



CALIFORNIA LEGISLATURE
SENATE HOUSING COMMITTEE
SENATOR AISHA WAHAB, CHAIR

2025
LEGISLATIVE BILL SUMMARY



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Senate Housing Committee

Senator Aisha Wahab, Chair

2025 Legislative Bill Summary

INTRODUCTION

This publication is a comprehensive collection of summaries for bills that the Senate Housing Committee considered during the 2025 legislative year. This report also contains summaries for legislation that the consultants for the Senate Housing Committee deem worthy of the committee's attention, yet were not assigned to this committee. This includes bills that never made it out of the Assembly, as well as bills that were assigned to other policy committees.

Each summary includes the final status of the bill in italics.

For your convenience, chapter numbers of bills that the Legislature passed and the Governor signed into law are listed. In general, chaptered legislation will go into effect on January 1, 2026, with the exception of bills related to the budget which take immediate effect. Bills that contain an urgency clause took effect immediately upon the governor's signature.

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ABBREVIATIONS

The Committee uses the following abbreviations throughout this summary:

ADU	Accessory Dwelling Unit
APR	Annual Progress Report
BCSH	Business, Consumer Services and Housing Agency
CalHFA	California Housing Finance Agency
Cal-ICH	California Interagency Council on Homelessness
CBSC	California Building Standards Commission
CCC	California Coastal Commission
CDLAC	California Debt Limit Allocation Committee
CEQA	California Environmental Quality Act
CID	Common Interest Developments
COC	Continuums of Care
COG	Council of Government
DGS	California Department of General Services
GO-LCI	Governor's Office of Land Use and Climate Innovation
HCD	California Department of Housing and Community Development
HHAPP	Homeless Housing, Assistance, and Prevention Grant Program
HOA	Homeowner Association
JADU	Junior Accessory Dwelling Unit
LEA	Local Education Agency
LIHTC	Low-income housing tax credit
MPO	Metropolitan Planning Organization
PSA	Permit Streamlining Act
RHNA	Regional Housing Needs Allocation
RHND	Regional Housing Need Determination
SLA	Surplus Land Act
SCS	Sustainable Communities Strategy
TCAC	California Tax Credit Allocation Committee

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Accessory Dwelling Units

SB-9 (Arreguín) - Accessory Dwelling Units: owner-occupant requirements.

Specifies that a local ordinance implementing ADU Law is null and void if the local agency fails to submit a copy of the ordinance to HCD or if the local agency fails to respond to HCD's findings within specified timeframes.

Status: Chapter 510, Statutes of 2025

SB-543 (McNerney) - Accessory dwelling units and junior accessory dwelling units.

Makes numerous organizational, technical and clarifying changes to ADU Law and JADU Law.

Status: Chapter 520, Statutes of 2025

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of "exempt surplus land," requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

AB-462 (Lowenthal) - Land use: accessory dwelling units.

Requires coastal development permits (CDPs) for ADUs to be issued within 60 days, waives prohibitions on issuing certificates of occupancy for ADUs on lots without a primary dwelling unit following a disaster, and eliminates the ability to appeal a CDP for an ADU issued by a local government to the CCC.

Status: Chapter 491, Statutes of 2025

AB-956 (Quirk-Silva) - Accessory dwelling units: ministerial approval: single-family dwellings.

Allows for the streamlined and ministerial approval of up to two detached ADUs on lots with an existing or proposed single-family dwelling.

Status: Senate-In Committee Process - Housing

AB-1154 (Carrillo) - Accessory dwelling units: junior accessory dwelling units.

Limits owner-occupancy requirements that apply to JADUs that share sanitation facilities with the primary dwelling and requires local agencies to require that a rental of a JADU exceeds 30 days.

Status: Chapter 507, Statutes of 2025

Building Standards

SB-565 (Cervantes) - Employee housing: H-2A agricultural workers: inspections.

Requires the enforcement agency, for employee housing that houses an H-2A worker, to conduct specified inspections in person and to post the results of those inspections on its website. The bill would prohibit a person operating employee housing that houses an H-2A worker from receiving a permit to operate employee housing without passing that inspection.

Status: Senate-In Committee Process - Housing

SB-655 (Stern) - Residential building standards: indoor temperature.

Declares it is the established policy of the state that all dwelling units be able to attain and maintain a safe maximum indoor temperature, as specified, and provides that this bill does not expand any obligation of the state to provide a safe maximum indoor temperature or require the expenditure of additional resources to develop infrastructure beyond the obligations under existing program requirements.

Status: Chapter 522, Statutes of 2025

SB-681 (Wahab) - Housing.

