

## APA 2022 Bill List

### Housing

#### Accessory Dwelling Units

**AB 916 (Salas)** Restricts public hearings for certain projects in existing residential units and increases the maximum allowable height of accessory dwelling units.

**AB 2221 (Quirk-Silva)** Clarifies the process for an agency to act on an application, requires the permitting agency to complete all required service upgrades within 60 days of request if service upgrades are required for the project to pass final inspection and allows ADUs in unused portion of mixed-use developments.

**SB 897 (Wieckowski)** Makes a number of changes to existing law governing ADUs and JADUs, including increasing the maximum allowable height of accessory dwelling units.

#### Development Bonus

**AB 682 (Bloom)** Adds a cohousing building as a category of development eligible for a density bonus.

**AB 1551 (Santiago)** Reinstates in its entirety the commercial development (density) bonus program for commercial properties that expired on January 1, 2022.

**AB 2334 (Wicks)** Allows a housing development project to receive added height and unlimited density if the project is located in an urbanized low vehicle travel area, at least 80 percent of the units are restricted to lower income households, and no more than 20 percent are for moderate income households.

#### Other Housing Bills

**AB 2011 (Wicks)** Allows housing developments on commercially zoned property by right, if certain conditions are met.

**AB 2179 (Grayson)** Extends tenant protections on non-payments of rent due to COVID 19 hardships until June 30.

**AB 2234 (Rivas, R)** Requires a local agency to create a list of information needed to approve or deny a post-entitlement phase permit, establishes approval timelines and requires local agencies to make that list available to all applicants.

**AB 2295 (Bloom)** Allows housing on local educational agencies lands by right.

**ACA 14** Provides an ongoing source of funding for 10 years for affordable housing and homeless projects.

**SB 6 (Caballero)** Enacts, until January 1, 2029, the Neighborhood Homes Act, which establishes housing as an allowable use on any parcel zoned for office or retail uses.

**SB 1369 (Wieckowski)** Requires adaptive reuse of any commercial/office/public/industrial building with an occupancy of less than 25% by right.

#### Inclusion and Social Justice

**AB 1778 (Garcia C.)** Prohibits any state funds or personnel time from being used to fund or permit freeway widening projects in areas with high rates of pollution and poverty.

**AB 2053 (Lee)** Enact the Social Housing Act and would create the California Housing Authority.

**SCA 2 (Allen)** Repeals Article 34 of the California Constitution, which requires majority approval by the voters of a city or county for the development, construction, or acquisition of a publicly funded affordable housing project.

#### Hazards and Hazard Mitigation

**AB 2705 (Quirk-Silva)** Enacts new development standards for permitting housing in VHFHSZs.

**SB 12 (McGuire)** Enacts new development standards for permitting housing in VHFHSZs.

**SB 897 (Laird)** Requires updates to local coastal plans to address sea-level rise.

#### Infrastructure, Services, and Fees

**AB 2097 (Friedman)** Prohibits a public agency from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential, commercial, or other development if the development is located on a parcel that is within one-half mile of public transit.

**SB 1067 (Portantino)** Prohibits a public agency from imposing a minimum automobile parking requirement, or enforcing a minimum automobile parking requirement, on residential developments if the development is located on a parcel that is within one-half mile of public transit, in certain situations.

#### Fee Reduction Bills

**AB 2160 (Bennett)** Authorizes local jurisdictions to waive or reduce the permit fee for habitat restoration or public access projects. Authorizes the applicant, if a city or county rejects a fee waiver or fee reduction request, to submit the coastal development permit application directly to the commission.

**AB 2186 (Grayson)** Creates the Housing Cost Reduction Incentive Program.

#### CEQA

**AB 1001 (Garcia, Cristina)** Authorizes mitigation to compensate for adverse air or water quality impacts in a disadvantaged community to mitigate those impacts directly in the affected community and requires all public agencies implementing CEQA to consider the principles of environmental justice.

**SB 37 (Cortese)** Updates the list of hazardous waste sites/ hazardous substances sites and prohibit a project from using the "common sense" exemption for a project at any site on the Cortese List, except for projects that meet specified conditions.

**SB 886 (Wiener)** Exempt from CEQA a student housing project or a faculty and staff housing project.

**SB 922 (Wiener)** Extends and expands CEQA exemptions for urban transit projects and active transportation.

#### **Coordinated Planning**

**AB 2798 (Fong)** Provides streamlining for temporary use freight related projects.

**AB 1445 (Levine)** Adds emergency evacuation route capacity, wildfire risk, sea level rise, and other impacts caused by climate change to the list of factors used to develop the methodology for regional housing needs.

**AB 2237 (Friedman)** Makes various changes to regional transportation plans and sustainable community strategies.

**AB 2339 (Bloom)** Makes changes to housing element law with regards to where emergency shelters may be zoned, as specified.

**AB 2438 (Friedman)** Requires all transportation projects funded at the local or state level to align with the California Transportation Plan and the Climate Action Plan for Transportation Infrastructure adopted by the Transportation Agency.

**AB 2653 (Santiago)** Authorizes HCD to reject the housing element portion of an annual report if the report is not in substantial compliance with these requirements.

**SB 932 (Portantino)** Requires the circulation element to include specified contents related to bicycle plans, pedestrian plans, and traffic calming plans, and to implement those plans; provides that failure to implement the plans creates a cause of action for victims of traffic violence.

**SB 1425 (Stern)** Requires every city and county to review and update its local open-space plan by January 1, 2026, and every time it updates its housing element.