

MTC/ABAG Tracked Housing-Related Bills Enacted or Awaiting Signature 10/3/2021

[AB 9](#)

(Wood D) Fire safety and prevention: wildfires: fire adapted communities: Office of the State Fire Marshal: community wildfire preparedness and mitigation.

Current Text: Chaptered: 9/23/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/23/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 225, Statutes of 2021.

Location: 9/23/2021-A. CHAPTERED

Summary: Would establish in the Department of Conservation the Regional Forest and Fire Capacity Program to support regional leadership to build local and regional capacity and develop, prioritize, and implement strategies and projects that create fire adapted communities and landscapes by improving ecosystem health, community wildfire preparedness, and fire resilience. The bill would require, among other things, the department to, upon an appropriation by the Legislature, provide block grants to regional entities, as defined, to develop regional strategies that develop governance structures, identify wildfire risks, foster collaboration, and prioritize and implement projects within the region to achieve the goals of the program.

[AB 43](#)

(Friedman D) Traffic safety.

Current Text: Enrollment: 9/17/2021 [html](#) [pdf](#)

Last Amend: 9/1/2021

Status: 9/17/2021-Enrolled and presented to the Governor at 3 p.m.

Location: 9/17/2021-A. ENROLLED

Summary: Current law establishes various default speed limits for vehicles upon highways, as specified. Current law authorizes state and local authorities to adjust these default speed limits, as specified, based upon certain findings determined by an engineering and traffic survey. Existing law defines an engineering and traffic survey and prescribes specified factors that must be included in the survey, including prevailing speeds and road conditions. Current law authorizes local authorities to consider additional factors, including pedestrian and bicyclist safety. This bill would authorize local authorities to consider the safety of vulnerable pedestrian groups, as specified.

[AB 68](#)

(Quirk-Silva D) Department of Housing and Community Development: California Statewide Housing Plan: annual reports.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 8/26/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 341, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Current law establishes the California Statewide Housing Plan, which serves as a state housing plan for all relevant purposes, that incorporates a statement of housing goals, policies, and objectives, as well as specified segments. Current law requires the Department of Housing and Community Development to update and provide a revision of the plan to the Legislature every 4 years, as provided. This bill would revise and recast those provisions related to the California Statewide Housing Plan. The bill would, starting with any update or revision to the plan on or after January 1, 2023, require the plan to include specified information, including, among other things, the number of affordable units needed to meet the state's affordable housing needs and recommendations for modernizing statutory and regulatory terminology. The bill would require the department to publish and make the plan available to the public on the department's internet website.

[AB 215](#)

(Chiu D) Planning and Zoning Law: housing element: violations.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 8/30/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 342, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its

boundaries that includes, among other things, a housing element. That law requires a planning agency, before adopting its housing element or amendment to its housing element, to submit a draft element or draft amendment to the Department of Housing and Community Development. This bill would require a local government to make the first draft revision of a housing element available for public comment for at least 30 days and, if any comments are received, take at least 10 additional business days to consider and incorporate public comments into the draft revision before submitting it to the department. The bill would require a local government to post any subsequent draft revision on its internet website and to email a link to the draft revision to individuals and organizations that have requested notices relating to the local government's housing element, as specified.

AB 306

(O'Donnell D) School districts and community college districts: employee housing.

Current Text: Chaptered: 7/9/2021 [html](#) [pdf](#)

Last Amend: 4/5/2021

Status: 7/9/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 49, Statutes of 2021.

Location: 7/9/2021-A. CHAPTERED

Summary: The Field Act requires the Department of General Services to supervise the design and construction of any school building, including both school district and community college district buildings, or, if the estimated cost exceeds \$100,000, the reconstruction or alteration of or addition to any school building, to ensure that plans and specifications comply with the rules and regulations adopted pursuant to the act and with relevant building standards, and to ensure that the work of construction has been performed in accordance with the approved plans and specifications. Existing law defines "school building" for these purposes, and excludes from that definition certain buildings. Existing law requires the Department of General Services to approve the plans, specifications, and methods of construction of certain factory-built school buildings. Existing law requires the Department of General Services, for purposes relating to access and use by persons with disabilities, to issue a written approval of the plans and specifications of certain buildings and facilities, as provided. This bill would exclude from these requirements any building or facility that serves or is intended to serve as residential housing for school district and community college district teachers and employees, and their families.

AB 345

(Quirk-Silva D) Accessory dwelling units: separate conveyance.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 6/16/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 343, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: The Planning and Zoning Law authorizes a local agency to provide, by ordinance, for the creation of accessory dwelling units in single-family and multifamily residential zones and requires a local agency that has not adopted an ordinance to ministerially approve an application for an accessory dwelling unit, and sets forth required ordinance standards, including that the ordinance prohibit the sale or conveyance of the accessory dwelling unit separately from the primary residence. Current law, notwithstanding the prohibition described above, authorizes a local agency to, by ordinance, allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met. This bill would require each local agency to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if the above-described conditions are met.

AB 464

(Mullin D) Enhanced Infrastructure Financing Districts: allowable facilities and projects.

Current Text: Chaptered: 6/29/2021 [html](#) [pdf](#)

Last Amend: 3/25/2021

Status: 6/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 25, Statutes of 2021.

Location: 6/28/2021-A. CHAPTERED

Summary: Current law authorizes the legislative body of a city or a county to establish an enhanced infrastructure financing district to finance public capital facilities or other specified projects of communitywide significance that provide significant benefits to the district or the surrounding community, including, but not limited to, the acquisition, construction, or repair of industrial structures for private use. This bill would include, in the list of facilities and projects the district may fund, the acquisition, construction, or repair of commercial structures by the small business, as defined, occupant of such structures, if certain conditions are met, and facilities in which nonprofit community organizations provide health, youth, homeless, and social services.

AB 491

(Ward D) Housing: affordable and market rate units.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 8/18/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 345, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Would require that a mixed-income multifamily structure provide the same access to the common entrances, common areas, and amenities of the structure to occupants of the affordable housing units in the structure as is provided to occupants of the market-rate housing units. The bill would also prohibit a mixed-income multifamily structure from isolating the affordable housing units within the structure to a specific floor or an area on a specific floor. The bill would define various terms for these purposes.

