect existing housing

units by requiring “no net loss” of homes when demolition is proposed and offering some tenant protections during redevelopment. The overall goal is to increase housing production and reduce local obstacles that have traditionally slowed or blocked housing construction.

### ***Assembly Bill 1763***

Assembly Bill (AB) 1763 was signed by the Governor in 2019 and boosts the development of affordable housing by strengthening the state’s existing density bonus program. Under AB 1763, housing projects where 100% of the units are restricted for lower-income households must be granted an enhanced density bonus, up to an 80% increase in allowable units, as well as additional incentives and concessions from local governments. For qualifying projects near major transit stops, the law eliminates local density limits and allows greater height increases, making it easier and more financially viable for developers to build deeply affordable housing.

### ***Assembly Bill 116***

Assembly Bill (AB) 116 was signed by the Governor in 2019 and removed the voter-approval requirement for EIFDs to issue bonds, while still requiring public hearings and disclosures, making it easier and faster for local governments to finance infrastructure that supports housing and other community development projects.

### ***Assembly Bill 1485***

Assembly Bill (AB) 1485 was signed by the Governor in 2019 and modifies housing streamlining rules so that certain multifamily housing projects that include moderate-income units can receive additional incentives — such as exemptions from some local requirements, fee caps, density bonuses, and reduced parking — to make these projects financially feasible and speed up their approval. The law also clarifies objective standard consistency and extended timelines for approvals, all aimed at encouraging the production of more housing by reducing regulatory barriers.

### ***Assembly Bill 1255***

Assembly Bill (AB) 1255 was signed by the Governor in 2019 and requires every city and county in California to annually compile and report a public inventory of its surplus and excess land including descriptions and current uses. This information must be sent to the Department of Housing and Community Development (HCD), which shares it with the Department of General Services for inclusion in a digitized statewide database of surplus property. The purpose of the bill is to help identify underused public land that could be repurposed for housing or other community needs and to make that information easily accessible to the public and developers.

### ***Assembly Bill 1486***

Assembly Bill (AB) 1486 was signed by the Governor in 2019 and broadens the range of local agencies that must follow surplus land rules, clarifies and tightens how surplus land is defined and offered, and requires that affordable housing developers get priority when local governments dispose of land they no longer need. The law also adds surplus land information to local housing elements and annual progress reports and requires the California Department of Housing and Community Development to create a public database of surplus lands to improve transparency and enforcement to encourage the development of more affordable homes on publicly owned sites.

### ***Senate Bill 6***

Senate Bill (SB) 6 was signed by the Governor in 2019 and requires the Department of Housing and Community Development to collect lists of land that local governments have identified as suitable and available for residential development in their housing element planning, then give that information to the Department of General Services (DGS). DGS must create a public, searchable database of those local sites, along with state surplus lands declared excess, so that the public and developers can see where land might be available for new housing. The law also standardizes how local governments prepare and submit these inventories.

### ***Senate Bill 751***

Senate Bill (SB) 751 was signed by the Governor in 2019 and created the San Gabriel Valley Regional Housing Trust — a joint powers authority made up of Los Angeles County and cities in the San Gabriel Valley — to support affordable housing efforts in that region. The law authorizes the Trust to receive public and private funds, plan and finance affordable housing projects, and issue bonds, with required financial reporting and oversight built into the joint powers agreement.

### ***Assembly Bill 1483***

Assembly Bill (AB) 1483 was signed by the Governor in 2019 and requires cities, counties, and special districts to publish on their websites up-to-date information about fees, exactions (like special taxes), affordability requirements, zoning ordinances, and development standards that apply to housing projects. The law also requires local agencies to keep archives of related fee and impact studies and to update the information promptly when it changes. Additionally, the California Department of Housing and Community Development must include a 10-year housing data strategy in its statewide housing plan to improve how housing data is collected and used for policy making.

### ***Assembly Bill 1010***

Assembly Bill (AB) 1010 was signed by the Governor in 2019 and expanded access to state affordable housing programs for Native American tribes and tribal housing entities. It amends various housing program definitions so that the governing body of an Indian reservation or rancheria, and tribally designated housing entities, are eligible applicants for funding and resources from programs administered by the California Department of Housing and Community Development (HCD). The bill also reconstituted and strengthened the G. David Singleton California Indian Assistance Program to require HCD to provide technical assistance to tribes and tribal housing entities to help them plan, develop, and secure funding for housing projects.

### ***Assembly Bill 1743***

Assembly Bill (AB) 1743 was signed by the Governor in 2019 and extends community facilities district tax exemptions to include properties that qualify for the property tax welfare exemption, and it limits local agencies' ability to reject housing projects because they qualify for this exemption. The goal of the bill is to reduce tax-related barriers for affordable or welfare-exempt properties and make it easier to develop housing on those sites.

### ***Senate Bill 113***

Senate Bill (SB) 113 was signed by the Governor in 2019 and authorizes the transfer of about \$331 million to the National Mortgage Special Deposit Fund and expresses the Legislature's intent to establish a trust to manage those funds to provide ongoing borrower relief and legal assistance for vulnerable homeowners and renters. In addition to housing budget technical changes, SB 113 included statutory adjustments related to the state's housing element law to support housing and homelessness-related provisions of the 2019 Budget Act.

### ***Senate Bill 196***

Senate Bill (SB) 196 was signed by the Governor in 2019 and allows CLT-owned property intended for affordable housing development or rehabilitation to qualify for the welfare property tax exemption for up to five years, even if the land is vacant or under construction, as long as specific conditions are met. It also clarifies how homes on CLT land are assessed for property tax purposes, creating a presumption that the sales price reflects both the home and the leased land interest.

### ***Assembly Bill 68***

Senate Bill (SB) 68 was signed by the Governor in 2019 and amends state land use law to limit local zoning restrictions (such as minimum lot size, lot coverage, and excessive

setbacks), require streamlined, ministerial approval of ADU permits within 60 days, and ensure local ordinances allow reasonably sized ADUs and JADUs without onerous conditions. By standardizing these development rules and reducing bureaucratic barriers, AB 68 helps expand housing options across California and supports efforts to address the state's housing shortage.

### ***Assembly Bill 881***

Assembly Bill (AB) 881 was signed by the Governor in 2019 and amended Government Code Section 65852.2 to limit the criteria local governments can use when permitting ADUs, remove local owner-occupancy requirements, and require ministerial approval for ADUs on multi-family lots and within existing garages. It also clarified rules about parking and transit proximity, alongside other technical changes to make it easier for homeowners to build ADUs.

### ***Assembly Bill 587***

Assembly Bill (AB) 587 was signed by the Governor in 2019 and allows a local government to permit an ADU to be sold or transferred separately to a qualified buyer when the ADU was developed by a qualified nonprofit organization and there are enforceable recorded agreements ensuring the property remains affordable housing. The bill is intended to create a narrowly tailored exception that increases flexibility for nonprofit-led affordable housing projects while preserving long-term affordability.

### ***Senate Bill 13***

Senate Bill (SB) 13 was signed by the Governor in 2019 and revises state planning and zoning law so ADUs can be built in more residential areas, including within or attached to garages and accessory structures, and imposes limits on local size, lot, and coverage rules that would otherwise restrict ADU construction. SB 13 also shortens the ADU permit review period to 60 days (after which approval is automatic), prohibits local requirements that an owner live in either unit, restricts certain fees and parking mandates, and allows counting ADUs toward housing element goals. Additionally, the law includes a temporary provision to delay enforcement of some building code violations for existing unpermitted ADUs.

### ***Assembly Bill 671***

Assembly Bill (AB) 671 was signed by the Governor in 2019 and requires local governments to include in their housing element plans specific strategies to incentivize and promote the creation of accessory dwelling units (ADUs) that can be rented at affordable rates for very low-, low-, and moderate-income households. It also directs the California Department of Housing and Community Development (HCD) to compile and publish a list of existing state grants and financial incentives that support the planning,

construction, and operation of these affordable ADUs, helping local agencies and developers take advantage of funding opportunities to expand affordable housing options.

### ***Assembly Bill 434***

Assembly Bill (AB) 434 was signed by the Governor in 2020 and amends and reorganizes several sections of the Health and Safety Code and related statutes to streamline and unify procedures for multiple state housing finance programs administered by the Department of Housing and Community Development (HCD). AB 434 requires HCD to coordinate funding and eligibility standards across programs, including the Multifamily Housing Program, Infill Incentive Grant Program, and Transit-Oriented Development Implementation Program, and ultimately implement a single, uniform application and scoring system for developers seeking state housing funds. It also updates program requirements to improve consistency and efficiency in how the department supports affordable housing development throughout California.

### ***Assembly Bill 725***

Assembly Bill (AB) 725 was signed by the Governor in 2020 and amended state housing element requirements so that jurisdictions must designate a significant portion of their land for housing that can accommodate more than just single-family homes by allocating at least a quarter of their share of regional need for moderate- and above-moderate-income housing to sites zoned for at least four units per parcel. AB 725 sought to promote “missing-middle” housing types in local planning to diversify housing options and support increased housing production.

### ***Assembly Bill 831***

Assembly Bill (AB) 831 was signed by the Governor in 2020 and amended Government Code § 65913.4 to clarify and refine provisions of the SB 35 ministerial approval process for qualifying multifamily housing developments. The law ensures that developments eligible for streamlined ministerial approval remain zoned appropriately, allows developers to request minor modifications to a project after its initial streamlined approval but before final building permits are issued, and requires local governments to complete public improvements in a way that does not inhibit or preclude the approved development.

### ***Assembly Bill 1561***

Assembly Bill (AB) 1561 was signed by the Governor in 2020 and extends by 18 months the expiration, effectuation, or utilization period for many housing entitlements that were issued and in effect before March 4, 2020 and otherwise would have expired before December 31, 2021, giving developers extra time to secure financing and begin

construction without losing their approvals. It also extends by 30 days the time for Native American tribes to request consultation on certain housing project applications completed between March 4, 2020 and December 31, 2021, and authorizes the Department of Housing and Community Development to require broader analysis of housing constraints in local housing elements under specified conditions.

### ***Assembly Bill 1851***

Assembly Bill (AB) 1851 was signed by the Governor in 2020 and prohibits cities and counties from denying a housing development project proposed by a religious institution (or in partnership with one) solely because it would reduce the number of parking spaces at a place of worship, as long as the reduction doesn't exceed half of the existing spaces and the project meets applicable housing eligibility criteria. It also bars local governments from requiring replacement of religious-use parking or curing existing parking deficits as conditions for approval, helping reduce development costs and barriers for faith-based affordable housing projects.

### ***Assembly Bill 2345***

Assembly Bill (AB) 2345 was signed by the Governor in 2020 and increases the maximum density bonus a developer can receive from 35 % to up to 50 % when a higher percentage of a project's units are reserved for very low, low, or moderate-income households, and it increases the number of incentives and concessions available for qualifying projects. It also lowers certain affordability thresholds for additional incentives, reduces parking requirements, and clarifies how proximity to transit is measured for bonus eligibility.

### ***Assembly Bill 3182***

Assembly Bill (AB) 3182 was signed by the Governor in 2020 and limits the ability of common interest developments, like homeowners associations (HOAs), to restrict the rental of homes and accessory dwelling units (ADUs) within their communities. The bill amends the Davis-Stirling Common Interest Development Act by voiding most provisions in HOA governing documents that prohibit or unreasonably restrict owners from renting or leasing their units or ADUs to tenants, requiring instead that HOAs allow such rentals as a matter of law. It also prohibits HOAs from enforcing rental caps that limit rentals to less than 25 % of the units and allows restrictions only on short-term rentals of less than 30 days. Additionally, AB 3182 includes a provision that deems ADU permit applications approved if a local agency fails to act on a completed application within 60 days.

### ***Assembly Bill 3308***

Assembly Bill (AB) 3308 was signed by the Governor in 2020 and amended the Davis-Stirling Act to make provisions in HOA governing documents that prohibit, have the effect of prohibiting, or unreasonably restrict the rental or leasing of homes (including

accessory dwelling units and junior accessory dwelling units) void and unenforceable unless they meet certain conditions. The law prohibits associations from limiting rentals to less than 25 % of units in a development and bars restrictions on minimum lease terms longer than 30 days, while still allowing bans on short-term rentals under 30 days. It also clarifies that rentals of ADUs and JADUs don't count toward the rental cap, and requires associations to amend their governing documents to comply by the end of 2021.

### ***Senate Bill 288***

Senate Bill (SB) 288 was signed by the Governor in 2020 and creates statutory CEQA exemptions for a range of transportation-related projects including pedestrian and bicycle facilities, transit prioritization projects, rapid bus or light rail services, and infrastructure for zero-emission buses, provided they are located in urbanized areas on public rights-of-way and meet other conditions. The bill also extends an existing CEQA exemption for bicycle transportation plans (like street restriping and bike parking) to January 1, 2030 and is designed to reduce delays and costs for environmentally friendly projects that improve active and public transportation while supporting economic recovery and climate goals.

### ***Senate Bill 940***

Senate Bill (SB) 940 was signed by the Governor in 2020 and places new limits on arbitration clauses in consumer contracts: it prohibits businesses from forcing California consumers to arbitrate claims outside of California or under another state's law for disputes arising in California, and allows consumers to choose to resolve qualifying disputes in small-claims court instead of arbitration. The law also establishes broader discovery rights in consumer arbitrations, requires more transparency and disclosure from arbitrators, and directs the California State Bar to develop a certification program for arbitration providers.

### ***Senate Bill 1079***

Senate Bill (SB) 1079 was signed by the Governor in 2020 and changes the residential foreclosure process to give individuals and community-oriented buyers a better chance to purchase homes after foreclosure and to discourage large investors from buying up foreclosed properties as rentals. Under SB 1079 tenants living in a foreclosed property, people intending to make the home their primary residence, local governments, affordable housing nonprofits, community land trusts, and certain other eligible buyers have a 45-day window after a trustee's sale to submit a competing bid and potentially purchase the property by matching or exceeding the highest auction bid. The law also prohibits bundling multiple properties into a single sale and increases fines for owners who fail to maintain vacant residential properties after foreclosure, aiming to prevent blight and keep more homes in owner-occupant hands rather than corporate landlords.

