

# 2021 California Housing Law

During the 2021 Legislative Session, lawmakers passed 36 bills related to Housing. Below is a summary of the major bills affecting Placer County that took effect on January 1, 2022.



## Incentives for Housing Production

**AB 464** - Allows Enhanced Infrastructure Financing Districts (EIFDs) to use additional property tax revenue for housing projects and related services

**AB 803** - Allows multifamily properties to subdivide into the number of units allowed for

**AB 978** - Establishes tenant protection for mobile home users (rental cap, eviction protection, maximum annual increase of inflation)

**AB 1174** - Extends and reforms existing streamlined housing approval process created by SB 35

**SB 8** - Extends the provisions of the Housing Crisis Act of 2019 until 2030

**SB 9** - Requires local governments to grant ministerial, or by-right, approvals of urban lot splits and two-unit (duplex) developments on single-family zoned properties

**SB 10** - Allows local governments to adopt an ordinance that allows up to 10 dwelling units on any parcel if parcel is within a transit-rich or urban infill site as defined by California law

**SB 478** - Prohibits local governments from imposing certain floor area ratio (FAR) standards on housing projects of 3-10 units

# Incentives for Affordable Housing Production



**AB 345** - Local governments now required to allow the separate conveyance of ADUs

**AB 787** - Allows existing market rate housing that is converted into affordable housing to count towards meeting up to 25% of the county's affordable housing Regional Housing Needs Allocation (RHNA)

**AB 1043** - Creates new income group, "Acutely Income," which consists of households that earn 15% of the Area Median Income (AMI)

**AB 1095** - Extends incentives and programs provided under the Affordable Housing and Sustainable Communities Program (AHSC) to both rental and owner-occupied units



## Local Government Accountability

**AB 215** - Increases enforcement authority of Department of Housing and Community Development (HCD) in relation to violations of state housing law

**SB 60** - Increases maximum fine of illegal short term rentals from \$500 to \$5000

## Addressing Systemic Bias in Housing



**AB 721** - Makes recorded covenants that limit residential development unenforceable against qualifying affordable housing developments

**AB 1304** - Clarifies that local governments have a mandatory duty to affirmatively further fair housing (AFFH) and reforms current AFFH requirements



Community Development Resource Agency

3091 County Center Drive, Auburn CA 95603 | (530) 745-3000