AB 571

(Mayes I) Planning and zoning: density bonuses: affordable housing.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/2/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 346, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: The Density Bonus Law requires a city or county to provide a developer that proposes a housing development in the city or county with a density bonus and other incentives or concessions for the production of lower income housing units, or for the donation of land within the development, if the developer agrees to, among other things, construct a specified percentage of units for very low income, low-income, or moderate-income households or qualifying residents, including lower income students. Current law requires the amount of a density bonus and the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. This bill would prohibit affordable housing impact fees, including inclusionary zoning fees and in-lieu fees, from being imposed on a housing development's affordable units.

AB 602

(Grayson D) Development fees: impact fee nexus study.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 8/26/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 347, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Current law requires a city, county, or special district that has an internet website to make available on its internet website certain information, as applicable, including its current schedule of fees and exactions. This bill, among other things, would require, on and after January 1, 2022, a local agency that conducts an impact fee nexus study to follow specific standards and practices, including, but not limited to, (1) that prior to the adoption of an associated development fee, an impact fee nexus study be adopted, (2) that the study identify the existing level of service for each public facility, identify the proposed new level of service, and include an explanation of why the new level of service is necessary, and (3) if the study is adopted after July 1, 2022, either calculate a fee levied or imposed on a housing development project proportionately to the square footage of the proposed units, or make specified findings explaining why square footage is not an appropriate metric to calculate the fees.

AB 634

(Carrillo D) Density Bonus Law: affordability restrictions.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 8/31/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 348, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: The Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among other things, and meets other requirements. Current law prescribes an application process for a city or county to follow in this regard. Current law specifies that, if permitted by local ordinance, that law is not to be construed to prohibit a city, county, or city and county from granting a density bonus greater than what is described in these provisions for a development that meets specified requirements or from granting a proportionately

lower density bonus than what is required for developments that do not meet these requirements. This bill would also provide that, if permitted by local ordinance, the Density Bonus Law is not to be construed to prohibit a city, county, or city and county from requiring an affordability period that is longer than 55 years for any units that qualified the applicant for the award for the density bonus developed in compliance with a local ordinance that requires, as a condition of development of residential units, that a development include a certain percentage of units that are affordable to, and occupied by low-income, lower income, very low income, or extremely low income households and that will be financed without low-income housing tax credits.

AB 642

(Friedman D) Wildfires.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 375, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Current law requires the Director of Forestry and Fire Protection to identify areas of the state as very high fire hazard severity zones, as provided. Current law requires a local agency, within 30 days of receiving a transmittal from the director that identifies very high fire hazard severity zones, to make the information available for public review. This bill would require the director to also identify areas in the state as moderate and high fire hazard severity zones. The bill would modify the factors the director is required to use to classify areas into fire hazard severity zones, as provided. The bill would instead require a local agency, within 30 days of receiving a transmittal from the director that identifies fire hazard severity zones, to make the information available for public review and comment.

AB 680

(Burke D) Greenhouse Gas Reduction Fund: California Jobs Plan Act of 2021.

Current Text: Enrollment: 9/22/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/22/2021-Enrolled and presented to the Governor at 2 p.m.

Location: 9/22/2021-A. ENROLLED

Summary: Would enact the California Jobs Plan Act of 2021, which would require the State Air Resources Board to work with the labor agency to update, by July 1, 2025, Greenhouse Gas Reduction Fund funding guidelines for administering agencies to ensure that all applicants to grant programs funded by the Greenhouse Gas Reduction Fund meet specified standards, including fair and responsible employer standards and inclusive procurement policies, as provided. The bill would require the state board to work with administering agencies to leverage existing programs and funding to assist applicants in meeting these standards. The bill would require, among other things, administering agencies, on and after the adoption of the update to the funding guidelines, to give preference to applicants that demonstrate a partnership with an educational institution or training program targeting residents of under-resourced, tribal, and low-income communities, as defined, in the same region as the proposed project and to applicants that demonstrate the creation of high-quality jobs, as defined, by the proposed project.

AB 721

(Bloom D) Covenants and restrictions: affordable housing.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 8/16/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 349, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Would make any recorded covenants, conditions, restrictions, or limits on the use of private or publicly owned land contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale that restricts the number, size, or location of the residences that may be built on the property, or that restricts the number of persons or families who may reside on the property, unenforceable against the owner of an affordable housing development, as defined, if an approved restrictive covenant affordable housing modification document has been recorded in the public record, as provided, unless a specified exception applies.

AB 784

(Quirk D) Alameda-Contra Costa Transit District.

Current Text: Chaptered: 9/22/2021 [html](#) [pdf](#)

Last Amend: 7/5/2021

Status: 9/22/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 200, Statutes of 2021.

Location: 9/22/2021-A. CHAPTERED

Summary: The Transit District Law authorizes any city together with unincorporated territory, or 2 or more cities, with or without unincorporated territory, in either the Counties of Alameda or Contra Costa or both, to organize and incorporate as a transit district divided into 5 wards with specified powers and duties relative to providing public transit service. This bill would repeal the authority to form a transit district under these provisions and would recognize the Alameda-Contra Costa Transit District as the district formed pursuant to this authority.

[AB 787](#)

(Gabriel D) Planning and zoning: housing element: converted affordable housing units.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 8/31/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 350, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Current law requires the planning agency of a city or county to provide an annual report that includes specified information by April 1 of each year to specified entities, including the Department of Housing and Community Development. Among other things, existing law requires that this report include the progress in meeting the city's or county's share of regional housing needs and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing, as specified. This bill would authorize a planning agency to include in its annual report, for up to 25% of a jurisdiction's moderate-income regional housing need allocation, the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit, as specified.

[AB 816](#)

(Chiu D) Homelessness: Housing Trust Fund: housing projects.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 7/16/2021

Status: 9/29/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 396, Statutes of 2021.

