



2021 CALIFORNIA HOUSING INITIATIVES

CHAPTERED LEGISLATION



LAND USE AND PLANNING

- **SB 9 (Skinner) Prohibits Single Family Zoning**
Allows duplexes/split parcels in single family zoned lots across California.
- **SB 10 (Wiener) Housing development density**
Fast tracks the residential rezoning process for areas with buildings up to 10 units.
- **SB 478 (Wiener) Floor Area Ratio (FAR) ban**
Eliminates FAR requirements for small buildings.
- **AB 803 (Boerner Horvath) Starter Home Revitalization Act**
Allows denser single-family housing in certain parcels.
- **AB 721 (Bloom) Restrictive covenants**
Removes covenants that prevent affordable development.
- **AB 215 (Chiu) Housing goal enforcement**
Strengthens HCD and AG's reinforcement powers against jurisdictions not meeting their housing goals.
- **AB 787 (Gabriel) Moderate Income RHNA**
Allows deed restricted moderate and above moderate income units to count towards RHNA if they are 10% below market.
- **AB 571 (Mayes) Density bonuses and impact fees**
Prohibits charging affordable housing impact fees on affordable projects with a density bonus.
- **AB 68 (Quirk- Silva) HCD State Housing Plan**
Revises and modernizes HCD's Statewide Housing Plan.
- **SB 8 (Skinner) Housing Crisis Act of 2019 extension**
Extends the provisions until 2030 and makes various changes to streamline the creation of more housing.



SURPLUS LAND

- **SB 791 (Cortese) Surplus Land Unit**
Creates the Surplus Land Unit within HCD and makes a number of changes to local surplus land disposition.



HOUSING FINANCE

- **AB 447 (Grayson) TCAC preservation definition change**
Changes include allowing some adaptive reuse.
- **AB 1297 (Holden) IBank housing projects**
Allows IBank to finance housing as part of mixed-use projects, as long as volume cap is not used.
- **AB 680 (Burke) AHSC Prevailing Wage**
Exempts 100% affordable projects from new prevailing wage requirements in AHSC program.



HOMEOWNERSHIP

- **AB 948 (Holden) Preventing discrimination in housing appraisals**
Creates safeguards against discrimination during the appraisal process.
- **AB 1095 (Cooley) Homeownership in AHSC**
Requires the Strategic Growth Council (SGC) to include affordable homeownership in the AHSC program.
- **SB 263 (Rubio) Implicit bias training for real estate licensees**
Requires training as part of DRE's real estate practice course.



ACCESSORY DWELLING UNIT

- **AB 345 (Quirk-Silva) ADU separate conveyance**
Allows ADUs to be sold separately under certain conditions.

CALIFORNIA COMEBACK PLAN STATE BUDGET

HOUSING FUNDING AND HOMELESSNESS FUNDING:

\$22 BILLION

BUDGET HIGHLIGHTS

- \$12 million for addressing homelessness
- \$1.75 billion for streamlining backlogged affordable housing
- \$1.4 billion for planning grants and housing preservation
- \$100 million to CalHFA for first-time homebuyer assistance
- \$81 million to CalHFA for Accessory Dwelling Units