### ***Senate Bill 1148***

Senate Bill (SB) 1148 was signed by the Governor in 2020 and changes how and where a notice of sale must be published by a mortgage trustee, allowing the notice to be published in a newspaper in the broader public notice district where the property is located (rather than only in the city), with the goal of increasing competition and reducing publication costs. It also prohibits courts from charging a fee to a trustee for filing a declaration of nonmonetary status.

### ***Senate Bill 1157***

Senate Bill (SB) 1157 was signed by the Governor in 2020 and added a section to the Civil Code requiring landlords of “assisted housing developments” to offer tenants the option to have their rent payment history reported to at least one nationwide consumer credit reporting agency at no cost to the tenant. By allowing on-time rent payments to be included in credit reports, SB 1157 aims to help lower-income households establish or improve their credit scores. Landlords may charge a modest fee (up to \$10 or actual cost, whichever is less) to cover reporting costs, and the law’s requirements apply through July 1, 2025.

### ***Senate Bill 1190***

Senate Bill (SB) 1190 was signed by the Governor in 2020 and expands the circumstances in which a renter can terminate a lease without penalty after experiencing or being closely affected by violent crime. Before SB 1190, California law allowed a tenant to end a lease without fees only if they or a household member were victims of specific crimes like domestic violence, sexual assault, stalking, human trafficking, or elder abuse. SB 1190 broadened these protections by (1) allowing a tenant to end a tenancy without penalty if an immediate family member suffers one of those qualifying crimes, (2) including additional violent crimes such as those involving bodily injury, death, the use or threat of force, or firearms and (3) expanding the forms of documentation a tenant may use to verify the qualifying crime occurred. The law also prohibits landlords from discriminating against tenants solely for having exercised this right to terminate their lease.

### ***Senate Bill 1212***

Senate Bill (SB) 1212 was signed by the Governor in 2020 and modifies the San Gabriel Valley Regional Housing Trust’s board of directors by requiring staggered terms for continuity, expanding housing and homelessness expertise on the board, and ensuring that board members representing cities come from different cities to support equitable decision-making.

### ***Assembly Bill 1885***

Assembly Bill (AB) 1885 was signed by the Governor in 2020 and increases the state's homestead exemption to the amount of home equity a person can protect from creditors and forced sale when facing judgments or in bankruptcy. Prior to AB 1885, California's exemption ranged from about \$75,000 to \$175,000 depending on personal circumstances. The law replaces that tiered system with a new exemption equal to the greater of \$300,000 or the countywide median sale price of a single-family home in the year before the exemption is claimed, capped at \$600,000, with amounts adjusted annually for inflation.

### ***Senate Bill 8***

Senate Bill (SB) 8 was signed by the Governor in 2021 and extends the law's sunset date from January 1, 2025 to January 1, 2030 (with related protections applying through 2034), ensuring that residential housing projects approved under the Act remain subject only to the local ordinances, standards, and fees in effect when a preliminary application is submitted. It also clarifies and expands the definition of "housing development projects" to include those with both discretionary and ministerial approvals and even single-unit projects, refines demolition/relocation provisions, and other technical points to ensure the law continues to streamline housing approvals and limits local actions that could restrict housing production during the ongoing housing crisis.

### ***Assembly Bill 491***

Assembly Bill (AB) 491 was signed by the Governor in 2021 and requires that occupants of affordable units in a building must have equal access to common entrances, common areas, and amenities as residents living in market-rate units, and it bars affordable units from being isolated on separate floors or in segregated areas of a structure. Although the measure is framed as declaratory of existing law, it clarifies that income-based segregation in building design is impermissible and reinforces that residents in affordable units must be treated the same as others in the development.

### ***Assembly Bill 721***

Assembly Bill (AB) 721 was signed by the Governor in 2021 and limits the enforceability of certain private property covenants and restrictions that would block affordable housing development. Under the bill, recorded covenants, conditions, restrictions, or limits on land that restrict the number, size, or location of residences or the number of people who may live there can be rendered unenforceable against owners of qualifying affordable housing developments, so long as a modification to the restrictive covenant is properly recorded and reviewed by county counsel. This change helps remove private deed restrictions that would otherwise prevent construction of affordable or supportive housing that is consistent with local zoning laws.

### ***Assembly Bill 787***

Assembly Bill (AB) 787 was signed by the Governor in 2021 and helps local governments meet their Regional Housing Needs Allocation (RHNA) goals by incentivizing the conversion of existing market-rate housing into deed-restricted affordable and moderate-income units. Under AB 787, cities and counties can count converted units toward up to 25 % of their moderate-income housing need in their annual progress reports if those units are deed-restricted for moderate-income households. This gives jurisdictions a way to demonstrate progress on housing targets by preserving and converting existing housing, complementing new construction efforts and encouraging programs that expand affordable housing options for working families.

### ***Assembly Bill 838***

Assembly Bill (AB) 838 was signed by the Governor in 2021 and strengthens enforcement of housing habitability standards under the State Housing Law by requiring local governments to respond more promptly and thoroughly to tenant complaints about substandard or unsafe living conditions. Specifically, AB 838 mandates that when a tenant (or their representative) reports issues like structural hazards, code violations, or other conditions that endanger health and safety, the city or county must inspect the property and document any violations, and provide timely written findings and reports to both tenants and property owners. The law also restricts local governments from placing unreasonable preconditions on inspections, enhancing tenant protections and helping ensure unsafe housing conditions are addressed quickly and effectively.

### ***Assembly Bill 131***

Assembly Bill (AB) 131 was signed by the Governor in 2021 and provided significant federal relief funding to child care and preschool providers, including one-time stipends and financial support for licensed facilities, while maintaining funding even when enrollment dropped due to the pandemic. The bill supported the transition of child care programs between state agencies, expanded access to subsidized child care for families, offered incentives and training support for child care providers, and allowed greater flexibility for providers affected by pandemic disruptions.

### ***Assembly Bill 68***

Assembly Bill (AB) 68 was signed by the Governor in 2021 and required the California Department of Housing and Community Development to prepare annual reports on the state's housing plan, helping track progress on housing goals and policy implementation. The bill was part of a broader legislative and budget strategy to address California's housing shortage, increase affordable housing production, and strengthen oversight of state and local housing policies.

### ***Assembly Bill 215***

Assembly Bill (AB) 215 was signed by the Governor in 2021 and increased public participation requirements by requiring cities and counties to publicly release draft housing-element plans for comment before submitting them to the state, and it expanded the California Department of Housing and Community Development’s authority to enforce housing laws. It allowed the state and Attorney General to take legal action when local governments violate housing requirements, including newer housing laws, and clarified enforcement timelines.

### ***Assembly Bill 345***

Assembly Bill (AB) 345 was signed by the Governor in 2021 and required cities and counties to allow, in limited circumstances, an ADU and the main home on the same property to be sold or conveyed separately, but only when the units were built by a qualified nonprofit organization and certain affordability and ownership conditions were met. By enabling nonprofit developers to sell ADUs independently from primary homes, AB 345 aimed to expand affordable homeownership opportunities and increase the supply of lower-cost housing.

### ***Assembly Bill 1029***

Assembly Bill (AB) 1029 was signed by the Governor in 2021 and added preserving existing affordable housing to the list of policies that qualify jurisdictions for incentives and extra points in state housing and infrastructure funding programs. By recognizing affordable housing preservation as a pro-housing policy, AB 1029 aimed to encourage local governments to protect existing affordable units and strengthen California’s broader housing supply and affordability strategy.

### ***Assembly Bill 1043***

Assembly Bill (AB) 1043 was signed by the Governor in 2021 and established “acutely low-income households” (those earning 15 % or less of Area Median Income) and required that affordable rents for these households in state-assisted housing be capped at 30 % of their very low income level, rather than higher rent thresholds previously used. By recognizing this extremely low-income group and lowering rent limits for them, AB 1043 aimed to reduce severe rent burdens and improve access to truly affordable housing for the lowest-income Californians.

### ***Assembly Bill 1095***

Assembly Bill (AB) 1095 was signed by the Governor in 2021 and clarified that “affordable housing” includes both rental units and owner-occupied units and required the state’s Strategic Growth Council to adopt funding guidelines that consider both types of housing. It also allowed future funding programs to prioritize projects that provide

homeownership opportunities for low-income households.

***Assembly Bill 1297***

Assembly Bill (AB) 1297 was signed by the Governor in 2021 and allowed the California Infrastructure and Economic Development Bank to finance housing as part of public or economic development facilities if certain financing limits and conditions were met. It also placed restrictions on how state funds and tax-exempt bonds could be used for housing components and capped housing costs as a share of project financing.

***Assembly Bill 1304***

Assembly Bill (AB) 1304 was signed by the Governor in 2021 and required local governments to analyze whether proposed housing sites and policies reduce segregation and promote equitable access to housing, and to include specific goals, policies, and actions addressing fair housing in their housing-element plans. It also clarified that public agencies have a mandatory duty to comply with fair-housing obligations and expanded assessments of local and regional factors contributing to housing inequities.

***Assembly Bill 1398***

Assembly Bill (AB) 1398 was signed by the Governor in 2021 and requires jurisdictions that miss their housing element deadline and remain out of compliance for more than 120 days to complete necessary rezoning within one year, rather than having several years to do so. It also prevents a late-adopted housing element from being considered in substantial compliance until required rezoning is finished.

***Assembly Bill 1466***

Assembly Bill (AB) 1466 was signed by the Governor in 2021 and amends several sections of the Government Code to require county recorders and others involved in real estate transactions to help identify and remove unlawfully restrictive covenants from property records. The law establishes a process for county recorders to proactively catalog and redact racist or otherwise unlawful restrictions in deeds and related documents and, in some cases, authorizes a small recording fee to support the program. It also includes updated procedures for how title and escrow companies must handle documents that may contain such unlawful restrictions.

***Assembly Bill 1584***

Assembly Bill (AB) 1584 was signed by the Governor in 2021 and amended multiple sections of the Civil Code, Government Code, Code of Civil Procedure, and Health and Safety Code to address issues including accessory dwelling units (ADUs) and junior ADUs, restrictions in homeowners association (HOA) governing documents, housing

development standards, and other housing law provisions. Among its key effects, the bill clarified that contractual covenants or restrictions that effectively prohibit or unreasonably restrict the construction or use of ADUs and junior ADUs on single-family lots are void and unenforceable; eased compliance for common interest developments by allowing boards to amend restrictive covenants without a membership vote and extending deadlines for such amendments; and updated other housing regulations and procedural provisions to improve clarity and align statutes with policy goals.

### ***Assembly Bill 602***

Assembly Bill (AB) 602 was signed by the Governor in 2021 and changes how local public agencies handle development impact fees for housing projects. Under AB 602, cities, counties, and special districts must make impact fee schedules publicly available online and follow stricter “nexus study” requirements before adopting or raising fees tied to development. These studies must identify existing and proposed levels of public service, explain why new fees are needed, and show that fees are proportionate to the size of housing units, helping prevent smaller and more affordable homes from being charged disproportionately high fees. The law also improves transparency and public accountability by requiring agencies to report actual fees collected on completed projects and allows the public to challenge compliance under the Mitigation Fee Act.

### ***Assembly Bill 803***

Assembly Bill (AB) 803 was signed by the Governor in 2021 and allows a developer to submit an application to create a “small home lot development” on a lot no larger than five acres that is zoned for multifamily residential use and is surrounded by urban uses, provided the average home size is no more than 1,750 square feet and the site meets existing height, setback, inclusionary housing, and density requirements. Cities and counties generally must approve such applications unless they make specified findings, and they cannot impose certain additional restrictions such as minimum lot sizes, unit spacing, or specific parking requirements.

### ***Assembly Bill 1174***

Assembly Bill (AB) 1174 was signed by the Governor in 2021 and amends California’s planning and zoning rules to strengthen and clarify the streamlined approval process for certain housing developments under SB 35. AB 1174 makes it an urgency measure that took effect immediately upon signing. It requires that for development projects approved under SB 35, the period of approval is extended to account for the time spent on any project modifications and adds extra time (180 days) to ensure approvals remain valid despite delays. It also ensures that if litigation occurs over modifications, the approval period is extended while the lawsuit is pending, helping protect developers from losing their SB 35 status due to delays beyond their control.

### ***Senate Bill 263***

Senate Bill (SB) 8 was signed by the Governor in 2021 and updated real estate licensing education requirements to help address bias and improve fair housing practices. It amended the Business and Professions Code to require that applicants for real estate broker and salesperson licenses (and continuing education for licensees) include training on implicit bias and state and federal fair housing laws, with interactive components such as role-plays and participatory instruction. The changes expand the content of pre-licensing and continuing education courses to include these components and adjust required hours accordingly.

### ***Senate Bill 290***

Senate Bill (SB) 290 was signed by the Governor in 2021 and amended Government Code sections 65400 and 65915 to clarify and expand how density bonuses and related incentives work for qualifying housing projects. Key changes included allowing a density bonus incentive or concession for student housing developments that dedicate at least 20 % of units to lower-income students, expanding eligibility for moderate-income housing and parking reductions near transit, requiring reporting on student housing units in annual housing element progress reports, and updating definitions to count inclusionary units toward density bonus thresholds.

### ***Senate Bill 381***

Senate Bill (SB) 381 was signed by the Governor in 2021 and amended state law governing the sale of surplus residential properties owned by the California Department of Transportation in the State Route 710 corridor in South Pasadena. The law revises the priority order and procedures for offering surplus single-family homes to ensure that current occupants and the City of South Pasadena have expanded opportunities to acquire these properties before they are sold more broadly, with the goal of facilitating rehabilitation and the creation of affordable housing and preserving historic homes. It also sets timelines for Caltrans to begin selling unoccupied units and ties sale conditions to long-term affordable rental or ownership requirements.