Location: 9/29/2021-A. CHAPTERED

Summary: Current federal law requires the Secretary of the United States Department of Housing and Urban Development to establish a Housing Trust Fund to provide grants to states to increase the supply of rental housing for extremely low and very low income families, including homeless families, and home ownership for extremely low and very low income families. Current law requires the department to collaborate with the California Housing Finance Agency to develop an allocation plan to demonstrate how the funds will be distributed, based on the priority housing needs identified in the state's consolidated plan, and to convene a stakeholder process to inform the development of the plan. Current law requires the allocation plan and program guidelines to prioritize projects based on enumerated factors such as the extent to which project rents are affordable. The department is required to submit this plan to the Assembly Committee on Housing and Community Development and the Senate Transportation and Housing Committees 30 days after receipt of the federal funds. This bill would require the department to prioritize funding for projects that serve people experiencing homelessness, to the extent that a sufficient number of projects exist.

[AB 838](#)

(Friedman D) State Housing Law: enforcement response to complaints.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 7/13/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 351, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Would, beginning July 1, 2022, require a city or county that receives a complaint of a substandard building or a lead hazard violation, as specified, from a tenant, resident, or occupant, or an agent of a tenant, resident, or occupant, except as specified, to inspect the building, portion of the building intended for human occupancy, or premises of the building, document the lead hazard violations that would be discovered based upon a reasonably competent and diligent visual inspection of the property and identify any building, portion of a building intended for human occupancy, or premises on which such a building is located that is determined to be substandard, as applicable. The bill would require the city or county, as applicable, to advise the owner or operator of each violation and of each action that is required to be taken to remedy the violation and to schedule a reinspection to verify

correction of the violations.

AB 844

(Grayson D) Green Empowerment Zone for the Northern Waterfront area of the County of Contra Costa.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/1/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 377, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Would, until January 1, 2028, authorize establishment of a Green Empowerment Zone for the Northern Waterfront area of the County of Contra Costa. The bill would authorize the Green Empowerment Zone to be composed of specified cities, upon adoption of a resolution by the city or county, and would provide for the Green Empowerment Zone to be governed by a board of directors. The bill would task the Green Empowerment Zone with various duties, including, among other things, identification of projects and programs that will best utilize public dollars and improve the economic vitality of the Northern Waterfront area of the of Contra Costa in a coordinated effort to support the development of the clean energy economy.

AB 970

(McCarty D) Planning and zoning: electric vehicle charging stations: permit application: approval.

Current Text: Enrollment: 9/13/2021 [html](#) [pdf](#)

Last Amend: 7/13/2021

Status: 9/13/2021-Enrolled and presented to the Governor at 3 p.m.

Location: 9/13/2021-A. ENROLLED

Summary: Current law requires every city, county, and city and county to create an expedited, streamlined permitting process for electric vehicle charging stations and to adopt a checklist pursuant to which an applicant that satisfies the information requirements shall be deemed complete and therefore eligible for expedited review. This bill would clarify that these provisions apply to all cities, including charter cities.

AB 977

(Gabriel D) Homelessness program data reporting: Homeless Management Information System.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/29/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 397, Statutes of 2021.

Location: 9/29/2021-A. CHAPTERED

Summary: Would require, beginning January 1, 2023, that a grantee or entity operating specified state homelessness programs, including the No Place Like Home Program, as a condition of receiving state funds, to enter Universal Data Elements and Common Data Elements, as defined by the United States Department of Housing and Urban Development Homeless Management Information System Data Standards, on the individuals and families it serves into its local Homeless Management Information System, unless otherwise exempted by state or federal law. The bill would require the Homeless Coordinating and Financing Council to specify the format and disclosure frequency of the required data elements. The bill would apply the data entry requirements to all new state homelessness programs that commence on or after July 1, 2021. The bill would require the Homeless Coordinating and Financing Council to provide technical assistance and guidance to any grantee or entity that operates a program subject to the bill, if the grantee or entity does not already collect and enter into the local Homeless Management Information System the data elements required.

AB 978

(Quirk-Silva D) Mobilehome parks: rent caps.

Current Text: Chaptered: 7/23/2021 [html](#) [pdf](#)

Last Amend: 6/24/2021

Status: 7/23/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 125, Statutes of 2021.

Location: 7/23/2021-A. CHAPTERED

Summary: The Mobilehome Residency Law prescribes various terms and conditions of tenancies in mobilehome parks. Current law defines "tenancy" for these purposes as the right of a homeowner to use a site within a mobilehome park on which to locate, maintain, and occupy a mobilehome for human habitation, including the use of the services and facilities of the park. The Tenant Protection Act of 2019 prohibits, with certain exceptions, an owner of residential real property from increasing the gross rental rate

for a dwelling or unit more than 5% plus the percentage change in the cost of living, as defined, or 10%, whichever is lower, of the lowest gross rental rate charged for the immediately preceding 12 months, subject to specified conditions. Current law excludes an owner or operator of a mobilehome park and an owner of a mobilehome or their agent from these provisions. This bill would extend these provisions to any person having the right to offer residential real property for rent, including an owner or operator of any dwelling or unit in a mobilehome park.

[AB 1029](#)

(Mullin D) Housing elements: prohousing local policies.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 7/9/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 353, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Would add the preservation of affordable housing units through the extension of existing project-based rental assistance covenants to avoid the displacement of affected tenants and a reduction in available affordable housing units to the list of specified prohousing local policies.

[AB 1043](#)

(Bryan D) Housing programs: rental housing developments: affordable rent.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 6/1/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 354, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: The Zenovich-Moscone-Chacon Housing and Home Finance Act, prohibits "affordable rent" for certain rental housing developments that receive assistance on or after January 1, 1991, from exceeding a specified percentage based on the area median income adjusted for family size and whether the household is an extremely low income household, very low income household, lower income household, or moderate-income household. This bill, for leases entered into on or after January 1, 2022, would additionally prohibit "affordable rent" for certain rental housing developments that receive assistance from exceeding the product of 30 percent times 15 percent of the area median income adjusted for family size appropriate for the unit if the household is an "acutely low income household," as defined to mean persons and families whose incomes do not exceed 15 percent of area median income, adjusted for family size, as specified.

