

# California Department of Housing and Community Development

## 2017 Housing Bills Summary

<https://www.hcd.ca.gov/policy-research/lhp.shtml>

	<b>Streamline Housing Development</b>
<b>Planning and Zoning</b>	<p><a href="#">SB 35 (Wiener) Streamline Approval Process</a> Opt-in program for developers</p> <p>Creates a streamlined approval process for developments in localities that have not yet met their housing targets, provided that the development is on an infill site and complies with existing residential and mixed use zoning. Participating developments must provide at least 10 percent of units for lower-income families. All projects over 10 units must be prevailing wage and larger projects must provide skilled and trained labor.</p> <ul style="list-style-type: none"><li>• <b>New!</b> <a href="#">Final Updated Streamlined Ministerial Approval Guidelines</a> (PDF)</li><li>• Streamlined Ministerial Approval Process (SB 35) <a href="#">Statewide Determination Summary</a> (PDF) — Updated 07/30/2021 — Summary of which jurisdictions are not currently subject to the streamlined ministerial approval process (SB 35 streamlining), which are currently subject to SB 35 streamlining for developments with at least 10 percent affordability, and which are currently subject to SB 35 streamlining for developments with at least 50 percent affordability.</li><li>• Maps — <a href="#">Interactive SB 35 Determination and Housing Element map</a> (Reflects data submitted to HCD as of 07/08/2021)</li><li>• Streamlined Ministerial Approval Process (SB 35) <a href="#">Determination Methodology and Background Data</a> (PDF) — Updated 07/30/2021 — Additional detail on the determination methodology and background data.</li><li>• <a href="#">Annual Progress Report Permit Summary</a> (XLS) — Updated 07/08/2021 — Shows how well cities and counties are progressing toward meeting their housing goals. Every April, cities and counties must submit Annual Progress Reports for the prior year, showing whether they are on-track to meet their housing needs. Progress is measured by how many housing construction permits they have issued at various income levels.</li></ul> <p><a href="#">View projected milestones</a> <a href="#">View FAQs for SB 35.</a></p>
<b>Planning and Zoning</b>	<p><a href="#">AB 73 (Chiu) Streamline and Incentivize Housing Production</a> Opt-in program for jurisdictions and developers</p> <p>Provides state financial incentives to cities and counties that create a zoning overlay district with streamlined zoning. Development projects must use prevailing wage and include a minimum amount of affordable housing.</p> <p><a href="#">2018 AB 73 Annual Report</a> (PDF) <a href="#">View projected milestones</a></p>

<p><b>Planning and Zoning</b></p>	<p><a href="#">SB 540 (Roth) Workforce Housing Opportunity Zones</a> Opt-in program for jurisdictions</p> <p>Authorizes the state to provide planning funds to a city or county to adopt a specific housing development plan that minimizes project level environmental review. Requires at least 50 percent of total housing units within that plan to be affordable to persons or families at or below moderate income, with at least 10 percent of total units affordable for lower income households. Developments projects must use prevailing wage.</p> <p><a href="#">View projected milestones</a></p>
<p style="text-align: center;"><b>Accountability and Enforcement</b></p>	
<p><b>Amends Housing Accountability Act</b></p>	<p><a href="#">AB 678 (Bocanegra)/SB 167 (Skinner) Strengthen the Housing Accountability Act</a></p> <p>Strengthens the Housing Accountability Act by increasing the documentation necessary and the standard of proof required for a local agency to legally defend its denial of low-to-moderate-income housing development projects, and requiring courts to impose a fine of \$10,000 or more per unit on local agencies that fail to legally defend their rejection of an affordable housing development project.</p> <p><a href="#">View projected milestones</a></p>
<p><b>Amends Housing Accountability Act</b></p>	<p><a href="#">AB 1515 (Daly) Reasonable Person Standard</a></p> <p>States that a housing development conforms with local land use requirements if there is substantial evidence that would allow a reasonable person to reach that conclusion.</p> <p><a href="#">View projected milestones</a></p>
<p><b>Amends Housing Element Law</b></p>	<p><a href="#">AB 72 (Santiago) Enforce Housing Element Law</a></p> <p>Authorizes HCD to find a jurisdiction out of compliance with state housing law at any time (instead of the current 8-year time period), and refer any violations of state housing law to the Attorney General if it determines the action is inconsistent with the locality's adopted housing element.</p> <p>View the <a href="#">Accountability and Enforcement page</a>. <a href="#">View projected milestones</a></p>
<p><b>Amends Housing Element Law</b></p>	<p><a href="#">AB 1397 (Low) Adequate Housing Element Sites</a></p> <p>Requires cities to zone more appropriately for their share regional housing needs and in certain circumstances require by-right<sup>1</sup> development on identified sites. Requires stronger justification when non-vacant sites are used to meet housing needs, particularly for lower income housing.</p> <p><a href="#">View projected milestones</a></p>
<p><b>Amends Housing Element Law</b></p>	<p><a href="#">SB 166 (Skinner) No Net Loss</a></p> <p>Requires a city or county to identify additional low-income housing sites in their housing element when market- rate housing is developed on a site currently identified for low-income housing.</p> <p><a href="#">View projected milestones</a></p>