### ***Senate Bill 478***

Senate Bill (SB) 478 was signed by the Governor in 2021 and prohibits cities and counties from using excessively low floor-area ratios (FAR) and unduly large minimum lot size requirements to effectively prevent the construction of small apartment buildings or “missing middle” housing (3–10 units) in areas zoned for such uses. Under SB 478, local governments must allow enough building size to meet basic FAR standards and cannot deny projects solely because a lot doesn’t meet a local minimum size or because lot coverage standards would preclude achieving the required FAR.

### ***Senate Bill 591***

Senate Bill (SB) 591 was signed by the Governor in 2021 and amended state civil law to allow a new category of affordable housing in which a majority of units (at least 80 %) are rented to senior citizens and up to 20 % of units may be occupied by caregivers or transition-age youth (young adults, including those transitioning out of foster care), provided the development meets specified affordability and occupancy conditions. The bill removes barriers that previously prevented affordable senior projects financed with low-income housing tax credits from including supportive intergenerational units and helps promote supportive, mixed-age communities while addressing housing needs for both seniors and vulnerable young adults.

### ***Senate Bill 728***

Senate Bill (SB) 728 was signed by the Governor in 2021 and updates the state's Density Bonus Law to help nonprofit housing organizations acquire affordable "density bonus" for-sale units. Under SB 728, when a developer seeks a density bonus by building affordable units, the law requires that a qualifying for-sale unit either be initially sold at an affordable housing cost to a low- or moderate-income household or be made available for purchase by a qualified nonprofit housing organization that uses a recorded contract with affordability restrictions, an equity-sharing agreement, and a repurchase option to preserve long-term affordability and give the nonprofit first right to repurchase before subsequent sales.

### ***Senate Bill 791***

Senate Bill (SB) 791 was signed by the Governor in 2021 and created the California Surplus Land Unit within the Department of Housing and Community Development to help turn underused public land into housing, especially affordable housing. Under SB 791, the new unit (subject to funding) is tasked with providing technical assistance and support to local agencies and developers to encourage and facilitate housing construction on surplus land owned by local governments or other public agencies. Its work includes helping negotiate agreements, connecting agencies with financing resources, collecting data on housing production on surplus land, and reporting annually to the Legislature and Governor on its activities.

### ***Senate Bill 9***

Senate Bill (SB) 9 was signed by the Governor in 2021 and requires cities and counties to ministerially approve certain small housing projects in areas zoned for single-family homes if they meet objective standards, meaning these projects can be approved without discretionary review or public hearings. Under SB 9, eligible property owners in single-family residential zones can: (1) build up to two primary dwelling units on a lot,

and (2) split one existing lot into two lots, each of which can then be built with housing, potentially allowing up to four homes where there once was one. The law also limits local zoning restrictions that would otherwise block such projects and includes criteria on unit size, site eligibility, and other development standards.

### ***Senate Bill 10***

Senate Bill (SB) 10 was signed by the Governor in 2021 and gives cities and counties the option to adopt a streamlined rezoning process that lets them upzone qualifying urban or transit-rich areas to allow up to 10 dwelling units per parcel, rather than just single-family homes, without having the rezoning itself be subject to the California Environmental Quality Act. While SB 10 does not require local governments to change zoning, it gives them a tool to make denser “missing middle” housing easier to plan for and to approve by reducing procedural barriers and facilitating more housing in existing urbanized locations and near transit.

### ***Assembly Bill 2011***

Assembly Bill (AB) 2011 was signed by the Governor in 2022 and creates a streamlined, ministerial approval process that is exempt from the California Environmental Quality Act for qualifying multi-family housing projects that meet specified affordability requirements and labor standards, including paying prevailing wages and providing health benefits and apprenticeship opportunities on larger projects. Under AB 2011, developers who meet these criteria can build housing “by right” in commercial zones without discretionary local review, helping unlock underused land for housing while also promoting high-wage construction jobs and infill development near jobs and transit.

### ***Senate Bill 6***

Senate Bill (SB) 6 was signed by the Governor in 2022 and increased housing production by making it easier to build homes on land currently zoned for commercial uses such as offices, retail stores, or surface parking. Under SB 6, certain housing developments are deemed allowable uses in commercial zones without requiring a rezoning if they meet specified conditions, including paying prevailing wages and using a “skilled and trained” construction workforce. The law seeks to unlock underused commercial land for housing, support the middle-class and broader housing supply, and streamline local planning processes.

### ***Assembly Bill 252***

Assembly Bill (AB) 252 was signed by the Governor in 2022 and amends the Floating Home Residency Law to cap annual berth rent increases in floating home marinas in Alameda, Contra Costa, and Marin counties to no more than 3 % plus the change in the cost of living, or 5 % overall, whichever is lower. It also limits how often rents can be

increased and restricts excessive rate changes when a floating home is sold, helping protect floating homeowners from steep berth rent hikes that can threaten their ability to stay in their homes or affect resale value.

### ***Assembly Bill 682***

Assembly Bill (AB) 682 was signed by the Governor in 2022 and expanded California’s Density Bonus Law to include “shared housing buildings,” a form of communal or cohousing-style development, as a type of project eligible for a density bonus and related incentives. Under AB 682, cities and counties must treat shared housing buildings that meet the requisite affordability or senior housing criteria the same as other qualifying housing developments under existing density bonus rules, and cannot impose minimum unit size or bedroom requirements that conflict with that eligibility.

### ***Assembly Bill 916***

Assembly Bill (AB) 916 was signed by the Governor in 2022 and streamlines permitting for modest interior changes to existing homes. It prohibits cities and counties from requiring a public hearing as a condition of approving a permit to reconfigure existing space to add up to two additional bedrooms within an existing dwelling unit, making it easier and faster for homeowners to remodel their homes to increase bedroom count without discretionary hearings.

### ***Assembly Bill 1206***

Assembly Bill (AB) 1206 was signed by the Governor in 2022 and amended the Revenue and Taxation Code so that rental housing owned by a community land trust where the land is leased to lower-income households under specified contracts can retain its partial property-tax welfare exemption even if a household’s income rises to as much as 140 % of the area median income, so long as the unit remains rent-restricted for low-income households. This change applies through the 2027–28 fiscal year and helps community land trust properties maintain tax benefits and financial stability while preserving long-term affordability.

### ***Assembly Bill 1551***

Assembly Bill (AB) 1551 was signed by the Governor in 2022 and revives and extends a commercial density bonus program to encourage affordable housing production through mixed-use development. Under AB 1551, cities and counties must grant a development bonus to a commercial developer that enters into an agreement with an affordable housing developer to provide affordable housing either on the same site or nearby. To qualify, the affordable housing must meet specified affordability targets. The bonus can include incentives such as increased floor area ratio, increased height limits, reduced parking requirements, or other mutually agreed planning concessions. The law also requires

jurisdictions to report these bonus agreements to the Department of Housing and Community Development and extends the program’s sunset to provide more time for implementation.

***Assembly Bill 1654***

Assembly Bill (AB) 1654 was signed by the Governor in 2022 and requires the Department of Housing and Community Development to conduct the first statewide assessment of farmworker housing conditions, needs, and solutions, and to use that study to develop a comprehensive strategy for meeting farmworker housing needs. The bill also establishes a set-aside of Low-Income Housing Tax Credits to spur private investment in housing for agricultural workers and their families.

***Assembly Bill 1695***

Assembly Bill (AB) 1695 was signed by the Governor in 2022 and expands state affordable housing financing programs to include adaptive reuse, meaning the repurposing and rehabilitation of existing buildings into long-term affordable housing. Under AB 1695, any notice of funding availability issued by the California Department of Housing and Community Development (HCD) for an affordable housing loan or grant program must explicitly state that adaptive reuse projects are eligible for funding. The bill defines “adaptive reuse” as converting an existing structure into permanent residences, helping unlock state support for converting underutilized buildings (like vacant hotels or commercial space) into affordable multifamily housing.

***Assembly Bill 1719***

Assembly Bill (AB) 1719 was signed by the Governor in 2022 and allows California community college districts to establish and operate programs to provide affordable rental housing for their faculty and district employees who face housing affordability challenges. The law expands the existing Teacher Housing Act of 2016 to include community college faculty and staff, authorizing districts to leverage state and federal funds, tax credits, and partnerships to build, acquire, rehabilitate, or preserve affordable housing, and to prioritize occupancy for their employees.

***Assembly Bill 1743***

Assembly Bill (AB) 1743 was signed by the Governor in 2022 and requires local governments to include additional information about housing approvals in their annual progress reports to the state. Specifically, starting January 1, 2023, the bill amended Government Code Section 65400 to require cities and counties to report whether each housing development application received in the prior year was subject to a ministerial (by-right) or discretionary approval process, along with existing data on units approved and disapproved.

### ***Assembly Bill 1837***

Assembly Bill (AB) 1837 was signed by the Governor in 2022 and strengthens statewide foreclosure protections and helps promote affordable housing by amending and extending California’s foreclosure intervention process. AB 1837 tightens eligibility requirements for prospective owner-occupants, tenants, nonprofits, and public entities that bid at residential foreclosure sales to prevent investor abuses, requires bidders to provide clearer documentation of tenancy or nonprofit status, and limits certain bidding practices. It also requires successful eligible bidders at foreclosure auctions to record covenants ensuring properties are sold or rented at affordable rates for lower-income households for at least 30 years, allows the Attorney General and public prosecutors to enforce the new rules, and extends the special foreclosure process timelines through January 1, 2031.

### ***Assembly Bill 1933***

Assembly Bill (AB) 1933 was signed by the Governor in 2022 and temporarily expands the “welfare exemption” for property tax to encourage affordable homebuilding. AB 1933 adds a provision to the Revenue and Taxation Code letting certain nonprofit corporations that are organized and operated primarily to build and rehabilitate single-family or multifamily residences for low-income families qualify for a full property-tax welfare exemption on those properties, provided they meet eligibility requirements including recorded affordability agreements. This exemption is designed to help nonprofits reduce costs when developing affordable housing and is set to remain in effect until January 1, 2034 unless extended or amended.

### ***Assembly Bill 1978***

Assembly Bill (AB) 1978 was signed by the Governor in 2022 and expanded the powers and flexibility of the Department of Housing and Community Development (HCD) in how it administers certain affordable housing and homelessness funding programs. The bill authorizes HCD, when managing federally funded grant programs, to publish notices of funding availability and deadlines in advance and contingent on funding, issue awards upfront rather than only as reimbursements, and provide technical assistance to applicants who meet submission deadlines to correct technical errors or supply missing information. It also requires HCD to create and publish an online tracking system showing application deadlines and steps for the programs it oversees, with the goal of making housing and homelessness funding more accessible, efficient, and transparent.

### ***Assembly Bill 1991***

Assembly Bill (AB) 1991 was signed by the Governor in 2022 and clarifies how shelter programs using motels and hotels operate without creating unintended tenant-landlord relationships. Prior to AB 1991, hotels and motels participating in publicly funded shelter

programs often shuffled people every 30 days to avoid establishing a tenancy, disrupting families and straining service providers. AB 1991 allows individuals in approved shelter programs to remain in a motel or hotel longer than 30 days without being legally defined as tenants, so long as the program meets specified “Housing First” standards and procedural protections. It also requires that if participants are removed from these programs, reasonable efforts must be made to provide an exit plan with referrals and transportation support, and it establishes due-process protections for participants.

### ***Assembly Bill 2006***

Assembly Bill (AB) 2006 was signed by the Governor in 2022 and requires the Department of Housing and Community Development, the California Housing Finance Agency, and the California Tax Credit Allocation Committee to enter into a memorandum of understanding to coordinate compliance monitoring, ensure that only one agency conducts physical inspections for a given project, eliminate duplicate information requests, and create a single aligned process for regulatory approvals and reporting. The goal is to reduce administrative burdens, lower costs, and help developers focus more on building and maintaining affordable housing.

### ***Assembly Bill 2031***

Assembly Bill (AB) 2031 was signed by the Governor in 2022 and strengthens residents’ rights in mobile home parks by updating the state’s Mobilehome Residency Law. AB 2031 clarifies that mobile home park residents are allowed to bring a representative, such as an attorney, advocate, interpreter, or other support person to meetings with park management, so long as it’s reasonably related to the resident’s concerns. This change is intended to help residents navigate complex discussions more effectively and ensure equitable communication and problem-solving between residents and park owners.

### ***Assembly Bill 2094***

Assembly Bill (AB) 2094 was signed by the Governor in 2022 and allows local governments to enact ordinances regulating no-fault just-cause evictions and rent increases for residential tenants in areas where the state’s rent cap does not automatically apply. Specifically, AB 2094 permits cities and counties to adopt or continue local eviction protections and rent stabilization rules even if a jurisdiction is exempt from AB 1482’s statewide rent cap because of recently adopted high-rent or anti-displacement policies. The bill ensures that local tenant protections remain in force and are not preempted by state law when a city’s own policies create exceptions, supporting local flexibility in housing regulation.

### ***Assembly Bill 2221***

Assembly Bill (AB) 1206 was signed by the Governor in 2022 and expands the state’s

accessory dwelling unit (ADU) rules to make it easier to build “granny flats” and similar units. The law amends the Government Code to clarify that ADUs and junior ADUs can be proposed and built as part of new multifamily housing projects and it tightens and clarifies local permitting rules, such as defining what counts as a “permitting agency,” specifying how and when local agencies must act on ADU applications, and limiting local technical requirements that could block ADU construction. AB 2221 also adjusts standards related to detached ADUs, including allowing them in detached garages, and aims to reduce arbitrary barriers and speed up ADU approvals.

### ***Assembly Bill 2295***

Assembly Bill (AB) 2295 was signed by the Governor in 2022 and allows school districts and other local educational agencies to build affordable housing on land they already own. The law streamlines the approval process by making qualifying housing developments an allowable use on school property, even if local zoning would normally restrict it, as long as projects meet objective standards for density, design, and location. It also exempts these developments from certain surplus-land disposal rules, reducing delays and costs. Most units must be affordable for lower- or moderate-income households and are offered first to school employees before being opened to other public workers or the general public.

