

2021 State Legislation Summary
City of Riverside Housing and Homelessness Committee

No.	AB/SB	Bill No.	Topic	General Overview	Lead	City Impacted Department(s)	Effective Date
RESPONSIBILITY OF OTHER AGENCIES							
1	AB	948	Real Estate	Changes to licensing and continuing education requirements for real estate appraisers.	Bureau of Real Estate	N/A	January 1, 2022
2	AB	1466	Real Estate	Requires parties to real estate transactions to follow procedures to modify deeds and other property documents to remove illegal, discriminatory restrictions during the recordation process.	Bureau of Real Estate	N/A	January 1, 2022
3	SB	263	Real Estate	Changes licensing education requirements for real estate brokers and agents.	Bureau of Real Estate	N/A	January 1, 2022
4	AB	447	California Tax Credit Allocation Committee	Changes restrictions, eligibility and allocation methods for tax credit financing for affordable housing.	California Tax Credit Allocation Committee	Housing Authority	January 1, 2022
5	AB	1297	Public Financing	Allows state Infrastructure and Economic Development Bank to finance housing in limited circumstances when associated with public development projects.	Infrastructure and Economic Development Bank	N/A	January 1, 2022
6	AB	68	Statewide Housing Plan	Changes requirements for content, publication and reporting related to the California Statewide Housing Plan.	State Housing and Community Development	N/A	January 1, 2023
7	SB	791	Surplus Land	Establishes Surplus Land Unit within HCD. Unit would facilitate agreements between housing developers and local agencies that disposing of land; provide technical assistance to local agencies with surplus land and developers that seek to develop housing on the surplus land; and assist housing developers and local agencies with obtaining grants, loans, tax credits, and other types of financing.	State Housing and Community Development	Housing Authority Successor Agency	January 1, 2022
8	AB	1095	Affordable Housing	Requires funds administered by the Strategic Growth Council for affordable housing to be made available for affordable home ownership projects in addition to affordable rental projects.	Strategic Growth Council	Housing Authority	January 1, 2022
9	SB	381	Surplus Land	Applies only to the City of South Pasadena	N/A	N/A	Immediately

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LOW IMPACT							
1	AB	215	Housing Element	Requires draft HE updates to be made available for 30 days of public review and 10 days of revision prior to submitting for HCD review; requires subsequent revisions to be posted online and sent to interested parties; increases HCD review time from 60 to 90 days. Authorizes the AG or HCD to bring action against local agencies when HAA is violated.	Planning	Planning City Attorney's Office	January 1, 2022
2	AB	571	Density Bonus	Prohibits affordable housing linkage from being imposed on affordable units in Density Bonus project.	N/A	Planning Housing Authority	January 1, 2022
3	AB	634	Density Bonus	Clarifies that the Density Bonus Law does not prohibit jurisdictions from requiring affordability periods longer than 55 years.	Planning	Planning	January 1, 2022
4	AB	721	Affordable Housing	Makes deed restrictions that limit the number of units, number of families/persons, size or location of units, etc. unenforceable against affordable housing development.	N/A	Housing Authority Planning City Attorney's Office	January 1, 2022
5	AB	787	Housing Element	Allows jurisdictions to count market-rate units that are converted to affordable units toward up to 25% of their Moderate Income RHNA.	Planning	Housing Authority	January 1, 2022
6	AB	1029	Housing Element	Housing elements: prohousing local policies - Adds 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 pro-housing local policies.	Planning	Housing Authority	Immediately
7	AB	1174	Housing Element	Makes changes to the existing streamlined, ministerial approval process for housing development in jurisdictions that have not yet made enough progress towards their allocation of their regional housing needs	Planning	Planning	Immediately
8	AB	1304	Housing Element	Affirmatively further fair housing: housing element: inventory of land.	Planning	Planning Housing Authority	January 1, 2022
9	AB	1398	Housing Element	Changes compliance deadline for housing element rezoning programs from 3 years to 1 years for jurisdictions that fail to adopt a compliant HE by the deadline. Provides that jurisdictions that timely adopt a 6 th Cycle Housing Element by the deadline will have satisfied an applicable 6th-Cycle mid-cycle (4-year) update.	Housing and Community Development	Planning	January 1, 2022
10	SB	10	Process	Creates a voluntary process for local governments to access a streamlined zoning process for new multi-unit housing near transit or in urban infill areas, with up to 10 units per parcel. The legislation simplifies the CEQA requirements for upzoning, giving local leaders another tool to voluntarily increase density and provide affordable rental opportunities to more Californians.	Planning	Planning	January 1, 2022