Makes several changes to laws governing housing approvals, elements, common interest developments, and building standards, including but not limited to: (1) removes several sunset dates within the HAA and the Housing Crisis Act; (2) limits fees on ADUs and JADUs and limits fines imposed on a member in a CID; (3) removes school district real property from the definition of "exempt surplus land" under the SLA; (4) provides that the Permit Streamlining Act applies to discretionary and ministerial permits; and (5) provides that housing projects approved by a local government consistent with an local coastal plan may not be appealed to the California Coastal Commission, as specified. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Assembly-In Committee Process - Housing and Community Development

AB-6 (Ward) - Residential developments: building standards: review.

Requires HCD to convene a working group with specified stakeholders to research and consider recommendations for amendments to state building standards to allow residential developments of three to 10 units to be built under the California Residential Code, and to provide a report of its findings to the Legislature by December 31, 2028, as specified. The bill also requires HCD to perform a review of residential cost pressures as a result of new or existing building standards requirements and report its findings in its annual report to the Legislature, as specified.

Status: Senate-In Committee Process - Appropriations

AB-253 (Ward) - California Residential Private Permitting Review Act: residential building permits.

Enacts the California Residential Private Permitting Review Act, which allows an applicant for small residential building permits to contract with or employ a private professional provider to check plans and specifications if specified time periods elapse. This bill sunsets its provisions in 2036.

Status: Chapter 487, Statutes of 2025

AB-306 (Schultz) - Building regulations: state building standards.

Imposes a moratorium on the adoption or modification of new state and local building standards affecting residential units from June 1, 2025, until June 1, 2031, with limited exceptions. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Senate-In Committee Process - Housing

AB-317 (Jackson) - California First Time Homeowner Dream Act.

Establishes an exemption from the CEQA for new construction of a single-family dwelling that is 1,500 square feet or less with no more than three bedrooms, and is intended to be sold to a first-time homebuyer for less than \$400,000.

Status: Senate-In Committee Process - Environmental Quality

AB-557 (McKinnor) - California Factory-Built Housing Law.

Allows for the reuse of certain plans or specifications for factory-built housing if the plans for an individual unit have previously been approved by HCD or a qualified design approval agency, as specified.

Status: Senate-In Committee Process - Housing

AB-750 (Quirk-Silva) - Homeless shelters: safety regulations.

Requires cities and counties to perform annual inspections on homeless shelters and strengthens existing rules that cities and counties must follow regarding homeless shelter inspections. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Senate-In Committee Process - Judiciary

AB-1308 (Hoover) - Residential building permits: inspections: Housing Accountability Act.

Requires the building department of every city or county to conduct an inspection of permitted work within ten business days of receiving notice of the completion of permitted work authorized by a building permit issued for specified housing projects.

Status: Chapter 509, Statutes of 2025

California Environmental Quality Act - Statutory Exemptions and Expedited Approvals

SB-73 (Cervantes) - California Environmental Quality Act: exemptions.

Modifies the project and site criteria that render a transit priority project exempt from CEQA, and makes other changes to CEQA.

Status: Senate-In Committee Process - Environmental Quality

SB-131 (Committee on Budget and Fiscal Review) - Public Resources.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025, as it relates to public resources. Specifically, this bill: (1) establishes Round 7 of HHAPP and appropriates \$500 million for Round 7 of HHAPP, effective July 1, 2026; (2) exempts from CEQA any rezoning that implements an approved housing element, with specified exceptions; (3) establishes a process to review housing development projects that meet all but one eligibility criteria for specified CEQA exemptions ("near-miss"), with specified exclusions; (4) exempts from CEQA, among other development types, specified new farmworker employee housing projects and projects consisting of the repair or maintenance of an existing farmworker housing project; (5) directs GO-LCI to develop a definition of and metrics for identifying an eligible urban infill site and to map, on or before July 1, 2027, the eligible urban infill sites within every urbanized area or urban cluster in the state; and, (6) directs GO-LCI to on or before January 1, 2027, and at least once every two years thereafter, to update CEQA guidelines pertaining to the approval of an infill project, as defined, and to address any rigid requirements, lack of clarity in vague terminology, and the potential for excessive exposure to frivolous litigation over lead agency determinations, as specified.

Status: Chapter 24, Statutes of 2025

SB-158 (Committee on Budget and Fiscal Review) - Land use.

Contains statutory changes necessary to implement the Budget Act of 2025 as it relates to land use. Specifically, this bill: (1) expresses the intent of the Legislature for the Housing Development and Finance Executive Committee created by the Governor's Reorganization Plan No. 1 of 2025 to make recommendations to the Legislature regarding improvements HCD may make to optimize loan administration to expedite the processing of awards and loan closing; (2) applies the provisions of the PSA to ministerial housing development projects, as defined in the Housing Crisis Act (HCA), reviewed by local agencies; (3) requires HCD to prepare to administer Round 7 of HHAPP with the goal that the initial Round 7 disbursement will be available to grantees meeting the statutory provisions beginning September 1, 2026, subject to specified criteria; (4) makes several changes to the CEQA exemption for specified infill housing developments; and, (5) appropriates \$2.106 million to the GO LCI to support implementation of AB 131 (Committee on Budget and Fiscal Review, Chapter 24, Statutes of 2025).