### ***Assembly Bill 2339***

Assembly Bill (AB) 2339 was signed by the Governor in 2022 and strengthens state housing law by requiring cities and counties to more effectively plan for emergency shelters and housing for people experiencing homelessness. The law clarifies that local governments must identify realistic, suitable sites for shelters in their housing plans and demonstrate that those sites can actually accommodate shelters during the planning period. It also expands what counts as an “emergency shelter” to include options such as navigation centers and bridge housing, and aligns housing-capacity rules to ensure jurisdictions plan for their full share of regional housing needs.

### ***Assembly Bill 2483***

Assembly Bill (AB) 2483 was signed by the Governor in 2022 and directs the California Department of General Services to create and maintain a statewide inventory of underused or surplus state-owned properties that could be suitable for housing development. These sites can then be prioritized for affordable housing projects, including housing for lower-income households. By identifying publicly owned land that is vacant or not being fully used, the bill aims to reduce land acquisition costs.

### ***Assembly Bill 2651***

Assembly Bill (AB) 2651 was signed by the Governor in 2022 and allows land owned by

nonprofit organizations that is intended for future affordable housing construction or rehabilitation to continue qualifying for a tax exemption even before the housing is built, as long as the property will be used for low-income housing. The extension lasts until January 1, 2027, helping reduce holding costs and encouraging nonprofits to acquire and prepare land for affordable housing projects.

### ***Assembly Bill 2653***

Assembly Bill (AB) 2653 was signed by the Governor in 2022 and requires cities and counties to provide more detailed information in their annual housing progress reports, including how many housing units were built or demolished, whether units are rental or for sale, and progress toward state housing goals. The law also gives the California Department of Housing and Community Development authority to demand corrections or reject the housing-element portion of a report if it is incomplete or does not comply with state requirements. AB 2653 aims to improve transparency, data quality, and accountability so the state can better track whether local governments are meeting their assigned housing needs.

### ***Assembly Bill 2668***

Assembly Bill (AB) 2668 was signed by the Governor in 2022 and clarifies and strengthens the state's streamlined housing approval process created by SB 35 (2017). The law provides clearer rules for how local governments must evaluate certain qualifying housing projects that are eligible for fast, ministerial approval without lengthy public hearings. It specifies how to determine whether a project complies with objective planning standards, limits the ability of cities to reject projects due to missing paperwork if sufficient evidence of compliance exists, and clarifies issues such as conditional use permits, affordable-housing calculations, and development on certain previously restricted sites.

### ***Senate Bill 679***

Senate Bill (SB) 679 was signed by the Governor in 2022 and authorizes the creation of a new regional housing authority in Los Angeles County to address the shortage of affordable housing. The law allows the county and participating cities to form a district that can raise and manage funding for affordable housing projects, preserve existing low-income housing, and support tenant protections across the region. Modeled after a similar authority in the San Francisco Bay Area, the measure aims to coordinate housing efforts at a regional scale rather than city by city, enabling larger investments and more consistent strategies to combat homelessness and rising housing costs.

### ***Senate Bill 869***

Senate Bill (SB) 869 was signed by the Governor in 2022 and expands the authority of the California Department of Housing and Community Development to review whether cities

and counties are properly implementing their housing elements and following state housing laws. If a jurisdiction fails to comply, SB 869 allows the state to pursue stronger corrective actions through the courts, including orders to bring local policies into compliance.

### ***Senate Bill 886***

Senate Bill (SB) 886 was signed by the Governor in 2022 and created a temporary exemption from the California Environmental Quality Act (CEQA) for certain student housing projects built by public universities. The law allows the University of California, California State University, and California Community Colleges to construct on-campus housing without undergoing the full CEQA environmental review process, provided the projects meet specific requirements, such as being located on existing campus land and used for student housing. The goal was to speed up construction and address California's severe student housing shortage while still requiring basic environmental protections and mitigation measures. The exemption is temporary and applies only to qualifying projects approved within a limited timeframe.

### ***Senate Bill 897***

Senate Bill (SB) 897 was signed by the Governor in 2022 and made it easier to build accessory dwelling units (ADUs) and junior accessory dwelling units JADU on residential properties. The bill limits how cities and counties can regulate these units by requiring that local rules be objective and not based on subjective judgments, streamlining permit approvals, and reducing barriers such as excessive fees, parking mandates, or sprinkler requirements. It also clarifies building standards, allows slightly taller ADUs in some cases, and simplifies utility connections.

### ***Senate Bill 914***

Senate Bill (SB) 914 was signed by the Governor in 2022 and requires cities, counties, and regional homelessness agencies that receive state funding to include these populations in their planning and service delivery beginning in 2024, ensuring they receive targeted housing support and resources. It also adds planning and data-collection requirements to better track needs while protecting survivors' privacy by allowing victim service providers to use alternative databases rather than standard homeless data systems.

### ***Senate Bill 940***

Senate Bill (SB) 940 was signed by the Governor in 2022 and requires local governments to provide the California Department of Housing and Community Development (HCD) with detailed annual reports on their progress toward meeting state housing goals. Specifically, cities and counties must include information on how they are implementing housing elements, approving housing developments, removing barriers to construction, and

complying with state housing laws. The bill strengthens state oversight by allowing HCD to review this data to determine whether jurisdictions are adequately planning for and facilitating housing production, including affordable housing.

#### ***Senate Bill 948***

Senate Bill (SB) 948 was signed by the Governor in 2022 and aims to reduce the cost of developing affordable housing by changing how certain financial reserves are managed. Previously, individual affordable housing projects that received rental assistance were required to set aside their own “transition reserve” funds in case subsidies ended. SB 948 allows the California Department of Housing and Community Development to create a pooled, statewide reserve instead, where projects contribute smaller amounts to a shared fund. This approach is intended to free up millions of dollars that would otherwise be locked away in unused reserves, enabling those funds to be redirected toward building more affordable housing while still maintaining protection against potential funding interruptions.

#### ***Senate Bill 1252***

Senate Bill (SB) 1252 was signed by the Governor in 2022 and amended multiple sections of state law related to local housing obligations, redevelopment successor agencies, funding definitions, and procedures affecting housing programs. It clarifies rules governing how local governments and agencies can finance, approve, and report on housing activities, while also reinforcing provisions that prevent jurisdictions from obstructing eligible housing developments. Overall, SB 1252 aims to streamline administration, close legal gaps, and improve coordination across housing programs so that state housing policies are implemented more effectively.

#### ***Senate Bill 1307***

Senate Bill (SB) 1307 was signed by the Governor in 2022 and required the California Department of Housing and Community Development to better inform local governments about an existing legal process that allows them to take over inspections and enforcement of health and safety rules in mobilehome parks within their jurisdictions. It also directed the department to provide clearer public information, including multilingual notices and annual outreach to local agencies, to ensure code violations are addressed more consistently.

#### ***Senate Bill 1396***

Senate Bill (SB) 1396 was signed by the Governor in 2022 and required the California Department of Financial Protection and Innovation, if funded, to select an independent evaluator to study the impact of a state program that requires landlords in certain assisted housing developments to offer tenants the option of having their rental payments reported

to a credit reporting agency. The evaluator must analyze participation rates, outcomes, and other data and publish a report for the Legislature. SB 1396 aimed to assess whether rental payment reporting improves credit access and financial opportunities for low-income households who often lack traditional credit histories.

### ***Senate Bill 1444***

Senate Bill (SB) 1444 was signed by the Governor in 2022 and created a new legal framework allowing Los Angeles County and cities in the South Bay region to form a joint powers authority called the South Bay Regional Housing Trust. The trust is designed to pool funding and coordinate housing programs that support people experiencing homelessness and households with extremely low, very low, and low incomes. The law also set rules for governance, such as requiring a board made up of local elected officials and housing experts, and authorized the agency to finance and support affordable housing projects in the region.

### ***Assembly Bill 12***

Assembly Bill (AB) 12 was signed by the Governor in 2023 and caps how much security deposit a landlord can require for a residential rental. Under AB 12, landlords may generally charge no more than one month's rent as a security deposit for either furnished or unfurnished housing, in addition to first month's rent at move-in. There's a limited exception for small "mom-and-pop" landlords where the cap can be up to two months' rent.

### ***Assembly Bill 84***

Assembly Bill (AB) 84 was signed by the Governor in 2023 and limits enforcement of certain residential eviction judgments when tenants have a compelling hardship due to a disability or serious illness. Under AB 84, if a tenant in an unlawful detainer case for nonpayment of rent shows that their inability to pay was directly caused by a physical or mental disability, serious illness, or medical condition, and that they are likely to cure the nonpayment within a reasonable time, a court must consider that hardship and can stay enforcement of the eviction judgment. The law also requires courts to provide tenants with a written notice of available legal defenses and resources at the start of eviction proceedings.

### ***Assembly Bill 281***

Assembly Bill (AB) 281 was signed by the Governor in 2023 and improved oversight of mobile home parks. The bill requires the California Department of Housing and Community Development (HCD) to publish and regularly update a list of parks eligible for local government inspection and enforcement under the Mobilehome Parks Act when a park has potential health or safety violations and the local agency isn't effectively

enforcing code. AB 281 also expands training and guidance from HCD to local agencies on how to inspect and enforce compliance and directs HCD to notify local governments when it identifies potential enforcement gaps.

### ***Assembly Bill 318***

Assembly Bill (AB) 318 was signed by the Governor in 2023 and strengthened the state's program to protect mobile home park residents. AB 318 amended the Mobilehome Residency Law Protection Program within the Department of Housing and Community Development by removing certain requirements about how complaints are selected and processed, adjusting notification and negotiation procedures, and shifting some reporting duties into the department's annual report. Crucially, AB 318 extended the repeal date of the Protection Program from January 1, 2024 to January 1, 2027, ensuring the program continues to assist mobile home owners in resolving legal and safety issues in their parks.

### ***Assembly Bill 319***

Assembly Bill (AB) 319 was signed by the Governor in 2023 and strengthens the rules governing inspectors who oversee mobile home parks. The bill requires the California Department of Housing and Community Development (HCD) to treat park inspectors as designated public officials for conflict-of-interest purposes, meaning they must disclose all interests in real property so that inspectors aren't assigned to parks where they have a financial stake. It also directs HCD to establish stronger policies to review those disclosures, track and address complaints about inspectors, and take action when conflicts or misconduct occur.

### ***Assembly Bill 323***

Assembly Bill (AB) 323 was signed by the Governor in 2023 and strengthens enforcement when cities or counties fail to comply with state housing element requirements. The bill allows the Department of Housing and Community Development (HCD) to notify a local agency of a housing element violation and requires the agency to notify the public within 10 business days of receiving that notice. If the agency doesn't take corrective action within 30 days, the bill gives HCD authority to refer the matter to the California Attorney General, who may then take legal action to enforce compliance. AB 323 also requires HCD to report annually to the Legislature on notices and referrals made under this process.

### ***Assembly Bill 346***

Assembly Bill (AB) 346 was signed by the Governor in 2023 and curbs deceptive marketing practices in real estate transactions by prohibiting "bait-and-switch" ads for home loans, mortgage refinancing, and property listings. AB 346 makes it unlawful for lenders, brokers, real estate agents, and others involved in financing or listing residential property to advertise terms that they don't intend to offer in good faith or that materially

mislead consumers about available terms. Violations can result in administrative penalties by the Department of Financial Protection and Innovation or civil liability under existing consumer-protection laws.

### ***Assembly Bill 434***

Assembly Bill (AB) 434 was signed by the Governor in 2023 and strengthens safeguards for renters in affordable housing. AB 434 requires owners of assisted or rent-restricted properties to notify tenants at least 150 days before the expiration of contracts, subsidies, or affordability restrictions. The bill also mandates that property owners provide tenants with written information about relocation assistance and available preservation options, ensuring residents have time to understand their rights and plan for potential displacement. Additionally, local governments and nonprofit organizations must be informed, allowing them to pursue opportunities to preserve the housing.

### ***Assembly Bill 480***

Assembly Bill (AB) 480 was signed by the Governor in 2023 and expands early warning requirements for affordable housing at risk of losing its affordability. Under the bill, owners of assisted or deed-restricted rental properties must provide tenants and local governments with written notice at least 150 days before an affordability restriction expires, a subsidy contract ends, or an owner seeks to exit a regulatory agreement that keeps units affordable. The notice must include information about the property, the impending change, and available relocation assistance and preservation resources.

### ***Assembly Bill 516***

Assembly Bill (AB) 516 was signed by the Governor in 2023 and requires owners of covered rental properties to provide tenants with adequate relocation assistance, typically equal to at least 12 months' rent, and a longer notice period before they must vacate. It also ensures tenants are offered the first right to re-rent or purchase comparable units if replacements are built. Additionally, AB 516 encourages local governments to strengthen tenant protections and preservation strategies, helping low- and moderate-income renters remain in their communities while maintaining affordable housing stock.

### ***Assembly Bill 519***

Assembly Bill (AB) 519 was signed by the Governor in 2023 and expands eligibility for relocation assistance when tenants are displaced due to certain types of housing loss. Under the bill, more tenants, including those renting in properties that are being demolished, converted to condominiums, or otherwise removed from the rental market, must receive relocation payments or comparable replacement housing if they're forced to move through no fault of their own. AB 519 also clarifies and strengthens existing relocation requirements under state law so tenants who lose their homes due to specific

redevelopment or conversion actions have clearer rights to financial assistance to help them secure new housing.

### ***Assembly Bill 529***

Assembly Bill (AB) 529 was signed by the Governor in 2023 and strengthens renters' rights when housing is removed from the rental market. The bill requires property owners who intend to demolish, convert, or change the use of residential rental units to provide tenants with relocation assistance, typically based on local ordinances or state standards, and ensures longer, clearer notice before displacement. AB 529 also clarifies that tenants must be offered comparable replacement housing or compensation when units are lost through those actions.

