**2018 Housing Bills**

Updated October 2, 2018

**Overall**

The 2018 legislative cycle does not appear to be as significant for housing issues as the previous year. A number of the more controversial or significant bills have not advanced. Bills that have been signed or are under active consideration by the Governor propose the following:

* **RHNA** – Changes to make the RHNA distribution process more rigorous and more tied to jobs,
* **Streamlined Review and HAA** – Clarifications to and small expansion of Streamlined Review/Housing Accountability Act,
* **Density bonus** – Expansion, additional reporting requirements and clarification regarding density bonus and coastal zone,
* **Fair Housing** –Requirements that housing programs to Affirmatively Further Fair Housing,
* **Planning** –Application of General Plan rules to charter cities, which were previously exempt,
* **Supportive Housing** – Supportive housing allowed by right in multifamily zones, and
* **Mitigation Fee Act** – Minor additional consequences for cities that do not do annual reports.

**Key Bills**

**Density Bonus**

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| **AB 2372** | **Signed**. Allows cities to offer FAR in addition to number of units as part of density bonus. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB2372) |
| **AB 2753** | **Signed**. Requires cities to notify developers about the density bonus they are eligible for when applications are deemed complete. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB2753) |
| **AB 2797** | **Signed**. Projects cannot be found to be inconsistent with Coastal Act merely because they receive a density bonus. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB2797) |

**Fair Housing**

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| **AB 686** | **Signed**. Requires that housing programs Affirmatively Further Fair Housing. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB686) |

**General Plans**

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| **SB 1333** | **Signed**. Applies many General Plan and zoning rules to charter cities. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB1333) |

**Housing Accountability Act/ SB 35**

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| **AB 3194** | **Signed.** HAA applies if zoning is out of date, but developments follow general plan. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB3194) |
| **SB 850** | **Signed.** Clarifies some aspects of SB 35. (Passed and signed) [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB850) |

**Mitigation Fee Act**

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| **SB 1202** | **Signed**. If a city does not do its annual report for three consecutive years, and an applicant requests an audit, city must pay for audit. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB1202) |

**RHNA**

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| **AB 1771** | **Signed**. Requires Regional Housing Needs Assessment (RHNA) methodology to be more data based and more transparent. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB1771) |
| **SB 828** | **Signed**. Increases the weight given to jobs when calculating RHNA and increases the low income allocation in wealthier communities. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180SB828) |

**Supportive Housing**

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| **AB 2162** | **Signed**. Supportive housing permitted by right in multifamily zones and eliminates parking requirements. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB2162) |

**Zoning / Permitting**

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| **AB 565** | **Signed**. Clarifies building code around Live/Work units. [Link](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=201720180AB565) |

**Less Significant Bills**

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| Affordable Housing Authorities | **AB 2035** | **Signed**. This bill makes a number of administrative and technical changes to Affordable Housing Authority (AHA) law. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180AB2035) |
| Building Code | **AB 2132** | **Signed**. Cities can waive building fees for ADA accommodations for seniors. [link](https://leginfo.legislature.ca.gov/faces/billHistoryClient.xhtml?bill_id=201720180AB2132) |
| Building Code | **AB 2263** | **Signed.** Reduces parking on some historic renovations. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180AB2263) |
| Density Bonus | **SB 1227** | **Signed**. Creates a 35% density bonus category for college student housing. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180SB1227) |
| CEQA | **AB** **1804** | **Signed**. Expands infill exemption to unincorporated counties. [Link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180AB1804) |
| Taxes | **SB 1115** | **Signed**. Eliminates the dollar cap on affordable housing welfare exemptions. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180SB1115) |
| Mobile Homes | **AB 1943** | **Signed**. Minor correction regarding establishing title in condo-converted mobile homes. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180AB1943) |
| Mobile Homes | **AB 2056** | **Signed**. Allows access to funding for rehab for nonprofit owned mobile home parks. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180AB2056) |
| Mobile Homes | AB 2588 | Vetoed. Requires mobile park owners to have emergency plan. Requires used mobile homes to have smoke detectors at time of sale. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180AB2588) |
| Mobile Homes | **SB 46** | **Signed**. Extends mobile home inspection program to 2024. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180SB46) |
| Mobile Homes | **SB 1130** | **Signed**. Allows mobile home parks to participate in state Property Tax Postponement fund. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180SB1130) |
| Tenant Protections | **AB 2343** | **Signed**. Slightly strengthens tenants’ right when facing an eviction by changing timeframes from calendar days to court days. [link](https://leginfo.legislature.ca.gov/faces/billCompareClient.xhtml?bill_id=201720180AB2343) |