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MODERATE IMPACT							
1	AB	345	ADUs	Requires jurisdictions to allow ADUs to be separately conveyed (sold) as part of a tenancy-in-common arrangement, if the ADU was developed by a qualified nonprofit.	Planning	Planning Housing Authority Public Works	January 1, 2022
2	AB	491	Affordable Housing	Requires that mixed-income developments provide same entrances, common areas and amenities for affordable and market-rate units; prohibits confining affordable units to specific floor or area.	Housing Authority Planning	Housing Authority Planning Building & Safety	January 1, 2022
3	AB	1043	Affordable Housing	Creates a new income category for affordable housing: Acutely Low-Income – less than 15% AMI and limits housing development receiving certain types of assistance to acutely low-income HHs.	Housing Authority	Housing Authority Planning	January 1, 2022
4	AB	1584	Omnibus	ADUs: Clarifies unenforceability of CC&Rs that prohibit ADUs also applies to certain common interest developments Mobilehome Parks: Extends notification of tenancy terminations from 15 to 60 days Homeowner Bill of Rights: Clean-up/clarifying changes; Real Estate: Changes process and timing for making court decisions available to public Housing Accountability Act: Clarifies that request for a Density Bonus concession/waiver/incentive does not create inconsistency with applicable plans for HAA purposes; clarifies that for supportive housing development, maximum rents are those specified by the requirements of whichever program financing the project is receiving Affordable Housing: Changes noticing requirements for termination or non-renewal of affordable rental restrictions for assisted housing developments and revises reporting requirements that HCD must follow Mobilehome Parks: Clarifies that properties with manufactured ADUs are not mobilehome parks under existing law Successor Agency: Requires that retained housing units or new housing development on successor agency properties be made available to persons and families displaced by the development and to lower-income descendants of those displaced persons	Varies	Planning Housing Authority Successor Agency City Attorney's Office	January 1, 2022

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MODERATE IMPACT (continued)							
5	SB	8	Process	Extends the provisions of the Housing Crisis Act of 2019 through 2030. The Housing Crisis Act of 2019, which was scheduled to expire in 2025, accelerates the approval process for housing projects, curtails local governments' ability to downzone and limits fee increases on housing applications, among other key accountability provisions.	Planning	Planning	January 1, 2022
6	SB	290	Density Bonus	Requires affordable units required by inclusionary zoning to be included in the base density on which a density bonus is based. Provides an incentive/concession to student housing developments with 20% lower income units. Changes to density bonus eligibility for for-sale common interest developments. Extends maximum 0.5 space/unit parking requirement to developments with 40% moderate income units. Extends annual reporting requirements to capture lower-income student housing units in density bonus projects. Eliminates "specific adverse impact on the physical environment" from list of reasons why a local jurisdiction can deny a request for an incentive/waiver/concession under Density Bonus law.	Planning	Planning Housing Authority	January 1, 2022
7	SB	478	Zoning	In multifamily and mixed use zones, prohibits local jurisdictions from imposing 1) a maximum FAR of less than 1.0 for developments of 3 to 7 units and 2) less than 1.25 for developments of 8 to 10 units. Also prohibits imposition of lot coverage standards that would preclude these developments from achieving at least these FARs. Prohibits local jurisdictions from denying housing developments on the basis that the lot does not meet minimum lot size requirements. Makes unenforceable CC&Rs or deed restrictions that precludes developments from achieving these FARs. Authorizes AG or HCD to enforce these requirements.	Planning	Planning City Attorney's Office	January 1, 2022
8	SB	591	Senior Housing	Allows senior housing developments affordable to lower-income households to permit up to 20% of units to be occupied by caregivers or transition-aged youth. Prohibits evictions or lease terminations to comply with age-restricted occupancy requirements.	Planning	Planning Housing Authority	January 1, 2022
9	SB	728	Density Bonus	For for-sale projects receiving a density bonus, requires that initial sale of units to lower-income households include an equity sharing agreement. Also requires equity sharing agreements and a repurchase option for nonprofit housing organizations receiving welfare tax exemption that assist lower-income households in purchase of such units.	Housing Authority	Housing Authority Planning	January 1, 2022

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HIGH IMPACT							
1	AB	602	Impact fees	<p>Changes requirements for conducting nexus studies and imposing impact fees. Limits new impact fees imposed to proportionality with square footage of units. Requires development and impact fee schedules to be posted online. Requires total fees charged for individual projects to be posted online.</p> <p>Requires HCD to create an impact fee nexus study template.</p> <p>Authorizes members of the public to submit evidence that a jurisdiction has not complied with the requirements of the Mitigation Fee Act when proposing to adopt new or increased impact fees.</p>	Varies	Planning Housing Authority Public Works Riverside Public Utilities Parks and Community Service	January 1, 2022
2	AB	838	Enforcement	Requires local jurisdiction that receives substandard housing complaints to, at no cost to the reporting party, inspect the property and report observed violations to the owner and establish a timeframe for compliance. Prohibits jurisdictions from assessing a fee or charge for complaint inspections that do not result in a violation.	Building & Safety Code Enforcement	Building & Safety Code Enforcement City Attorney's Office	January 1, 2022
3	SB	9	Process	The California Housing Opportunity and More Efficiency (HOME) Act facilitates the process for homeowners to build a duplex or split their current residential lot, expanding housing options for people of all incomes that will create more opportunities for homeowners to add units on their existing properties. It includes provisions to prevent the displacement of existing renters and protect historic districts, fire-prone areas and environmental quality.	Planning Public Works	Planning Public Works Building & Safety	January 1, 2022