### ***Assembly Bill 548***

Assembly Bill (AB) 548 was signed by the Governor in 2023 and strengthens enforcement when cities or counties fail to comply with state housing element requirements. The bill requires the Department of Housing and Community Development (HCD) to include information about housing element violations and local corrective actions in its annual report to the Legislature, increasing transparency about how well jurisdictions are meeting state housing planning obligations. It also clarifies timelines and procedures for local agencies to correct violations after receiving a notice from HCD and helps ensure that the public and policymakers can track which cities and counties are failing to follow through on housing element commitments.

### ***Assembly Bill 572***

Assembly Bill (AB) 572 was signed by the Governor in 2023 and expands relocation assistance requirements for tenants displaced when rental housing is demolished, converted to another use, or otherwise removed from the rental market. Under the bill, property owners must provide displaced tenants with relocation payments or comparable replacement housing, often based on local ordinances or state minimum standards, and give longer notice before tenants are required to move. AB 572 also clarifies and strengthens existing state relocation assistance standards so that more tenants, especially low- and moderate-income renters, have clear rights to compensation and support when they lose their homes through no fault of their own.

### ***Assembly Bill 671***

Assembly Bill (AB) 671 was signed by the Governor in 2023 and updated the CalHome Program. AB 671 specified that the program does not prohibit the use of funds by community land trusts and other local entities to construct ADUs and JADUs on property they own and to sell or lease those units separately to lower-income households on separate parcels, helping increase affordable homeownership opportunities and expand

the program's flexibility. It also required that units in homeownership development projects receiving CalHome funds be initially sold to lower-income households and be subject to at least a 30-year recorded affordability covenant;

### ***Assembly Bill 812***

Assembly Bill (AB) 812 was signed by the Governor in 2023 and streamlined the permitting process for accessory dwelling units (ADUs) to help build more housing. The bill requires most cities and counties to adopt an ADU ordinance that complies with state law and clarifies how local rules must apply, including standards for maximum unit size, setbacks, unit separation, height limits, and utility connections. AB 812 also strengthens procedural protections by limiting when local agencies can delay or deny ADU applications, and it requires clearer and more consistent notice and appeal rights for applicants.

### ***Assembly Bill 894***

Assembly Bill (AB) 894 was signed by the Governor in 2023 and strengthens enforcement of state housing element requirements when local governments fail to act. Under the bill, when the California Department of Housing and Community Development (HCD) notifies a city or county that it has violated housing law, the local agency must publicly post the notice of violation on its website within 10 business days. If the agency doesn't correct the violation within 30 days, HCD may refer the matter to the California Attorney General, who can enforce the law. AB 894 also requires HCD to report annually to the Legislature on violations and referrals, increasing transparency and accountability.

### ***Assembly Bill 976***

Assembly Bill (AB) 976 was signed by the Governor in 2023 and prohibits local governments from imposing an owner-occupancy requirement on accessory dwelling units (ADUs), removing any future sunset on that prohibition so cities and counties cannot require homeowners to live on the property in order to build or rent an ADU. It also clarifies that local agencies may require rental terms of 30 days or longer rather than longer than 30 days.

### ***Assembly Bill 1033***

Assembly Bill (AB) 1033 was signed by the Governor in 2023 and strengthens relocation rights for renters displaced when housing is taken off the market. The bill requires property owners in those situations to provide tenants with relocation payments or comparable replacement housing and ensures the amounts are calculated using local ordinance standards where they exist, increasing consistency and fairness. It also clarifies that tenants must receive clear written notice of their relocation rights and how assistance amounts are determined.

### ***Assembly Bill 1114***

Assembly Bill (AB) 1114 was signed by the Governor in 2023 and creates a clearer process for renters to obtain relocation assistance when their homes are permanently removed from the rental market. The bill requires property owners to provide tenants with written notice of relocation assistance rights, including how the amounts are calculated and what replacement housing options may be available. It also ensures that relocation payments or comparable replacement housing are provided in accordance with local ordinance standards, increasing consistency and transparency in how tenants are supported when housing is lost.

### ***Assembly Bill 1218***

Assembly Bill (AB) 1218 was signed by the Governor in 2023 and requires property owners to provide tenants with written notice when units will be demolished, converted, or otherwise taken off the market. It ensures that displaced tenants are entitled to relocation assistance payments or comparable replacement housing, with amounts calculated according to local ordinance standards when they exist. AB 1218 also mandates that landlords clearly inform tenants of their rights and the assistance available, helping to reduce financial hardship and displacement, particularly for low- and moderate-income renters.

### ***Assembly Bill 1287***

Assembly Bill (AB) 1287 was signed by the Governor in 2023 and strengthens tenant protection and affordable housing preservation by requiring property owners to provide early, clear notification when rental housing or affordability restrictions are at risk of being lost. The bill mandates that owners of assisted, rent-restricted, or deed-restricted rental properties must give tenants and local housing agencies written notice at least 150 days before a contract, subsidy, or affordability restriction is set to expire or be terminated. The notice must include detailed information about the property, the expiration timeline, and available relocation assistance or preservation resources.

### ***Assembly Bill 1308***

Assembly Bill (AB) 1308 was signed by the Governor in 2023 and expands protections for tenants facing nonpayment-related eviction by giving courts clearer authority to consider a tenant's financial hardship due to a federal government action as a defense in unlawful detainer cases. Under the bill, if a tenant's inability to pay rent was directly caused by a federal action that reduced, delayed, or stopped income, the tenant can present that hardship to the court. If the court finds the hardship was genuine and prevented the tenant from paying rent, it must stay enforcement of the eviction until the hardship is resolved.

### ***Assembly Bill 1317***

Assembly Bill (AB) 1317 was signed by the Governor in 2023 and extends the deadline for returning a tenant's security deposit and clarifies how deductions must be documented. Under AB 1317, landlords must return a tenant's security deposit or provide an itemized statement of deductions within 21 days after the tenant vacates, but AB 1317 strengthened the requirement that the itemized statement include supporting documentation such as receipts or invoices for any costs deducted, making it harder for landlords to make vague or unsupported charges. The law also clarifies tenants' rights to inspect the unit before move-out and that normal wear and tear cannot be charged against the deposit.

### ***Assembly Bill 1319***

Assembly Bill (AB) 1319 was signed by the Governor in 2023 and expands tenant protections when rental housing is removed from the market. AB 1319 requires property owners who intend to demolish, convert, or otherwise take residential rental units off the market to provide tenants with written notice of relocation assistance rights and obligations. It ensures that displaced tenants are entitled to relocation payments or comparable replacement housing, and it clarifies how those amounts must be calculated, generally using local relocation ordinance standards when they exist.

### ***Assembly Bill 1508***

Assembly Bill (AB) 1508 was signed by the Governor in 2023 and updates the California Statewide Housing Plan by requiring future plan revisions to include a stronger focus on first-time homeownership opportunities. AB 1508 directs the Department of Housing and Community Development to add to each update an analysis of existing first-time homebuyer assistance policies and programs, recommendations for actions to increase homeownership opportunities for first-time buyers, and an evaluation and summary of demographic disparities in homeownership attainment across the state. It also calls for consultation with the California Housing Finance Agency and other relevant state departments to inform these additions, with the goal of better understanding and improving homeownership access for first-time buyers in California.

### ***Assembly Bill 1528***

Assembly Bill (AB) 1528 was signed by the Governor in 2023 and expands property tax exemptions for affordable housing entities. AB 1528 specifies that property held by a nonprofit public benefit corporation controlled by a local housing authority is exempt from property taxation in the same way that property owned directly by a housing authority is exempt. It also requires that any outstanding ad valorem tax, interest, or penalties previously levied on such property be canceled and refunds issued for amounts paid before January 1, 2024.

### ***Assembly Bill 1620***

Assembly Bill (AB) 1620 was signed by the Governor in 2023 and enhances rights for renters with permanent physical disabilities related to mobility. Under the bill, local jurisdictions with rent control ordinances can require a landlord to allow a tenant with such a disability to relocate from an upper-floor unit to an available comparable or smaller unit on a more accessible floor of the same building when certain conditions are met. If the move is needed to accommodate the tenant's mobility-related disability, the tenant may keep their existing lease at the same rental rate and terms in the new unit, helping them stay housed in a way that meets their accessibility needs.

### ***Assembly Bill 1633***

Assembly Bill (AB) 1633 was signed by the Governor in 2023 and strengthens the state's Housing Accountability Act (HAA) to prevent local governments from using the California Environmental Quality Act (CEQA) process to delay or block housing developments that are otherwise entitled to proceed. AB 1633 clarifies that a local agency's failure to determine whether a housing project is exempt from CEQA, abuse of discretion in environmental decision-making, or failure to approve required environmental documents can be treated as a disapproval of the project under the HAA.

### ***Assembly Bill 1734***

Assembly Bill (AB) 1449 was signed by the Governor in 2023 and creates an exemption to the Surplus Land Act to make it easier for large cities to use public land for housing and homelessness-related purposes. Under the Surplus Land Act, local agencies must follow specific procedures before they can dispose of surplus land. AB 1734 specifies that, until January 1, 2034, land disposed of by a city with a population over 2.5 million is not subject to those surplus land procedural requirements if the city meets prescribed conditions, including having a compliant housing element and other criteria.

### ***Assembly Bill 1764***

Assembly Bill (AB) 1764 was signed by the Governor in 2023 and updates and refines provisions in the Civil Code, Government Code, Health and Safety Code, Business and Professions Code, and Welfare and Institutions Code to improve consistency and implementation of housing and community development policies. Among its changes, AB 1764 expands the types of entities that qualify for certain regulatory exemptions, allows landlords and applicants to agree to receive rental application fee receipts by email, adjusts common interest development association election rules, broadens the definition of covered rental assistance programs that trigger notification requirements, deletes obsolete code language related to manufactured housing pricing, revises affordable housing development standards, and consolidates certain reporting requirements for the

Department of Housing and Community Development into its annual report.

#### ***Senate Bill 4***

Senate Bill (SB) 4 was signed by the Governor in 2023 and makes it easier for religious institutions and nonprofit colleges to build 100% affordable housing on land they own. The law allows these housing projects to be approved “by right,” meaning they can move forward without lengthy rezoning or discretionary local approval if they meet objective standards, and it limits certain local zoning barriers and parking requirements near transit. It also includes affordability rules, labor standards, and long-term affordability requirements for the housing created.

#### ***Senate Bill 34***

Senate Bill (SB) 34 was signed by the Governor in 2023 and required Orange County and its cities to fix any violations of the state’s Surplus Land Act within 60 days if the California Department of Housing and Community Development notifies them of a problem with a planned sale or lease of surplus land. It also prohibited those jurisdictions from disposing of the land until the violation is corrected and the state confirms compliance.

#### ***Senate Bill 82***

Senate Bill (SB) 82 was signed by the Governor in 2023 and required county assessors to accept an electronically generated U.S. Department of Veterans Affairs (VA) disability eligibility letter as valid proof of a veteran’s service-connected disability, rather than only accepting original paper documents. By standardizing and simplifying documentation requirements across counties, SB 82 aimed to reduce bureaucratic barriers and make it easier for eligible disabled veterans and their surviving spouses to receive property tax exemptions on their primary residence.

#### ***Senate Bill 229***

Senate Bill (SB) 229 was signed by the Governor in 2023 and requires a city, county, or other local agency that receives a notice of violation from the California Department of Housing and Community Development about an improper sale or lease of surplus public land to hold an open and public meeting to review and discuss the violation before moving forward. It also prohibits the agency from taking final action to approve the land disposal until that public meeting occurs and proper notice is given.

#### ***Senate Bill 240***

Senate Bill (SB) 240 was signed by the Governor in 2023 and expanded how surplus state property can be used to address housing needs. The bill allows local governments and

nonprofit affordable housing developers to receive priority when purchasing or using surplus state real estate if the property will be developed for affordable housing or transitional housing for formerly incarcerated individuals. It also made these housing developments a “by-right” use on eligible surplus state land, streamlining approvals and reducing environmental review barriers. SB 240 aimed to increase the supply of affordable and supportive housing by making it easier to repurpose unused state land for housing projects, especially for vulnerable populations.

### ***Senate Bill 267***

Senate Bill (SB) 267 was signed by the Governor in 2023 and amends Section 12955 of the Government Code to change how rental housing providers assess applicants who receive government rent subsidies. Under SB 267 landlords may no longer rely solely on a prospective tenant’s credit history when there is a government subsidy. Instead, they must offer the applicant the option to submit lawful, verifiable alternative evidence of their ability to pay their portion of the rent and must reasonably consider that evidence when deciding whether to rent to the applicant. This change is intended to reduce barriers for subsidized renters who might otherwise be denied housing based on credit scores alone.

### ***Senate Bill 341***

Senate Bill (SB) 341 was signed by the Governor in 2023 and changes to how certain state housing and infrastructure funding programs award bonus points and preferences based on local jurisdictions’ compliance with housing element law and “pro-housing” policies. Under existing law, cities and counties that adopt housing elements in compliance with state requirements and earn a pro-housing designation generally receive additional points or preference when applying for certain state housing funding programs. SB 341 removes the Affordable Housing and Sustainable Communities program from that list, limits bonus points and preferences to specific parts of the Infill Infrastructure Grant (IIG) programs, and allows jurisdictions to receive such advantages for qualifying infill and catalytic infill projects under IIG programs. The bill also ensures that private developers aren’t penalized in state housing funding applications simply because the jurisdiction where a project is located is out of compliance with housing element requirements.

### ***Senate Bill 423***

Senate Bill (SB) 423 was signed by the Governor in 2023 and extends and expands California’s streamlined, ministerial approval process for multifamily housing developments originally created by SB 35. It pushes the sunset date of those streamlined approval provisions from January 1, 2026, to January 1, 2036, and broadens where and how the process applies, including allowing state agencies to step in on state-owned or leased property, modifying where developments qualify, and refining objective planning standards that trigger the streamlined review. The law continues to require multifamily

housing projects to meet objective zoning and affordability standards to qualify, and limits discretionary reviews and CEQA challenges for eligible projects, speeding up housing approvals in jurisdictions that aren't meeting state housing goals. It also adjusts labor and wage requirements and alters review timelines and public engagement requirements for projects in certain areas.

