



Sharon Quirk-Silva

ASSEMBLYWOMAN, DISTRICT 67

**AB 670: AFFORDABLE HOUSING PRESERVATION
AND ACCOUNTABILITY ACT**

FACT SHEET



SUMMARY

AB 670 strengthens housing stability for low-income renters and promotes affordable housing preservation by allowing local governments to count investments in preserving naturally occurring affordable housing (NOAH) toward their housing element annual progress reports (APRs). The bill also increases accountability by requiring jurisdictions to report all demolished housing units and demonstrate compliance with replacement housing and relocation assistance requirements.

BACKGROUND

Most low-income renters in California live in market-rate housing, including older multifamily buildings that remain affordable without subsidies. Private equity firms and corporate investors increasingly target these properties, raising rents, displacing long-term tenants, or demolishing them to build high-cost housing. The loss of these naturally occurring affordable homes worsens California's housing crisis.

Nonprofit affordable housing providers occasionally acquire and preserve NOAH properties as permanently affordable housing, using limited local programs like the Bay Area Housing Finance Authority's Housing Preservation Pilot Program, the San Francisco Small Sites Program, and Los Angeles's United to House L.A. initiative. However, the state provides little funding for these efforts. Local governments also face disincentives because housing element law primarily rewards new housing construction rather than the protection of existing affordable units.

Current law requires the replacement of certain demolished affordable housing units and mandates relocation assistance for displaced tenants. However, reporting requirements remain vague, making it difficult to track how many affordable homes

developers demolish or whether jurisdictions comply with replacement and relocation requirements. Additionally, jurisdictions do not have to report housing lost to non-residential development, such as commercial or industrial projects, even when these demolitions trigger replacement obligations.

SOLUTION

AB 670 allows local governments to include preserved NOAH properties in their APRs, covering up to 25% of their Regional Housing Needs Allocation (RHNA) in the relevant income category. To qualify, the preserved units must meet strict affordability requirements and ensure tenants remain in place.

The bill also strengthens accountability by requiring jurisdictions to report all housing demolitions in their APRs—regardless of the reason—and demonstrate compliance with replacement housing and relocation assistance requirements.

SUPPORT

- Enterprise Community Partners (sponsor)
- Public Interest Law Project (sponsor)
- Association of Bay Area Governments (sponsor)
- Metropolitan Transportation Commission (sponsor)

CONTACT

Dawn Adler, Legislative Director
Dawn.adler@asm.ca.gov // (916) 319-2067