

## 2021 ROUNDUP OF STATE LEGISLATION:

The following bills have been signed into law by Governor Newsom:

**SB 8 – Amends & extends SB 330 (Housing Crisis Act of 2019):** This bill extends the provisions of SB 330 preventing housing moratoriums, down-zonings and excessive fees on affordable rental housing throughout the state.

**SB 9 – California Housing Opportunity & More Efficiency (HOME) Act:** This bill would allow two homes on property zoned for single-family homes in California. By streamlining the process to split a lot or create a duplex, this bill could lead to a substantial increase in the amount of housing available in the state.

**SB 10 – Missing Middle Housing near Jobs and Transit:** This bill will allow cities to streamline the up-zoning of lots near jobs and transit. By enabling cities to increase the density of these lots up to 10 units without triggering an environmental review, this bill would make it easier to build housing for young people and working families.

**SB 478 – The Housing Opportunity Act:** This bill removes artificial barriers cities establish that have the effect of reducing the number of homes that can be legally built on a property. By establishing minimum standards for technical issues such as floor area ratios and minimum lot sizes, this bill will ensure that more homes are built on properties where multi-family homes are already legal.

**AB 602 – Development Fee Reform:** This bill would increase impact fee transparency and require impact fees to be proportional to the size of a new home so that smaller individual homes pay smaller fees.

**AB 816 – Homelessness Plan: Housing Trust Fund: Housing Projects:** This bill (upon appropriation by the Legislature or upon receiving technical assistance offered by HUD, if available) would require the Homeless Coordinating and Financing Council to conduct, or contract with an entity to conduct, a statewide needs and gaps analysis to identify state programs that provide housing or services to persons experiencing homelessness and create a financial model that will assess certain investment needs for the purpose of moving persons experiencing homelessness into permanent housing.

**AB 1174 – Amending SB 35 (2017):** This bill makes important amendments to SB 35 (Affordable Housing Streamlined Approval Process) designed to encourage cities to provide adequate zoning and streamline approvals for housing required by State law.