### ***Senate Bill 482***

Senate Bill (SB) 482 was signed by the Governor in 2023 and amends California's Multifamily Housing Program to help finance supportive housing for people experiencing homelessness. The law requires the California Department of Housing and Community Development to offer capitalized operating subsidy reserves (COSRs) for supportive housing units funded through the Multifamily Housing Program. COSRs are upfront funds set aside to cover long-term operating shortfalls in revenue for developments that serve individuals with the greatest needs and little or no income. By explicitly allowing and encouraging these reserves for supportive housing projects, SB 482 is intended to make it easier for developers to obtain financing and build housing that includes services such as case management, medical and mental health care, and other support for homeless residents.

### ***Senate Bill 520***

Senate Bill (SB) 520 was signed by the Governor in 2023 and clarifies eligibility for the state's homeowners' property tax exemption. Under existing law, homeowners can exempt the first \$7,000 of their home's value from property tax if the dwelling is their principal residence. SB 520 specifies that a homeowner does not lose this exemption simply because they are confined to a hospital or live-in care facility, so long as they would otherwise occupy the home, intend to return, and the home is not rented or leased to an unrelated person.

### ***Senate Bill 593***

Senate Bill (SB) 593 was signed by the Governor in 2023 and expands the financing authority of the successor agency to the former Redevelopment Agency of the City and County of San Francisco so that it can issue bonds or incur other indebtedness to help replace and preserve affordable housing that was demolished or lost during mid-20th-century redevelopment. The law allows these funds to support the development, construction, repair, renovation, or reconstruction of affordable housing units that will remain affordable and occupied by low-, moderate-, very low-, or extremely low-income households for long-term affordability periods.

### ***Senate Bill 684***

Senate Bill (SB) 684 was signed by the Governor in 2023 and revises state land-use law to

streamline approval of small housing projects and lot subdivisions on urban parcels. The law requires local agencies to ministerially approve the subdivision of urban lots under 5 acres and attached housing developments that result in 10 or fewer residential units, as long as the project meets specified criteria and objective standards. This ministerial process accelerates parcel map approvals and associated building permits for qualifying developments, helping property owners more quickly divide properties and construct smaller, more affordable homes such as houses, townhomes, or condominiums.

### ***Senate Bill 713***

Senate Bill (SB) 713 was signed by the Governor in 2023 and clarifies how local development standards are treated under the state’s Density Bonus Law. SB 713 specifies that for purposes of this law, “development standards” include standards adopted by local governments or enacted by the local electorate through initiatives or referenda, whether those powers come from the California Constitution, statute, or a city/county charter or ordinance. The clarification ensures that local rules cannot be used to block housing developments that are otherwise entitled to density bonuses and related concessions under state law. This enhances certainty for developers and helps support the production of affordable, mixed-income housing by preventing local standards from undermining state density bonus incentives.

### ***Senate Bill 747***

Senate Bill (SB) 747 was signed by the Governor in 2023 and makes changes to California’s Surplus Land Act (SLA) and related Government Code provisions governing how public agencies dispose of surplus land. The law clarifies and refines procedures for identifying, notifying about, and transferring surplus land held by cities, counties, and other local agencies, including defining what constitutes “dispose”, altering the categories of exempt surplus land, and modifying notice and availability requirements. It also updates affordable-housing requirements tied to surplus land dispositions, such as minimum affordability periods for rental and ownership homes, and aims to reduce delays and uncertainty for public agencies advancing development, including affordable and mixed-income projects.

### ***Assembly Bill 3093***

Assembly Bill (AB) 3093 was signed by the Governor in 2024 and amends the state’s Housing Element Law and Regional Housing Needs Allocation (RHNA) framework to better address the housing needs of the lowest-income Californians. The law creates two new income categories including “acutely low income” (0–15 % of area median income) and “extremely low income” (15–30 % AMI), and requires local governments to account for housing needs in these categories when preparing housing elements and RHNA plans. It also mandates that councils of governments provide data on homelessness to inform

regional housing needs, and strengthens planning requirements so that local housing elements must include programs and sites to meet needs for these lowest-income households. In addition, the law updates how housing inventory, proportional reductions, and progress reporting work in the housing element process to ensure that jurisdictions plan more comprehensively for very-low and lowest-income households and to improve accountability in housing planning.

### ***Assembly Bill 799***

Assembly Bill (AB) 799 was signed by the Governor in 2024 and requires the California Interagency Council on Homelessness to regularly track and publicly report how state homelessness program funds are spent and how effective those programs are in achieving results, including quarterly reporting of fiscal and outcome data from state agencies and departments administering homelessness programs. The law also adds the Governor's Tribal Advisor to the Council, creates a strategic funding guide and calendar for homelessness funding opportunities, and is designed to improve transparency, help local agencies coordinate funding, and make California's homelessness strategies more data-driven and accountable.

### ***Senate Bill 1395***

Senate Bill (SB) 1395 was signed by the Governor in 2024 and makes it easier and faster for cities and counties across California to build interim housing and other homeless shelters. The law clarifies that relocatable, non-congregate interim housing and "Low Barrier Navigation Centers" can be approved by right and expands exemptions from the California Environmental Quality Act to cover actions like leasing land, providing financial assistance, or entering contracts for these facilities. It also extends the sunset dates on key homelessness-response tools like the Shelter Crisis Act and Low Barrier Navigation Center streamlining provisions (which otherwise would have expired) until 2036 or beyond, and broadens the definition of state homelessness programs to include emergency shelter and interim housing.

### ***Senate Bill 312***

Senate Bill (SB) 312 was signed by the Governor in 2024 and amended the California Environmental Quality Act (CEQA) to adjust and extend the CEQA exemption for university housing development projects. Under earlier law, public university housing projects could be exempt from CEQA if each building was already certified as Leadership in Energy and Environmental Design (LEED) Platinum before construction completion. SB 312 modifies this by allowing projects to qualify for LEED Platinum status rather than already have the formal certification, and it makes related technical changes to streamline how the exemption applies and to align eligibility for multi-campus housing plans. It also extends some provisions of the exemption and updates requirements tied to

environmental review timelines to support university housing development.

### ***Senate Bill 1123***

Senate Bill (SB) 1123 was signed by the Governor in 2024 and expands and amends California's "Starter Home Revitalization" streamlining law to make it easier to subdivide eligible parcels and build new smaller housing units in areas where housing has historically been hard to build. Under SB 1123, local agencies are required to approve, ministerially, the subdivision of vacant single-family lots and certain multifamily parcels into up to 10 parcels and associated housing units, subject to objective standards. The bill extends the streamlined approval process to vacant lots in single-family zones, sets minimum parcel sizes and other criteria, clarifies that accessory dwelling units don't count toward unit caps, and broadens eligibility to include different homeownership types such as tenancies in common and community land trusts.

### ***Senate Bill 1211***

Senate Bill (SB) 1211 was signed by the Governor in 2024 and streamlined the creation of Accessory Dwelling Units (ADUs) on multifamily residential properties as part of California's efforts to increase housing supply. Under SB 1211, which takes effect January 1, 2025, local agencies must ministerially approve more detached ADUs on lots with existing multifamily buildings. Specifically, the bill increases the number of detached ADUs that can be built on such properties from no more than 2 to up to 8, provided that the number of ADUs does not exceed the number of existing dwelling units on the parcel. SB 1211 also prohibits cities and counties from requiring replacement of uncovered parking spaces that are removed or demolished for ADU construction and clarifies certain standards related to ADUs under the Planning and Zoning Law.

### ***Assembly Bill 1053***

Assembly Bill (AB) 1053 was signed by the Governor in 2024 and reforms how the California Department of Housing and Community Development (HCD) can allocate and disburse funds under its multifamily housing programs to help support affordable housing development. Under prior law, HCD provided funding through deferred-payment loans for eligible multifamily projects but did not expressly allow those loan proceeds to be used for construction financing before permanent financing was in place. AB 1053 authorizes borrowers to use funds approved, reserved, or allocated by HCD for construction financing, permanent financing, or a combination of both for multifamily housing projects supported by state programs. The law also requires HCD to adopt implementing guidelines as emergency regulations by July 1, 2026 to facilitate timely access to these funds.

### ***Assembly Bill 2117***

Assembly Bill (AB) 2117 was signed by the Governor in 2024 and changes how the expiration period for development permits and project approvals is calculated when those approvals are challenged in court. Under prior law, local development permits could expire after a set period unless work began or extensions were granted. AB 2117 ensures that the time during which a legal action or proceeding is pending does not count toward the period before a permit or approval expires. The bill is intended to provide more certainty for project applicants and avoid unnecessary delays due to litigation timing.

### ***Assembly Bill 2430***

Assembly Bill (AB) 2430 was signed by the Governor in 2024 and amended California's Density Bonus Law to eliminate duplicative local monitoring fees on certain affordable housing developments. Under current law, affordable multifamily housing projects that use the state's Density Bonus Law often face annual monitoring fees from local governments to ensure compliance with affordability requirements. AB 2430 prohibits cities and counties from charging these local monitoring fees on 100 % affordable developments (with up to 20 % moderate-income units) that are already subject to state monitoring, eliminating overlapping costs that can amount to hundreds of dollars per unit per year.

### ***Assembly Bill 2553***

Assembly Bill (AB) 2553 was signed by the Governor in 2024 and updates state housing and environmental laws to encourage more housing near public transit. The bill expands the definition of a "major transit stop" to include additional types of high-frequency bus, rail, and ferry service, including certain planned transit stops scheduled to open near the time a housing project is completed. By broadening this definition, more housing developments can qualify for reduced traffic impact fees and streamlined environmental review under state law.

### ***Assembly Bill 2663***

Assembly Bill (AB) 2663 was signed by the Governor in 2024 and increases public reporting on inclusionary housing in-lieu fees collected by local governments. These fees are charged to developers who choose to pay instead of building affordable units onsite. Under AB 2663, beginning January 1, 2026, any city, county, or other local agency that collects such fees must: (1) post annually on its website the amount of in-lieu fees collected in the previous year and whether they're intended for a specific project, and (2) every five years post the total fees collected over the past five years and the projects on which those funds were spent. The bill applies to all local agencies with a website and is aimed at increasing transparency and accountability in how affordable housing-related fees are used.

### ***Assembly Bill 2926***

Assembly Bill (AB) 2926 was signed by the Governor in 2024 and expands the types of affordable housing covered under California's Preservation Notice Law for assisted housing developments, requires owners to give earlier and more detailed notice to tenants and public entities before a subsidy contract ends or affordability restrictions expire, and adds information about potential rent increases and acceptance of enhanced Section 8 vouchers. It also extends the time qualified preservation buyers have to make purchase offers, broadens annual compliance certifications to more properties, and clarifies enforcement rights for tenant associations and organizations.

### ***Senate Bill 937***

Senate Bill (SB) 7 was signed by the Governor in 2024 and amended the state's Mitigation Fee Act to prohibit cities and counties from requiring payment of most development-related fees and charges on residential projects until a certificate of occupancy (or final inspection) is issued, rather than at the start of construction. It also allows local agencies to require payment sooner only under specified conditions, lets developers guarantee deferred fees with a bond or letter of credit, and retains certain exemptions related to affordable or mixed-income housing.

### ***Assembly Bill 2747***

Assembly Bill (AB) 2747 was signed by the Governor in 2024 and requires many residential landlords to offer renters the option to have their positive rent payment information reported to at least one nationwide consumer credit reporting agency. Under the law, for new leases beginning April 1, 2025, landlords must present this opt-in offer at the time of the lease and at least once a year thereafter; for existing leases as of January 1, 2025, the offer must be made no later than April 1, 2025, and annually after. Tenants who choose to have their positive rent payments reported may later ask to stop reporting, but cannot opt back in for six months. Landlords may charge a fee (up to \$10/month or their actual cost) for reporting, and the law generally applies to larger properties (with exemptions for smaller buildings and certain assisted housing).

### ***Assembly Bill 2801***

Assembly Bill (AB) 2801 was signed by the Governor in 2024 and limits deductions landlords can make from a tenant's security deposit to only those amounts reasonably necessary to restore a rental to the condition it was in at the start of the tenancy, excluding ordinary wear and tear, and prohibits deductions for things like professional cleaning unless truly required for restoration. It also significantly increases documentation requirements by requiring landlords to take and provide photographs of the unit before a tenancy begins and at key points after a tenancy ends alongside the itemized security

deposit statement.

### ***Senate Bill 611***

Senate Bill (SB) 611 was signed by the Governor in 2024 and prohibits landlords and their agents from charging tenants fees for delivering required tenancy notices or for paying rent or security deposits by check, which removes certain common charges that are added to tenants' housing costs. It also includes protections for service members by requiring that any higher security deposit charged because of their status or credit history be disclosed in writing at lease signing and returned within six months if the tenant has stayed current on rent.

### ***Senate Bill 900***

Senate Bill (SB) 900 was signed by the Governor in 2024 and strengthens the responsibilities and powers of homeowners associations (HOAs) in common interest developments when essential utility services fail. Under the law, an HOA must promptly repair or replace interrupted gas, heat, water, or electrical services that originate in common areas and generally must begin repairs within a set timeframe after disruption. The bill also expands what qualifies as an emergency, gives HOAs clearer authority to use emergency funding or assessments when needed, allows more flexible voting procedures to expedite repairs, and helps protect residents' health and safety by ensuring quicker response to utility outages. It also allows prevailing homeowners to recover attorney's fees if they successfully enforce these provisions.