[AB 1095](#)

(Cooley D) Affordable rental and owner-occupied housing: equity in state and local programs.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 355, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Would state the intent of the Legislature to enact legislation relating to the equitable treatment of home ownership in state and local affordable housing programs for a specified reason. The bill would specify that the affordable housing referenced by those provisions includes rental and owner-occupied units. The bill would require the council to adopt guidelines or selection criteria that include both affordable housing rental units and owner-occupied affordable housing units. The bill, for notices of funding availability released after July 1, 2022, would authorize the council to include guidelines or criteria for the award of funds to projects that provide home ownership opportunities for low-income individuals.

[AB 1147](#)

(Friedman D) Regional transportation plan: Active Transportation Program.

Current Text: Enrollment: 9/10/2021 [html](#) [pdf](#)

Last Amend: 8/16/2021

Status: 9/10/2021-Enrolled and presented to the Governor at 4 p.m.

Location: 9/10/2021-A. ENROLLED

Summary: Current law requires the Strategic Growth Council, by January 31, 2022, to complete an overview of the California Transportation Plan and all sustainable communities strategies and alternative planning strategies, an assessment of how implementation of the California Transportation Plan, sustainable communities strategies, and alternative planning strategies will

influence the configuration of the statewide integrated multimodal transportation system, and a review of the potential impacts and opportunities for coordination of specified funding programs. This bill would require the council to convene key state agencies, metropolitan planning agencies, regional transportation agencies, and local governments to assist the council in completing the report.

AB 1171

(Garcia, Cristina D) Rape of a spouse.

Current Text: Enrollment: 9/15/2021 [html](#) [pdf](#)

Last Amend: 9/2/2021

Status: 9/15/2021-Enrolled and presented to the Governor at 5 p.m.

Location: 9/15/2021-A. ENROLLED

Summary: Current law separately defines rape of a spouse as an act of sexual intercourse accomplished with the spouse of the perpetrator under similar circumstances as nonspousal rape, except that spousal rape does not include acts of sexual intercourse accomplished under the specific circumstances as specified. This bill would repeal the provisions relating to spousal rape and make conforming changes, thereby making an act of sexual intercourse accomplished with a spouse punishable as rape if the act otherwise meets the definition of rape, except that sexual intercourse with a person who is incapable of giving legal consent because of mental disorder or developmental or physical disability would not be rape if the 2 people are married. By changing the definition of a crime, this bill would impose a state-mandated local program.

AB 1174

(Grayson D) Planning and zoning: housing: development application modifications, approvals, and subsequent permits.

Current Text: Chaptered: 9/16/2021 [html](#) [pdf](#)

Last Amend: 8/23/2021

Status: 9/16/2021-Chaptered by Secretary of State - Chapter 160, Statutes of 2021.

Location: 9/16/2021-A. CHAPTERED

Summary: The Planning and Zoning Law, until January 1, 2026, authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards, including, that the development and the site on which it is located satisfy specified location, urbanization, and zoning requirements. Current law provides that a development approved pursuant to the streamlined, ministerial approval process is valid indefinitely if specified requirements are met, and otherwise is valid, except as provided, for 3 years from the date of the final action establishing that approval and remains valid thereafter for a project so long as vertical construction of the development has begun and is in progress. Current law authorizes a development proponent to request a modification to a development that has been approved under the streamlined, ministerial approval process if the request is submitted before the issuance of the final building permit required for construction of the development. Current law defines "affordable rent" for purposes of this streamlined, ministerial approval process. This bill would clarify the requirements that must be met for an approved development to be valid indefinitely.

AB 1180

(Mathis R) Local governments: surplus land: tribes.

Current Text: Chaptered: 7/9/2021 [html](#) [pdf](#)

Last Amend: 4/26/2021

Status: 7/9/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 62, Statutes of 2021.

Location: 7/9/2021-A. CHAPTERED

Summary: Current law prescribes requirements for the disposal of surplus land by a local agency, as defined. Current law defines "exempt surplus land" for which a local agency is not required to follow the requirements for disposal of surplus land, except as provided. Current law categorizes as "exempt surplus land," surplus land that a local agency is transferring to another local, state, or federal agency for the agency's use. This bill would add to the definition of "exempt surplus land," land transferred by a local agency to a federally recognized California Indian tribe.

AB 1220

(Rivas, Luz D) Homelessness: California Interagency Council on Homelessness.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/29/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 398, Statutes of 2021.

Location: 9/29/2021-A. CHAPTERED

Summary: Would rename the Homeless Coordinating and Financing Council to the California Interagency Council on Homelessness and would remove authorization for the Secretary of the Business, Consumer Services and Housing's designee to serve as chair of the council. The bill would instead require the Secretary of the Business, Consumer Services and Housing Agency and the Secretary of the California Health and Human Services Agency to serve as cochairs of the council. The bill would make other changes to the council's membership, including adding 5 new members, as specified.

AB 1297

(Holden D) California Infrastructure and Economic Development Bank: public and economic development facilities: housing.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 8/17/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 356, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: The Bergeson-Peace Infrastructure and Economic Development Bank Act defines "public development facilities" for these purposes to mean real and personal property, structures, conveyances, equipment, thoroughfares, buildings, and supporting components thereof, excluding any housing, that are directly related to providing, among other things, housing-related infrastructure, as specified. The act defines "economic development facilities" for these purposes to mean real and personal property, structures, buildings, equipment, and supporting components thereof that are used to provide industrial, recreational, research, commercial, utility, goods movement, or service enterprise facilities, community, educational, cultural, or social welfare facilities and any parts or combinations thereof, and all necessary facilities or infrastructure, excluding any housing. This bill would authorize economic development facilities and public development facilities to include housing if the housing meets certain financing requirements and limits, as specified.

