



New State Funding and Housing Laws

Affordable Housing Production and Preservation

California has increased funding for affordable housing and homelessness

- 2018 State Ballot Measures
 - Proposition 1: Veterans & Affordable Housing Bond Act (\$4 billion)
 - Proposition 2: No Place Like Home (\$2 billion)
- 2019 Budget & Trailer Bill: \$2.7 billion for housing & homelessness
- **SB 330** Streamlines housing application approval process and timeline
- ***SB 50** Requires zoning changes for development near public transit (Pending)

Protecting Tenants

- **SB 329** Bans discrimination against renters using Section 8 vouchers
- **AB 1482** Limits rent increase; landlords must have a "just cause" for evicting renters

Accessory Dwelling Units (AB 670, AB 68, AB 881, & SB 13)

- Streamlined review and approval process
- Amnesty program: Mandatory 5-year stay of enforcement on unpermitted ADUs if meet health and safety standards
- Homeowners associations cannot ban ADUs or Junior ADUs
- One detached ADU and one Junior ADU will be allowed by right on single-family lots
- Units under 800 sf can be 16 feet tall and have a setback of four feet on side or rear of unit
- No impact fees on ADUs less than 750 sf
- Exemption from owner occupancy rules for ADUs with building permits between 1/1/2020 and 12/31/2024

More Information

- 21elements.com/housinglaws



New State Funding and Housing Laws

Affordable Housing Production and Preservation

California has increased funding for affordable housing and homelessness

- 2018 State Ballot Measures
 - Proposition 1: Veterans & Affordable Housing Bond Act (\$4 billion)
 - Proposition 2: No Place Like Home (\$2 billion)
- 2019 Budget & Trailer Bill: \$2.7 billion for housing & homelessness
- **SB 330** Streamlines housing application approval process and timeline
- ***SB 50** Requires zoning changes for development near public transit (Pending)

Protecting Tenants

- **SB 329** Prohibits discrimination against renters using Section 8 vouchers
- **AB 1482** Limits rent increase; landlords must have a "just cause" for evicting renters

Accessory Dwelling Units (AB 670, AB 68, AB 881, & SB 13)

- Streamlined review and approval process
- Amnesty program: Mandatory 5-year stay of enforcement on unpermitted ADUs if meet health and safety standards
- Homeowners associations cannot ban ADUs or Junior ADUs
- One detached ADU and one Junior ADU will be allowed by right on single-family lots
- Units under 800 sf can be 16 feet tall and have a setback of four feet on side or rear of unit
- No impact fees on ADUs less than 750 sf
- Exemption from owner occupancy rules for ADUs with building permits between 1/1/2020 and 12/31/2024

More Information

- 21elements.com/housinglaws