

State Bills Included in the Housing Ordinances Update

DENSITY BONUS		
Effective Year	Bill Number	Changes in State Law
2021	AB 2345	Expanded density bonus and incentives sliding scales; changes to parking ratios
2022	SB 290	New parking ratio; changes to denial findings for incentives & waivers of standards
2022	SB 728	Initial sale of affordable housing set-aside units to nonprofits allowed
2022	AB 491	Comparability requirements for income-restricted units in mixed-income structures
2023	AB 682	“Shared housing buildings” added as new housing type eligible for a density bonus
2023	AB 2334	Unlimited density bonus for 100% affordable housing projects located in a “very low vehicle travel area”
2024	AB 1287	More incentives and additional density bonus for qualified projects
2024	AB 323	Initial sale of affordable housing set-aside units to nonprofits only after 180 days of Certificate of Occupancy issued
2025	AB 2694	“Residential care facility for the elderly” added as new senior citizen housing type eligible for a density bonus
2025	E.O. N-23-25	Limited use of incentives and waivers of standards in Altadena (Lake & Fair Oaks)

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AFFORDABLE HOUSING REPLACEMENT		
Effective Year	Bill Number	Changes in State Law
2022	SB 8	Affordable housing replacement exemption for a new single-family home if only one existing single-family home was/is on the site and has been or is proposed to be demolished or vacated
2024	AB 1218	Affordable housing replacement requirements expanded to include the Very High Fire Hazard Severity Zones (VHFHSZs)
2026	AB 98	Affordable housing replacement requirements for proposed logistics use (e.g. warehouses)

SINGLE-FAMILY RESIDENCE PARKING		
Effective Year	Bill Number	Changes in State Law
2024	AB 1308	No additional parking required for single-family residences undergoing remodeling, renovations, and additions

SHELTERS & SUPPORTIVE HOUSING		
Effective Year	Bill Number	Changes in State Law
2025	SB 1395	Revised definition of “Low Barrier Navigation Center”
2025	AB 1801	Revised definition of and expanded the “use by right” provisions for “supportive housing” to include administrative office space