AB 1304

(Santiago D) Affirmatively further fair housing: housing element: inventory of land.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 357, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Current law requires a public agency, as defined, to administer its programs and activities relating to housing and community development in a manner to affirmatively further fair housing, and to not take any action that is materially inconsistent with this obligation. This bill would clarify that a local agency has a mandatory duty to comply with the obligation described above. The bill would specify that this provision is a clarification of current law and not to be deemed a change in previous law.

AB 1377

(McCarty D) Student housing plans.

Current Text: Enrollment: 9/9/2021 [html](#) [pdf](#)

Last Amend: 7/5/2021

Status: 9/9/2021-Enrolled and presented to the Governor at 4 p.m.

Location: 9/9/2021-A. ENROLLED

Summary: Would require the Office of the Chancellor of the California State University, and request the Office of the President of the University of California, on or before July 1, 2022, to conduct a needs assessment to determine the projected student housing needs, by campus, for the 2022-23 fiscal year to the 2026-27 fiscal year, inclusive, and create a student housing plan, with a focus on affordable student housing, that outlines how they will meet the projected student housing needs. The bill would require the Office of the Chancellor of the California State University, and request the Office of the President of the University of California, to, every 3 years thereafter, review and update the plan, and include the specific actions to be taken in the next 5 fiscal years.

AB 1398

(Bloom D) Planning and zoning: housing element: rezoning of sites: prohousing local policies.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 358, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: The Planning and Zoning Law, requires a county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other things, a housing element. Current law requires that the housing element include, among other things, an inventory of land suitable and available for residential development. If the inventory of sites does not identify adequate sites to accommodate the need for groups of all household income levels, as provided, current law requires that the local government rezone sites within specified time periods. If the local government fails to adopt a housing element within 120 days of the applicable statutory deadline, existing law requires that the local government (A) complete this rezoning no later than 3 years and 120 days from the statutory deadline for the adoption of the housing element and (B) revise its housing element every 4 years until the local government has adopted at least 2 consecutive revisions by the statutory deadline. This bill would require a local government that fails to adopt a housing element that the Department of Housing and Community Development has found to be in substantial compliance with state law within 120 days of the statutory deadline to complete this rezoning no later than one year from the statutory deadline for the adoption of the housing element.

AB 1409

(Levine D) Planning and zoning: general plan: safety element.

Current Text: Enrollment: 9/7/2021 [html](#) [pdf](#)

Status: 9/7/2021-Enrolled and presented to the Governor at 4 p.m.

Location: 9/7/2021-A. ENROLLED

Summary: Current law, upon the next revision of a local hazard mitigation plan on or after January 1, 2022, or beginning on or before January 1, 2022, if a local jurisdiction has not adopted a local hazard mitigation plan, requires the safety element to be reviewed and updated as necessary to identify evacuation routes and their capacity, safety, and viability under a range of emergency scenarios. This bill would also require the safety element to be reviewed and updated to identify evacuation locations. By increasing the duties of local planning officials with respect to the update of general plans, this bill would impose a state-mandated local program.

AB 1423

(Daly D) Housing programs: multifamily housing programs: expenditure of loan proceeds.

Current Text: Enrollment: 9/15/2021 [html](#) [pdf](#)

Last Amend: 8/30/2021

Status: 9/15/2021-Enrolled and presented to the Governor at 5 p.m.

Location: 9/15/2021-A. ENROLLED

Summary: Current law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Current law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would authorize a borrower to use any funds approved, reserved, or allocated by the department for purposes of providing a loan under any multifamily housing program under these provisions for construction financing, permanent financing, or a combination of construction financing and permanent financing, as provided.

AB 1466

(McCarty D) Real property: discriminatory restrictions.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 359, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: Would require a title company, escrow company, real estate broker, real estate agent, or association that delivers a copy of a declaration, governing document, or deed to a person who holds an ownership interest of record in property to also provide a Restrictive Covenant Modification form with specified procedural information.

AB 1584

(Committee on Housing and Community Development) Housing omnibus.

Current Text: Chaptered: 9/29/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State - Chapter 360, Statutes of 2021.

Location: 9/28/2021-A. CHAPTERED

Summary: The Planning and Zoning Law, authorizes a local agency to provide for the creation of accessory dwelling units in single-family and multifamily residential zones by ordinance, and sets forth standards the ordinance is required to impose with respect to certain matters, including, among others, maximum unit size, parking, and height standards. Current law authorizes a local agency to provide by ordinance for the creation of junior accessory dwelling units, as defined, in single-family residential zones and requires the ordinance to include, among other things, standards for the creation of a junior accessory dwelling unit, required deed restrictions, and occupancy requirements. This bill would make void and unenforceable any covenant, restriction, or condition contained in any deed, contract, security instrument, or other instrument affecting the transfer or sale of any interest in real property that either effectively prohibits or unreasonably restricts the construction or use of an accessory dwelling unit or junior accessory dwelling unit on a lot zoned for single-family residential use that meets the above-described minimum standards established for those units, but would permit reasonable restrictions that do not unreasonably increase the cost to construct, effectively prohibit the construction of, or extinguish the ability to otherwise construct, an accessory dwelling unit or junior accessory dwelling unit consistent with those aforementioned minimum standards provisions.

SB 4

(Gonzalez D) Communications: California Advanced Services Fund.

Current Text: Enrollment: 9/17/2021 [html](#) [pdf](#)

Last Amend: 9/2/2021

Status: 9/17/2021-Enrolled and presented to the Governor at 1:30 p.m.

Location: 9/17/2021-S. ENROLLED

Summary: Would require the Governor's Office of Business and Economic Development to coordinate with other relevant state and local agencies and national organizations to explore ways to facilitate streamlining of local land use approvals and construction permit processes for projects related to broadband infrastructure deployment and connectivity.

SB 7

(Atkins D) Environmental quality: Jobs and Economic Improvement Through Environmental Leadership Act of 2021.

Current Text: Chaptered: 5/20/2021 [html](#) [pdf](#)

Last Amend: 2/18/2021

Status: 5/20/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 19, Statutes of 2021.