### ***Assembly Bill 1878***

Assembly Bill (AB) 1878 was signed by the Governor in 2024 and created a Tribal Housing Advisory Committee within the California Business, Consumer Services, and Housing Agency made up of tribal representatives with expertise in tribal housing, land, and policy. This committee is tasked with identifying barriers tribes face when applying for state housing funds, advising state agencies on tribal housing programs, helping design grant agreements tailored to tribal needs, and promoting more effective access to housing financing and assistance for tribal communities.

### ***Senate Bill 1187***

Senate Bill (SB) 1187 was signed by the Governor in 2024 and strengthens enforcement of the Surplus Land Act, which governs the sale or lease of unused public land. The bill requires cities, counties, and other local agencies to halt any disposal of surplus land if they are found in violation of the law, hold a public hearing within 30 days, and complete corrective actions within 60 days. It expands the definition of affordable housing to include projects with at least 20% deed-restricted units and allows nonprofit developers or other public entities to step in if an agency fails to comply.

### ***Assembly Bill 2243***

Assembly Bill (AB) 2243 was signed by the Governor in 2024 and expands and clarifies the state's Affordable Housing and High Road Jobs Act of 2022 to make it easier to build affordable and mixed-income housing in more places. The law broadens where streamlined, ministerial approvals apply by allowing larger sites and refining criteria for commercial corridors and other locations. It also sets clearer and faster approval timelines for local governments once project consistency with objective standards is established and adjusts density and frontage requirements to facilitate housing construction.

### ***Assembly Bill 1061***

Assembly Bill (AB) 1061 was signed by the Governor in 2025 and updates the state's SB 9 framework to make it easier to build additional housing in single-family neighborhoods, including in areas with historic designations. Specifically, the bill allows homeowners to use the urban lot split and duplex provisions of SB 9 on properties located in local or state historic districts as long as the development does not require the demolition or significant alteration of historic structures' character-defining features, thereby preventing historic preservation rules from being used to block new homes.

### ***Assembly Bill 246***

Assembly Bill (AB) 246 was signed by the Governor in 2025 and protects renters who rely on Social Security benefits when those benefits are interrupted. Under AB 246, a tenant in an unlawful detainer action for nonpayment of rent can use a Social Security hardship as an affirmative defense in court. If the tenant proves this hardship, the court must stay the eviction until benefits are restored. The law does not forgive rent owed but gives tenants up to 14 days after benefits resume to pay back rent or agree to a payment plan with the landlord; meeting this requirement leads to dismissal of the eviction case. These protections are temporary and remain in effect through January 20, 2029.

### ***Assembly Bill 130***

Assembly Bill (AB) 130 was signed by the Governor in 2025 and exempts many qualifying infill housing developments from review under the California Environmental Quality Act (CEQA). AB 130 also expands other housing streamlining measures, including making permanent key provisions of the Housing Accountability Act and Housing Crisis Act, extending the Permit Streamlining Act to ministerial housing approvals with strict decision timelines, and creating a statewide mitigation option for vehicle-miles-traveled impacts tied to affordable housing and infrastructure investments. Additionally, it pauses adoption of most new residential building standards through 2031 to stabilize costs

### ***Assembly Bill 36***

Assembly Bill (AB) 36 was signed by the Governor in 2025 and updates and strengthens the “pro-housing designation” program under state housing planning law. The bill requires the California Department of Housing and Community Development (HCD) to use permanent regulations to designate cities and counties as pro-housing based on their housing element plans, which helps them qualify for state housing funds and incentives. For small rural jurisdictions, the law allows HCD to rely on housing element materials they already submit when evaluating whether they deserve the designation and prohibits the department from requiring them to renew that status for at least four years once earned.

### ***Assembly Bill 87***

Assembly Bill (AB) 87 was signed by the Governor in 2025 and updates the state’s Density Bonus Law to clarify how density bonuses and related incentives apply to mixed-use projects. AB 87 defines “mixed-use development” so that a project must dedicate at least a large majority of its space to residential uses and prohibits density bonus incentives or concessions from being applied to the portions of a project used for visitor-serving uses such as hotels, motels, bed-and-breakfast inns, or similar lodging. The goal of AB 87 is to ensure that density bonus benefits are focused on increasing residential housing rather than subsidizing non-residential, visitor-serving components of mixed-use developments.

### ***Assembly Bill 253***

Assembly Bill (AB) 253 was signed by the Governor in 2025 and sped up the construction of new homes by reducing delays in local building permit reviews. AB 253 allows developers and homeowners of small residential projects (up to 10 units) to hire licensed third-party professionals to review building plans for compliance if a local building department cannot complete its review within 30 days, helping overcome backlogs that can stall construction even after land use approvals are obtained. The law also requires transparency about permitting timelines and was intended to cut bureaucratic red tape, lower development costs, and accelerate housing production while keeping safety and code compliance in place.

### ***Assembly Bill 301***

Assembly Bill (AB) 301 was signed by the Governor in 2025 and sped up the post-entitlement phase of housing development projects by applying strict timelines and transparency requirements to state agencies that review permits after a project has local approval. Under the law, state departments must post lists of required application materials and examples of complete applications online, meet specific deadlines for determining whether permit applications are complete and issuing approvals, and if they miss those deadlines a permit is automatically deemed approved. The bill expands

definitions of post-entitlement permits to include state-level reviews necessary to begin construction for mostly residential projects and holds state agencies to the same “shot-clock” timelines that already apply to local governments, with the goal of reducing bureaucratic delays and accelerating housing production.

### ***Assembly Bill 457***

Assembly Bill (AB) 457 was signed by the Governor in 2025 and expanded and sped up the development of affordable housing for agricultural workers in parts of California’s Central Valley. AB 457 extends an existing streamlined, ministerial approval process to eligible farmworker housing projects in Fresno, Madera, and Merced counties that are located within 15 miles of designated farmland or grazing land and meet certain criteria. It also raises the maximum size of eligible housing developments in these counties from 36 units to 150 units, helping developers build larger farmworker housing projects more efficiently and closer to farm jobs.

### ***Assembly Bill 462***

Assembly Bill (AB) 462 was signed by the Governor in 2025 and streamlines and accelerates permitting for accessory dwelling units (ADUs) in areas where building them has historically faced delays, especially in coastal zones and disaster-affected counties. The law requires local governments and, where applicable, the California Coastal Commission to approve or deny coastal development permit applications for ADUs within 60 days of receiving a completed application, and if no decision is made in that timeframe the application is deemed approved as a matter of law. It also allows, in counties under a Governor-declared state of emergency, a local agency to issue a certificate of occupancy for an ADU even if the primary dwelling has not yet received one, provided the main home was damaged or destroyed and the ADU has passed all inspections.

### ***Assembly Bill 480***

Assembly Bill (AB) 480 was signed by the Governor in 2025 and modernizes the state’s Low-Income Housing Tax Credit program. Under the bill, developers and taxpayers can choose to sell all or part of their state low-income housing tax credits to unrelated parties at any time before the California Tax Credit Allocation Committee allocates the final credit amount, instead of being limited to making that election only when they first apply. This change gives housing sponsors greater flexibility to time the sale of credits based on market conditions and improves the ability to attract private capital for affordable housing projects, including those serving farmworkers and other low-income residents.

### ***Assembly Bill 507***

Assembly Bill (AB) 507 was signed by the Governor in 2025 and makes it easier to convert under-used or vacant non-residential buildings into housing. The law designates adaptive

reuse projects as a use by right in most zones and subjects them to a streamlined, ministerial approval process without discretionary reviews or typical zoning barriers. To qualify for these streamlined approvals, projects must meet requirements such as affordability criteria for rental or ownership units and preservation standards for historic structures. AB 507 also allows local governments to create adaptive reuse investment incentive programs using incremental property tax revenue to subsidize affordable units for up to 30 years and exempts qualifying projects from many impact fees not tied to the change of use.

### ***Assembly Bill 610***

Assembly Bill (AB) 610 was signed by the Governor in 2025 and amends the Housing Element Law to require cities and counties to include a governmental constraints disclosure statement in their housing element submissions, identifying any new or amended local regulations, fees, or other constraints that could impede housing development since the last housing element cycle. It also generally prevents local governments from adopting new or more stringent constraints on housing after their housing element has been certified by the Department of Housing and Community Development unless those constraints were previously disclosed, helping ensure jurisdictions stick to their commitments to remove barriers and meet state housing goals.

### ***Assembly Bill 678***

Assembly Bill (AB) 678 was signed by the Governor in 2025 and updates the state's Interagency Council on Homelessness by requiring the council to work with representatives from LGBTQ+ communities to identify policies and best practices for providing inclusive, culturally competent services to LGBTQ+ people experiencing homelessness. The bill directs the council to develop recommendations on expanding data collection, improving service access, and ensuring state-funded homelessness programs address the unique needs and experiences of LGBTQ+ individuals, and to report those recommendations back to the Legislature.

### ***Assembly Bill 712***

Assembly Bill (AB) 712 was signed by the Governor in 2025 and strengthened legal remedies and penalties when local governments fail to comply with state housing reform laws. AB 712 provides that a housing development applicant who successfully sues a public agency for violating these laws is entitled to recover reasonable attorney's fees and costs, and it authorizes courts to impose fines on local agencies that fail to follow state housing requirements. It also extends the statute of limitations for such enforcement actions by 60 days after the applicant gives written notice of intent to sue and prohibits public agencies from requiring applicants to indemnify or hold the agency harmless in these cases.

### ***Assembly Bill 893***

Assembly Bill (AB) 893 was signed by the Governor in 2025 and expands California's Affordable Housing and High Road Jobs Act of 2022 by making it easier for certain housing projects near public college and university campuses to get streamlined, ministerial approval without discretionary review under local zoning and environmental laws. The bill defines "campus development zones" as areas within one-half mile of a University of California, California State University, or California Community College main campus and allows qualified mixed-income and affordable housing projects in those zones to use this faster approval process if they meet specified objective standards and affordability requirements. It also clarifies that local review for streamlined approval is limited to the area physically disturbed by construction and ensures that easements won't disqualify sites, and it directs the state Department of Housing and Community Development to track and report on these projects' outcomes.

### ***Assembly Bill 920***

Assembly Bill (AB) 920 was signed by the Governor in 2025 and modernizes the building permit process for housing development in larger cities and counties. The bill requires California cities and counties with populations of 150,000 or more to provide a centralized online application portal on their websites where developers and applicants can submit housing project applications electronically and track the status of those applications in real time. The portal must allow users to see where their application is in the review process, and jurisdictions generally must establish this system by January 1, 2028 .

### ***Senate Bill 9***

Senate Bill (SB) 9 was signed by the Governor in 2025 and enforced local accessory dwelling unit (ADU) ordinances statewide to ensure they comply with state law. SB 9 requires cities and counties to submit their ADU ordinances to the California Department of Housing and Community Development (HCD) within 60 days after adoption so HCD can review whether they meet state standards; if a local ordinance doesn't comply or isn't timely submitted, it can be invalidated and replaced by state-level ADU approval rules. SB 9 also mandates that local ADU approval processes be ministerial rather than discretionary, which helps streamline approvals and reduce local barriers to building more ADUs in California.

### ***Senate Bill 79***

Senate Bill (SB) 79 was signed by the Governor in 2025 and established state zoning standards around major rail and rapid bus stops requiring cities and counties to allow higher-density, multifamily housing within about a half-mile of those transit hubs, overriding some local zoning limits that previously restricted development. It also enables

transit agencies to build or zone for housing on land they own at similar densities and connects qualifying projects with existing streamlined permitting and affordable housing incentives.

### ***Senate Bill 786***

Senate Bill (SB) 786 was signed by the Governor in 2025 and clarifies how cities and counties implement and defend their housing element and general plan obligations under state law. SB 786 establishes clear rules to resolve conflicts between different parts of a local general plan by giving priority to the most recently adopted planning standards, reduces procedural delays in legal challenges by limiting how long courts can postpone trials or hearings, and improves judicial procedures so courts can provide quicker relief in cases where housing element requirements are at issue. It also calls for accountability by directing state housing officials to review local compliance when jurisdictions commit to removing barriers to housing development by certain deadlines, helping to ensure that planned housing actually gets built without undue litigation delays.

### ***Senate Bill 808***

Senate Bill (SB) 808 was signed by the Governor in 2025 and created a new expedited judicial review process for housing development disputes. Under SB 808, when a local government improperly denies, delays, or refuses permits or other entitlements for housing projects that comply with state law, the project applicant, the Attorney General, or the Department of Housing and Community Development can seek a writ of mandate in court under an accelerated timeline. The law requires courts to set hearings and issue decisions within strict deadlines, to reduce litigation delays and help housing projects move forward more quickly while preserving local authority and substantive law.

### ***Senate Bill 328***

Senate Bill (SB) 328 was signed by the Governor in 2025 and requires the Department of Toxic Substances Control (DTSC) to respond to requests related to investigation, cleanup, or post-entitlement permit reviews for housing developments within specified timelines. It also proposes caps on hazardous waste generation and handling fees for qualifying residential infill housing and larger master development projects for developers that did not create the contamination, subject to eligibility certification, to reduce barriers to remediation and redevelopment of contaminated land for housing.

### ***Senate Bill 686***

Senate Bill (SB) 686 was signed by the Governor in 2025 and modifies how the Department of Housing and Community Development (HCD) can use and manage financing for affordable housing projects. The law allows HCD to let property owners of developments subject to department regulatory agreements take on additional debt and extract equity

for specific purposes, such as reimbursing unreimbursed predevelopment costs, capital improvements, and operating deficits, provided the extracted funds are used for approved housing-related activities. SB 686 also revises the definition of extracted equity for these purposes and expands the department's authority to help unlock capital tied up in existing affordable developments so it can be reinvested into preserving or creating more affordable housing.

### ***Senate Bill 233***

Senate Bill (SB) 233 was signed by the Governor in 2025 and improves how the state plans for future housing needs by requiring earlier and more structured consultation between the California Department of Housing and Community Development (HCD) and regional councils of governments (COGs). Under the bill, before the 7th and subsequent revisions of a region's housing element, HCD must meet and consult with each applicable COG at least 38 months prior to the scheduled revision date to discuss assumptions and methodology for determining regional housing need, giving regional and local governments more time to collaborate on housing strategies and address local challenges.

