

California's New Housing Law Senate Bill 10



On September 16, 2021, California Governor Gavin Newsom signed into law legislation aimed at addressing the statewide housing crisis – a critical topic leading up to the election. The suite of bills, Senate Bills (SB) 8, 9 and 10 and Assembly Bill (AB) 1174, coupled with the announced California Comeback Plan, carry the potential to expand housing production, streamline permitting and promote density closer to major employment hubs. While the housing deficit in California is undeniable, there is very little consensus on how to combat the crisis.

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SB 10 provides tools for local governments to zone for up to ten homes per parcel in transit-rich areas, or urban infill sites. SB 10 maintains local control, as a local legislative body must pass a resolution to adopt the plan. By creating a pathway for streamlined upzoning in transit-rich areas, SB 10 allows more Californians to access high-opportunity and will help alleviate traffic congestion and pollution.

SB 10 provides tools for local governments to zone for more middle-density homes, combat California's housing crisis, and improve quality of life

- Authorizes local governments to zone for up to ten homes per parcel in transit-rich areas or urban infill sites.
- Protects local governments from arbitrary legal delays and other obstacles.
- Enables cities to zone for smaller, naturally lower-cost housing that is affordable for essential workers and low- and moderate-income residents.
- Allows more Californians, including communities of color, to access high-opportunity neighborhoods by making it easier to zone for naturally lower-cost housing in these areas.
- Helps alleviate traffic congestion and pollution and makes it easier to zone for naturally lower-cost housing in these areas.

SB 10 maintains local control

- Local governments choose if the individual projects will be ministerial or subject to discretionary approval. Will not impact project approvals or CEQA exemptions for projects.
- Allows local governments to change initiatives passed by voters with a 2/3rd vote of the local legislative body.

For More information please visit: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10