<p><b>Amends Existing Reporting Requirements</b></p>	<p><a href="#">AB 879 (Grayson) and related reporting bills</a></p> <p>Make various updates to housing element and annual report requirements to provide data on local implementation including number of project application and approvals, processing times, and approval processes. Charter cities would no longer be exempt from housing reporting. Requires HCD to deliver a report to the Legislature on how local fees impact the cost of housing development.</p> <p><a href="#">View projected milestones</a>  <a href="#">View FAQ for AB 879.</a></p>
<p style="text-align: center;"><b>Create and Preserve Affordable Housing</b></p>	
<p><b>Ongoing Source</b></p>	<p><a href="#">SB 2 (Atkins) Building Jobs and Homes Act</a></p> <p>Imposes a fee on recording of real estate documents excluding sales for the purposes of funding affordable housing. Provides that first year proceeds will be split evenly between local planning grants and HCD's programs that address homelessness. Thereafter, 70 percent of the proceeds will be allocated to local governments in either an over-the-counter or competitive process. Fifteen percent will be allocated to HCD, ten percent to assist the development of farmworker housing and five percent to administer a program to incentivize the permitting of affordable housing. Fifteen percent will be allocated to CalHFA to assist mixed-income multifamily developments.</p> <ul style="list-style-type: none"> <li>• <a href="#">Register to attend an PLHA Draft Guidelines Public Hearing</a> (PDF)</li> </ul> <p><a href="#">SB 2 Planning Grant Draft Guidelines</a> (PDF)  <a href="#">View projected milestones</a>  <a href="#">View FAQs for SB 2.</a></p>
<p><b>Affordable Housing Bond</b></p>	<p><a href="#">SB 3 (Beall) Veterans and Affordable Housing Bond Act</a></p> <p>Places a \$4 billion general obligation bond on the November 2018 general election ballot. Allocates \$3 billion in bond proceeds among programs that assist affordable multifamily developments, housing for farmworkers, transit-oriented development, infrastructure for infill development, and homeownership. Also funds matching grants for Local Housing Trust Funds and homeownership programs. Provides \$1 billion in bond proceeds to CalVet for home and farm purchase assistance for veterans.</p> <p><a href="#">View projected milestones</a>  <a href="#">View FAQ for SB 3.</a></p>
<p><b>Land Use: Zoning Regulations</b></p>	<p><a href="#">AB 1505 (Bloom) Inclusionary Ordinances</a></p> <p>Authorizes the legislative body of a city or county to require a certain amount of low-income housing on-site or off-site as a condition of the development of residential rental units.</p> <p><a href="#">View projected milestones</a></p>
<p><b>Amends Preservation Noticing law</b></p>	<p><a href="#">AB 1521 (Bloom) Preserve the Existing Affordable Housing Stock</a></p> <p>Requires the seller of a subsidized housing development to accept a bona-fide offer to purchase from a qualified purchaser, if specified requirements are met. Gives HCD additional tracking and enforcement responsibilities to ensure compliance.</p> <p><a href="#">View projected milestones</a></p>

**Amends  
Farmworker  
Housing and  
Office of Migrant  
Services  
Programs**

[AB 571 \(E. Garcia\) Low Income Housing Credits for Farmworkers](#)

Makes modifications to the state's farmworker housing tax credit to increase use. Authorizes HCD to advance funds to operators of migrant housing centers at the beginning of each season to allow them to get up and running. Extends the period of time that migrant housing centers may be occupied to 275 days,

[View projected milestones](#)