Location: 5/20/2021-S. CHAPTERED

Summary: Would enact the Jobs and Economic Improvement Through Environmental Leadership Act of 2021, which would reenact the former leadership act, with certain changes, and would authorize the Governor, until January 1, 2024, to certify projects that meet specified requirements for streamlining benefits related to CEQA. The bill would additionally include housing development projects, as defined, meeting certain conditions as projects eligible for certification. The bill would, except for those housing development projects, require the quantification and mitigation of the impacts of a project from the emissions of greenhouse gases, as provided. The bill would revise and recast the labor-related requirements for projects undertaken by both public agencies and private entities. The bill would provide that the Governor is authorized to certify a project before the lead agency certifies the final EIR for the project.

SB 8

(Skinner D) Housing Crisis Act of 2019.

Current Text: Chaptered: 9/16/2021 [html](#) [pdf](#)

Last Amend: 8/26/2021

Status: 9/16/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 161, Statutes of 2021.

Location: 9/16/2021-S. CHAPTERED

Summary: Would clarify, for various purposes of the Housing Crisis Act of 2019, that "housing development project" includes projects that involve no discretionary approvals, projects that involve both discretionary and nondiscretionary approvals, and projects that include a proposal to construct a single dwelling unit. The bill would specify that this clarification is declaratory of existing law, except that the clarification does not affect a project for which an application was submitted to the city, county, or city and county before January 1, 2022.

SB 9

(Atkins D) Housing development: approvals.

Current Text: Chaptered: 9/16/2021 [html](#) [pdf](#)

Last Amend: 8/16/2021

Status: 9/16/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 162, Statutes of 2021.

Location: 9/16/2021-S. CHAPTERED

Summary: The Planning and Zoning Law provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. This bill, among other things, would require a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including, but not limited to, that the proposed housing development would not require demolition or alteration of housing that is subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income, that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided, and that the development is not located within a historic district, is not included on the State Historic Resources Inventory, or is not within a site that is legally designated or listed as a city or county landmark or historic property or district.

SB 10

(Wiener D) Planning and zoning: housing development: density.

Current Text: Chaptered: 9/16/2021 [html](#) [pdf](#)

Last Amend: 7/5/2021

Status: 9/16/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 163, Statutes of 2021.

Location: 9/16/2021-S. CHAPTERED

Summary: Would, notwithstanding any local restrictions on adopting zoning ordinances, authorize a local government to adopt an ordinance to zone any parcel for up to 10 units of residential density per parcel, at a height specified in the ordinance, if the parcel is located in a transit-rich area or an urban infill site, as those terms are defined. The bill would prohibit a local government from adopting an ordinance pursuant to these provisions on or after January 1, 2029. The bill would specify that an ordinance adopted under these provisions, and any resolution to amend the jurisdiction's General Plan, ordinance, or other local regulation adopted to be consistent with that ordinance, is not a project for purposes of the California Environmental Quality Act. The bill would prohibit an ordinance adopted under these provisions from superceding a local restriction enacted or approved by a local initiative that designates publicly owned land as open-space land or for park or recreational purposes.

SB 51

(Durazo D) Surplus residential property.

Current Text: Chaptered: 7/23/2021 [html](#) [pdf](#)

Last Amend: 7/8/2021

Status: 7/23/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 130, Statutes of 2021.

Location: 7/23/2021-S. CHAPTERED

Summary: Current law prescribes requirements for the disposal of surplus land by a local agency, as defined. This bill, except in the case of specified property, would additionally provide that the surplus land disposal procedures as they existed on December 31, 2019, apply if a local agency, as of September 30, 2019, has issued a competitive request for proposals that seeks development proposals seeking development proposals for the property that includes a residential component of at least 100 residential units and 25% of the total units developed comply with specified affordability criteria, provided that a disposition and development agreement, as defined, is entered into not later than December 31, 2024. If the property is not disposed of pursuant to a qualifying disposition and development agreement before March 31, 2026, or if no disposition and development agreement is entered into before December 31, 2024, the bill would require that future negotiations for and disposition of the property comply with the surplus land disposal procedures then in effect.

SB 63

(Stern D) Fire prevention: vegetation management: public education: grants: defensible space: fire hazard severity zones.

Current Text: Chaptered: 9/28/2021 [html](#) [pdf](#)

Last Amend: 9/7/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 382, Statutes of 2021.

Location: 9/28/2021-S. CHAPTERED

Summary: Would, among other things, require the Director of Forestry and Fire Protection to identify areas of the state as moderate and high fire hazard severity . The bill would modify the factors the director is required to use to identify areas into fire hazard severity zones, as provided. The bill would require a local agency to make this information available for public review and comment, as provided. By expanding the responsibility of a local agency, the bill would impose a state-mandated local program.

SB 68

(Becker D) Building electrification and electric vehicle charging.

Current Text: Enrollment: 9/17/2021 [html](#) [pdf](#)

Last Amend: 9/7/2021

Status: 9/17/2021-Enrolled and presented to the Governor at 1:30 p.m.

Location: 9/17/2021-S. ENROLLED

Summary: Would require the Energy Commission to gather or develop, and publish on its internet website, guidance and best practices to help building owners, the construction industry, and local governments overcome barriers to electrification of buildings and installation of electric vehicle charging equipment.

SB 69

(McGuire D) North Coast Railroad Authority: Great Redwood Trail Agency: rail rights-of-way: Sonoma-Marin Area Rail Transit District.

Current Text: Chaptered: 9/30/2021 [html](#) [pdf](#)

Last Amend: 9/2/2021

Status: 9/30/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 423, Statutes of 2021.

Location: 9/30/2021-S. CHAPTERED

Summary: Under current law, the North Coast Railroad Authority is governed by a board of directors composed of appointees from the Counties of Humboldt, Marin, Mendocino, and Sonoma, a city representative selected by the cities served by the authority's rail line, and a nonvoting, exofficio member of the Golden Gate Bridge, Highway and Transportation District. Current law requires the authority to plan for the transfer of all of its assets and liabilities and for its dissolution. Under current law, the state is not liable for any contracts, debts, or other obligations of the authority. This bill would rename the North Coast Railroad Authority the Great Redwood Trail Agency on March 1, 2022. The bill would remove the ex officio member of the Golden Gate Bridge, Highway and Transportation District from the board, and authorize the Governor to appoint a nonvoting director from the Transportation Agency and a nonvoting director from the Natural Resources Agency.