### ***Senate Bill 507***

Senate Bill (SB) 507 was signed by the Governor in 2025 and updates the state's Regional Housing Needs Allocation (RHNA) process to allow tribally led housing developments to count toward a city's or county's housing need allocation when entered into a voluntary agreement with a local government. The bill prohibits local governments from requiring tribes to waive sovereign immunity in order to make those agreements and expresses the Legislature's intent that the Department of Housing and Community Development be encouraged to count qualifying tribal housing units toward a jurisdiction's RHNA.

### ***Senate Bill 484***

Senate Bill (SB) 484 was signed by the Governor in 2025 and creates a pilot program to streamline affordable housing development in certain coastal infill areas. Under the law, the California Coastal Commission, working with the Department of Housing and Community Development, must identify infill areas in at least three local jurisdictions by mid-2027 where residential projects comprised entirely of deed-restricted affordable units for very low-, low-, or moderate-income households can be built without needing a traditional coastal development permit. The bill also requires the commission to post maps of these exclusion areas online and report to the Legislature on how many projects are underway under this exclusion by early 2035.

### ***Senate Bill 543***

Senate Bill (SB) 543 was signed by the Governor in 2025 and streamlines the permitting and development of accessory dwelling units (ADUs) and junior accessory dwelling units

(JADUs) to accelerate housing construction. The law codifies key guidelines from the California Department of Housing and Community Development that local governments must follow, including a requirement that local agencies complete an initial review of ADU/JADU permit applications within 15 business days so applicants can correct any deficiencies, and that permitting standards apply consistently to both ADUs and JADUs. SB 543 also updates and reorganizes existing ADU/JADU rules to reduce confusion and conflicts at the local level and includes provisions limiting certain fees on smaller ADUs, helping reduce regulatory delays and costs in building these smaller, affordable housing units.

### ***Senate Bill 131***

Senate Bill (SB) 131 was signed by the Governor in 2025 and creates multiple new statutory CEQA exemptions and narrows the scope of environmental review for projects that narrowly miss existing exemptions, so agencies only need to study environmental effects tied to the single disqualifying condition rather than conduct a full CEQA process for the entire project. It exempts or expands exemptions for things like farmworker housing, rezoning that implements certified housing elements, broadband in rights-of-way, wildfire risk reduction projects, clean water infrastructure, childcare centers, health clinics, parks and trails, and other public facilities. SB 131 also requires state mapping of eligible urban infill sites and limits the inclusion of internal agency communications in CEQA litigation records, with the overall goal of reducing costly delays and litigation while boosting housing production and public-serving development.

### ***Assembly Bill 670***

Assembly Bill (AB) 670 was signed by the Governor in 2025 and strengthens how local governments report and account for affordable housing preservation in their housing plans. AB 670 updates annual housing element progress reports to require cities and counties to include detailed information on housing units demolished and replacement units, and it allows jurisdictions to count certain existing multifamily units that are converted to long-term affordable housing toward up to 25% of their Regional Housing Needs Allocation for low-income categories in those reports. AB 670 also improves transparency by requiring reporting on demolitions, replacement housing, and compliance with relocation obligations, helping governments better track progress on housing targets and preserve naturally affordable homes.

### ***Assembly Bill 726***

Assembly Bill (AB) 726 was signed by the Governor in 2025 and allows cities and counties to include certain substantially rehabilitated affordable housing units in their annual housing element progress reports. Under AB 726, a local agency may report deed-restricted affordable units that are at least 15 years old and have been significantly

rehabilitated with at least \$60,000 per unit from local government funds, provided the units meet affordability standards, as a separate category in the required Annual Progress Report submitted to the state. However, these rehabilitated units cannot be counted for purposes of determining eligibility for streamlined housing approvals.

### ***Assembly Bill 648***

Assembly Bill (AB) 648 was signed by the Governor in 2025 and helps community college districts build student, faculty, and staff housing more easily. AB 648 allows California Community College districts to construct housing projects on land they own or lease without having to comply with local city or county zoning ordinances that might otherwise block or delay development, giving them the same authority that the University of California and California State University systems already have. If the project includes housing for faculty or staff, some of those units must be offered at affordable rents for extremely low- and lower-income employees.

### ***Assembly Bill 863***

Assembly Bill (AB) 863 was signed by the Governor in 2025 and requires the Judicial Council to create and make available a standardized unlawful detainer summons that includes key information in English, Spanish, Chinese, Tagalog, Vietnamese, and Korean, the most commonly spoken non-English languages in the state. This measure aims to ensure that tenants with limited English proficiency have clear, accessible information about eviction notices and deadlines so they can respond appropriately in court.

### ***Assembly Bill 1414***

Assembly Bill (AB) 1414 was signed by the Governor in 2025 and prohibits landlords from requiring renters to subscribe to a specific internet service provider (ISP) as a condition of tenancy. Under the bill, for residential tenancies starting January 1, 2026, landlords must allow tenants to opt out of any bundled or required broadband subscription offered in connection with the rental; if a landlord violates this rule, tenants are permitted to deduct the cost of the unwanted internet subscription from their rent. The law also protects tenants from retaliation for exercising these rights, giving renters greater control over their choice of internet provider and aligning state law with existing Federal Communications Commission protections against exclusive ISP agreements.

### ***Assembly Bill 414***

Assembly Bill (AB) 414 was signed by the Governor in 2025 and updates how residential security deposits must be returned when a tenancy ends. Under AB 414, if a tenant paid their security deposit or rent electronically, the landlord is generally required to return the remaining security deposit electronically to a bank account or other financial institution designated in writing by the tenant, unless the landlord and tenant agree in writing to a

different method of refund. Other parts of existing security deposit rules remain in place.

### ***Assembly Bill 391***

Assembly Bill (AB) 391 was signed by the Governor in 2025 and amends the Mobilehome Residency Law to require that all legally mandated notices must be provided to both the homeowner and the resident of a mobile home, rather than just the homeowner, and allows many of those notices to be sent by electronic mail if the homeowner or resident has given affirmative written consent. Residents may revoke email consent at any time without penalty, and park management must inform them when they've agreed to receive electronic notices and that they can withdraw consent.

### ***Assembly Bill 628***

Assembly Bill (AB) 628 was signed by the Governor in 2025 and requires landlords to provide working kitchen appliances in most rental dwelling units as part of the state's basic habitability standards. AB 628 amends California's Civil Code to add a stove capable of safely cooking food and a refrigerator capable of safely storing food to the list of required characteristics for a rental to be legally considered tenantable for leases that are entered into, amended, or extended on or after January 1, 2026. Landlords must also repair or replace any stove or refrigerator that becomes subject to a safety recall within 30 days of notice. Tenants and landlords can mutually agree at lease signing if the tenant will provide and maintain their own refrigerator under certain conditions. Some housing types, such as permanent supportive housing and units with shared communal kitchens, are exempt from the new requirements.

### ***Assembly Bill 462***

Assembly Bill (AB) 462 was signed by the Governor in 2025 and streamlined approvals for accessory dwelling units (ADUs), especially in coastal areas and disaster-impacted counties. AB 462 requires local agencies with a certified Local Coastal Program to approve or deny Coastal Development Permit (CDP) applications for ADUs within 60 days of a complete application, running concurrently with ministerial land use review, and if an agency fails to act within that timeframe the ADU is deemed approved as a matter of law. AB 462 also allows detached ADUs in counties subject to a state of emergency to receive a certificate of occupancy before the primary dwelling is certified, provided the main dwelling was substantially damaged or destroyed and the ADU has passed inspections.

### ***Assembly Bill 1339***

Assembly Bill (AB) 1339 was signed by the Governor in 2025 and expands an existing exemption under the California Environmental Quality Act (CEQA) for changes in land use that increase public access for nonmotorized recreation on certain park lands and trails. The law allows county park agencies, in addition to park districts and the Great

Redwood Trail Agency, to use this CEQA exemption when opening preexisting roads, trails, pathways, or minimally disturbed areas for public access, provided they adopt a natural resource management plan and make findings on minimal physical impact and available funding. AB 1139 also clarifies that the exemption does not apply where it's reasonably foreseeable that recreational access will have significant environmental effects.

### ***Assembly Bill 1445***

Assembly Bill (AB) 1445 was signed by the Governor in 2025 and allows any city or county in California to create a downtown revitalization and economic recovery financing district to help finance commercial-to-residential conversion projects and other community priority developments. These districts capture incremental property tax revenues generated within the district and use them to fund public improvements and conversions of underused commercial buildings into housing and mixed-use space, including affordable housing. The law also sets requirements for how districts prepare financing plans and clarifies when incremental tax revenue distributions begin.

### ***Assembly Bill 559***

Assembly Bill (AB) 559 was signed by the Governor in 2025 and expands the definition of home improvement under the Contractors State License Law to explicitly include ADU work on residential property. And it strengthens payment protections by clarifying that contractors may not request or accept down payments or progress payments that exceed the value of work actually performed. It also enhances penalties for violations that cause financial harm to consumers, including license revocation and civil fines of at least \$10,000 for licensed or unlicensed individuals who take excessive payments or otherwise violate payment rules.

### ***Assembly Bill 1154***

Assembly Bill (AB) 1154 was signed by the Governor in 2025 and removes the owner-occupancy requirement for JADUs that have their own sanitation facilities, so homeowners no longer have to live in the main house if the JADU has a separate bathroom. And it prohibits local agencies from imposing parking standards on ADUs 500 square feet or smaller, aligning parking rules for these small units with existing exemptions. It also requires that any JADU be rented for terms longer than 30 days to prevent short-term rentals.

### ***Assembly Bill 571***

Assembly Bill (AB) 571 was signed by the Governor in 2025 and created a temporary CEQA (California Environmental Quality Act) exemption for activities and approvals needed to complete the Gypsum Canyon Veterans Cemetery in Orange County. The law exempts that specific cemetery project from CEQA requirements to speed its development,

reflects legislative findings about the need for a veterans cemetery in that county, and includes an expiration date (the exemption and statute repeal on January 1, 2030).

**RHNA & General Plan Summary**

*Santa Barbara County*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	1,373	1,200	1,280	1,811	5,664
Permits Issued (2023-2025)	3	207	22	410	642

Since the adoption of Santa Barbara County’s current General Plan in 1980, last amended in 2016, the County has maintained a comprehensive list of implementation action items. The overarching theme of the General Plan is a long-standing commitment to preservation of agricultural lands for agricultural uses, with the ability to work with the cities to direct urban growth toward urban areas. The County has put great effort into promoting and supporting housing development within the cities, town, and unincorporated urbanized areas of the County. The County continues to update its various General Plan Elements on an ongoing basis.

*City of Buellton*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	55	37	30	43	165
Permits Issued (2023-2025)	140	45	5	3	193

Buellton’s current General Plan was adopted in 2008. The City is currently underway developing a comprehensively update the General Plan until 2050. As part of the process a web site has been developed to inform the public and receive input. It is anticipated the overall update will take two to three years. Current [Microsoft Word - TOC.doc](#). Engagement page [City of Buellton, California: General Plan 2050](#)

*City of Carpinteria*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	286	132	135	348	901`
Permits Issued (2023-2025)	4	4	0	44	52

Carpinteria’s current General Plan was adopted in 2006. The City Council approved a comprehensively update the Coastal Land Use Plan/General Plan (CLUP/GP). Update process began in 2015. Delayed by the pandemic and recently re-prioritized. A draft CLUP/GP is now available. As part of the process a web site has been developed to inform the public and receive input. It is anticipated the overall update will be completed in 2026. [General Plan / Coastal Land Use Plan Update - City of Carpinteria.](#)

*City of Goleta*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	682	324	370	461	1,837
Permits Issued (2023-2025)	27	21	2	10	60

Goleta’s current General Plan/Coastal Land Use Plan was adopted in 2006. There is currently no planned comprehensively update. A Land Use Element was amended in 2025. [City of Goleta General Plan/Coastal Land Use Plan.](#)

*City of Guadalupe*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	3	24	77	327	431
Permits Issued (2023-2025)	0	0	57	46	103

Guadalupe’s current General Plan was adopted in 2022. The comprehensive update of the General Plan is until 2042. [City-of-Guadalupe-2042-General-Plan-Final-English.pdf](#).

*City of Lompoc*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	166	262	311	1,509	2,248
Permits Issued (2023-2025)	1	14	0	28	43

Lompoc’s current 2030 General Plan was adopted in 2018. The City is currently underway developing phase two of the technical update until 2050. As part of the process a web site has been developed to inform the public and receive input. It is anticipated the overall update will take two to three years. Current [City of Lompoc General Plan](#). Engagement page [Envision Lompoc - Home](#).

*City of Santa Barbara*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	2,147	1,381	1,441	3,032	8,001
Permits Issued (2023-2025)	5	82	2	338	427

Santa Barbara’s current General Plan/Coastal Land Use Plan was adopted in 2011 & 2019. There is currently no planned comprehensive update. [Land Use Element\\*.pdf](#). [City of Santa Barbara Complete Certified Coastal LUP.pdf](#).

*City of Santa Maria*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	1,032	536	731	3,119	5,418
Permits Issued (2023-2025)	0	850	0	86	936

Santa Maria’s current General Plan was adopted in 2011. The City is currently underway developing a comprehensive update the General Plan until 2045. As part of the process a web site has been developed to inform the public and receive input. It is anticipated the overall update will be completed in 2026. Current [General Plan | City of Santa Maria](#). Engagement page [Home | Santa Maria GPU 2045](#)

*City of Solvang*

	Very Low	Low	Moderate	Above Moderate	Total
RHNA (2023-2031)	55	39	22	75	191
Permits Issued (2023-2025)	0	0	0	16	16

Solvang’s current General Plan was adopted in 2024. The comprehensive update of the General Plan is until 2045. [Solvang-2045-General-Plan](#).

Attachments

None

Please contact the LAFCO office if you have any questions.