SB 290

(Skinner D) Density Bonus Law: qualifications for incentives or concessions: student housing for lower income students: moderate-income persons and families: local government constraints.

Current Text: Chaptered: 9/28/2021 [html](#) [pdf](#)

Last Amend: 8/16/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 340, Statutes of 2021.

Location: 9/28/2021-S. CHAPTERED

Summary: Current law requires the amount of a density bonus and the number of incentives or concessions a qualifying developer receives to be pursuant to a certain formula based on the total number of units in the housing development, as specified. This bill would require a unit designated to satisfy the inclusionary zoning requirements of a city or county to be included in the total number of units on which a density bonus and the number of incentives or concessions are based. The bill would require a city or county to grant one incentive or concession for a student housing development project that will include at least 20% of the total units for lower income students.

SB 330

(Durazo D) Los Angeles Community College District Affordable Housing Pilot Program.

Current Text: Enrollment: 9/13/2021 [html](#) [pdf](#)

Last Amend: 8/24/2021

Status: 9/13/2021-Enrolled and presented to the Governor at 3:30 p.m.

Location: 9/13/2021-S. ENROLLED

Summary: Would require the governing board of the Los Angeles Community College District to develop and implement a pilot

program to provide affordable housing to students or employees of the Los Angeles Community College District, and to provide a report to the Legislature, no later than January 1, 2032, with findings and recommendations on the success of the program. The bill would require priority to be given to low-income students experiencing homelessness for the affordable units of the affordable housing for students or employees.

SB 381

(Portantino D) Surplus residential property: priorities, procedures, price, and fund: City of South Pasadena.

Current Text: Chaptered: 9/28/2021 [html](#) [pdf](#)

Last Amend: 9/7/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 362, Statutes of 2021.

Location: 9/28/2021-S. CHAPTERED

Summary: Current law establishes priorities and procedures that any state agency disposing of surplus residential property is required to follow. Under current law, specified single-family residences must first be offered to their present occupants. Current law then requires the property to be offered to housing-related entities prior to placing the property up for sale for fair market value, subject to specified priorities. Current law requires, if a property that is not a historic home is sold to a private housing-related entity or a housing-related public entity, that the entity develop the property as limited equity cooperative housing with first right of occupancy to present occupants, or use the property for low- and moderate-income rental or owner-occupied housing where the development of cooperative or cooperatives is not feasible. Current law requires, if a property is a historic home, as defined, that the property be offered first to a housing-related entity, subject to the above-described requirements, or a nonprofit private entity dedicated to rehabilitating and maintaining the historic home for public and community access and use, as provided. This bill, with respect to surplus residential property that is located within the City of South Pasadena, would instead require that if the surplus residential property is not sold to a former owner or present occupant, as described above, the property be offered at fair market value to present tenants who have occupied the property for 5 years or more and who are in good standing with all rent obligations current and paid in full, with first right of occupancy to the present occupants.

SB 477

(Wiener D) General plan: annual report.

Current Text: Enrollment: 9/9/2021 [html](#) [pdf](#)

Last Amend: 8/30/2021

Status: 9/9/2021-Enrolled and presented to the Governor at 1 p.m.

Location: 9/9/2021-S. ENROLLED

Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. That law requires the planning agency of a city or county to provide, by April 1 of each year, an annual report to, among other entities, the Department of Housing and Community Development that includes, among other specified information, the number of applications submitted, the location and total number of developments approved, the number of building permits issued, and the number of units constructed pursuant to a specific streamlined, ministerial approval process. This bill would, commencing January 1, 2024, require a planning agency to include in that annual report specified information on costs, standards, and applications for proposed housing development projects and specified information on housing development projects within the jurisdiction.

SB 478

(Wiener D) Planning and Zoning Law: housing development projects.

Current Text: Chaptered: 9/28/2021 [html](#) [pdf](#)

Last Amend: 9/2/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 363, Statutes of 2021.

Location: 9/28/2021-S. CHAPTERED

Summary: The Planning and Zoning Law requires the Department of Housing and Community Development to notify the city, county, or city and county, and authorizes the department to notify the Attorney General, that the city, county, or city and county is in violation of state law if the department finds that the housing element or an amendment to that element, or any specified action or failure to act, does not substantially comply with the law as it pertains to housing elements or that any local government has taken an action in violation of certain housing laws. This bill would prohibit a local agency, as defined, from imposing a floor area ratio standard that is less than 1.0 on a housing development project that consists of 3 to 7 units, or less than 1.25 on a housing development project that consists of 8 to 10 units.

SB 548

(Eggman D) Tri-Valley-San Joaquin Valley Regional Rail Authority: transit connectivity.

Current Text: Chaptered: 9/23/2021 [html](#) [pdf](#)

Last Amend: 4/5/2021

Status: 9/23/2021-Chaptered by Secretary of State. Chapter 220, Statutes of 2021.

Location: 9/22/2021-S. CHAPTERED

Summary: Current law establishes the Tri-Valley-San Joaquin Valley Regional Rail Authority for purposes of planning, developing, and delivering cost-effective and responsive transit connectivity, between the Bay Area Rapid Transit District's rapid transit system and the Altamont Corridor Express commuter rail service in the Tri-Valley, as defined, region of California. Current law gives the authority all of the powers necessary for planning, acquiring, leasing, developing, jointly developing, owning, controlling, using, jointly using, disposing of, designing, procuring, and constructing facilities to achieve transit connectivity, including, among other powers, the power to enter into cooperative or joint development agreements with local governments or private entities necessary to achieve transit connectivity. This bill would require the authority to be considered a rail transit district, thereby exempting the authority from specified provisions related to regulation by counties and cities regarding building, zoning, and related matters.

SB 591

(Becker D) Senior citizens: intergenerational housing developments.

Current Text: Chaptered: 9/28/2021 [html](#) [pdf](#)

Last Amend: 6/10/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 364, Statutes of 2021.

Location: 9/28/2021-S. CHAPTERED

Summary: Would authorize the establishment of an intergenerational housing development that includes senior citizens along with caregivers and transition age youth, if specified conditions are satisfied. The bill would require that the covenants, conditions, and restrictions and other documents or written policy for the development set forth the limitations on occupancy, residency, or use. The bill would prescribe definitions for "senior citizen" and "transition age youth" for these purposes. The bill would require at least 80% of the occupied dwelling units in an intergenerational housing development to be occupied by at least one senior citizen, as specified, and up to 20% of the occupied dwelling units in the development to be occupied by at least one caregiver or transition age youth, as specified. The bill would require the development to be affordable to lower income households.

SB 661

(Newman D) Veterans' farm and home loan program.

Current Text: Enrollment: 8/30/2021 [html](#) [pdf](#)

Last Amend: 3/15/2021

Status: 8/30/2021-Enrolled and presented to the Governor at 1 p.m.

Location: 8/30/2021-S. ENROLLED

Summary: Current law establishes the Department of Veterans Affairs, which is headed by the Secretary of Veterans Affairs. Current law requires the secretary, as head of the department and subject to the policies adopted by the California Veterans Board, to perform all duties, exercise all powers and jurisdiction, assume and discharge all responsibilities, and carry out and effect all provisions vested by law in the department. Current law defines "veteran" for the purposes of the various programs granting benefits to veterans. This bill would authorize the secretary to designate a deputy, employee, or other official in the department to act for them and to represent them at meetings. The bill would authorize the secretary to delegate powers and duties, as specified.

SB 671

(Gonzalez D) Transportation: Clean Freight Corridor Efficiency Assessment.

Current Text: Enrollment: 9/9/2021 [html](#) [pdf](#)

Last Amend: 6/15/2021

Status: 9/9/2021-Enrolled and presented to the Governor at 1 p.m.

Location: 9/9/2021-S. ENROLLED

Summary: Would establish the Clean Freight Corridor Efficiency Assessment, to be developed by the California Transportation Commission, in coordination with other state agencies. In developing the assessment, the bill would require the commission to identify freight corridors, or segments of corridors, throughout the state that would be priority candidates for the deployment of zero-emission medium- and heavy-duty vehicles. The bill would require the commission to submit a report containing the assessment's

findings and recommendations to certain committees of the Legislature by December 1, 2023. The bill would require the assessment's findings and recommendations to be incorporated into the development of the California Transportation Plan. The bill would require the state freight plan to include a description of needed infrastructure, projects, and operations for the deployment of zero-emission medium- and heavy-duty vehicles and the development of freight corridors identified in the assessment.

SB 728

(Hertzberg D) Density Bonus Law: purchase of density bonus units by nonprofit housing organizations.

Current Text: Chaptered: 9/28/2021 [html](#) [pdf](#)

Last Amend: 9/2/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 365, Statutes of 2021.

Location: 9/28/2021-S. CHAPTERED

Summary: Current law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct, among other options, specified percentages of units for moderate-income or, lower, or very low income households and meets other requirements. Current law requires the developer and the city or county to ensure that the initial occupant of a for-sale unit that qualified the developer for the award of the density bonus is a person or family of very low, low, or moderate income. This bill instead, would require the developer and the city or county to ensure that (1) a for-sale unit that qualified the developer for the award of the density bonus is initially occupied by a person or family of the required income, offered at an affordable housing cost, as defined, and includes an equity sharing agreement, as specified, or (2) a qualified nonprofit housing organization that is receiving the above-described welfare exemption purchases the unit pursuant to a specified recorded contract that includes an affordability restriction, an equity sharing agreement, as specified, and a repurchase option that requires a subsequent purchaser that desires to sell or convey the property to first offer the nonprofit corporation the opportunity to repurchase the property.

SB 734

(Hueso D) Redevelopment agencies: passthrough agreements: modification.

Current Text: Chaptered: 9/23/2021 [html](#) [pdf](#)

Last Amend: 9/3/2021

Status: 9/23/2021-Chaptered by Secretary of State. Chapter 221, Statutes of 2021.

Location: 9/22/2021-S. CHAPTERED

Summary: Current law dissolved redevelopment agencies and community development agencies as of February 1, 2012, and provides for the designation of successor agencies to wind down the affairs of dissolved redevelopment agencies and to, among other things, make payments due for enforceable obligations. Current law requires the successor agency to dispose of all remaining assets and terminate its existence within a specified period after the final debt payment, and requires any passthrough payment obligations to cease at that time. This bill would authorize a successor agency and one or more taxing agencies to enter into an agreement to modify the interest owed by a former redevelopment agency under a passthrough agreement that was entered into before January 1, 1994, or owed under any successive amendment of that passthrough agreement, and which is owed as interest on passthrough payments agreed to be deferred by the taxing entity under the passthrough agreement, subject to specified terms and conditions, including that the interest rate on a passthrough agreement modified under these provisions be 0%.

SB 780

(Cortese D) Local finance: public investment authorities.

Current Text: Chaptered: 9/28/2021 [html](#) [pdf](#)

Last Amend: 8/23/2021

Status: 9/28/2021-Approved by the Governor. Chaptered by Secretary of State. Chapter 391, Statutes of 2021.

Location: 9/28/2021-S. CHAPTERED

Summary: Current law establishes enhanced infrastructure financing districts to finance public capital facilities or other specified projects of communitywide significance. Current law provides for the membership of the governing body of the district, referred to as the public financing authority. This bill would authorize the legislative bodies, as defined, to appoint an alternate member to the public financing authority who may serve and vote in place of a member who is absent or disqualifies themselves from participating in a meeting of the authority. If a district has more than 3 participating affected taxing entities, the bill would authorize the legislative bodies of the taxing entities to, upon agreement, appoint only one member of their respective legislative bodies, and one alternate member, in addition to the public members.

Total Measures: 59
Total Tracking Forms: 59