Status: Chapter 650, Statutes of 2025

SB-299 (Cabaldon) - Local government: ordinances.

Allows a city or county to adopt or amend a zoning ordinance to bring its zoning into consistency with its general plan via a streamlined, ministerial approval process if certain criteria are met, and amends certain noticing requirements relative to the local ordinance adoption process.

Status: Senate-In Floor Process

SB-607 (Wiener) - California Science and Health Research Bond Act.

As introduced, modifies the infill exemption under CEQA, narrows the scope of environmental review on some projects that do not qualify for exemptions, and makes other changes to CEQA. Some components and policies in the introduced version of this bill were included in SB 131 (Committee on Budget and Fiscal Review, Chapter 24, Statutes of 2025). The bill was subsequently amended to create the California Science and Health Research Bond Act.

Status: Senate-In Committee Process - Rules

SB-625 (Wahab) - Housing developments: disasters: reconstruction of destroyed or damaged structures.

Creates a streamlined, ministerial approval process for rebuilding residential structures damaged in a disaster; establishes timelines for HOAs to review development proposals; limits the scope of covenants and other instruments that would prohibit a property owner from rebuilding a residential structure

destroyed in a declared disaster; and, prohibits local agencies from preventing property owners from living in a mobile home on their property for up to three years following a disaster.

Status: Chapter 548, Statutes of 2025

SB-677 (Wiener) - Housing development: streamlined approvals.

Makes a series of substantive and technical changes to SB 9 (Atkins, Chapter 162, Statutes of 2021) and SB 35 (Wiener, Chapter 366, Statutes of 2017), which streamlined ministerial approval for specific types of housing developments and parcel subdivisions.

Status: Senate-In Committee Process - Housing

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of "exempt surplus land," requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

AB-317 (Jackson) - California First Time Homeowner Dream Act.

Establishes an exemption from the CEQA for new construction of a single-family dwelling that is 1,500 square feet or less with no more than three bedrooms, and is intended to be sold to a first-time homebuyer for less than \$400,000.

Status: Senate-In Committee Process - Environmental Quality

AB-609 (Wicks) - California Environmental Quality Act: exemption: housing development projects.

Establishes a CEQA exemption for housing projects on sites up to 20 acres, which are on or adjoining current or former urban uses, and within an incorporated city or town of any population, or an

unincorporated community with at least 5,000 residents or 2,000 housing units. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Senate-Pending Referral

AB-1007 (Blanca Rubio) - Land use: development project review.

Expedites timelines for approval or disapproval by a public agency acting as the "responsible agency" for residential and mixed-use development projects.

Status: Chapter 502, Statutes of 2025

AB-1021 (Wicks) - Housing: local educational agencies.

Makes numerous changes to AB 2295 (Bloom, Chapter 652, Statutes of 2022), which authorizes a housing development as an allowable use on any real property owned by a local educational agency and exempts these housing developments from CEQA.

Status: Chapter 503, Statutes of 2025

AB-1061 (Quirk-Silva) - Housing developments: urban lot splits: historical resources.

Modifies historic resource designations that limit the single-family parcels eligible for ministerial approval of an urban lot split or a duplex development under SB 9 (Atkins, Chapter 162, Statutes of 2021).

Status: Chapter 505, Statutes of 2025

AB-1244 (Wicks) - California Environmental Quality Act: transportation impact mitigation: Transit-Oriented Development Implementation Program.

Establishes an in-lieu fee mechanism for vehicles miles traveled (VMT) mitigation – permitting a project, which is under the jurisdiction of a regional transportation planning agency (RTPA) and has a VMT mitigation requirement pursuant to CEQA, to satisfy its VMT mitigation requirement by contributing an unspecified amount per VMT to the Transit-Oriented Development (TOD) Implementation Fund, which would then be available, upon appropriation, to HCD to provide financing for transit-oriented rental housing developments located within the same county as the "donor" project. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Senate-In Committee Process - Environmental Quality

Common Interest Developments

SB-410 (Grayson) - Common interest developments: disclosures to prospective purchasers: exterior elevated elements inspection.

Requires the owner of a separate interest in a CID to provide a copy of the report issued from the most recent inspection of exterior elevated elements in a CID to a prospective purchaser of the separate interest; requires inspection reports to contain specified information; and, requires HOAs to preserve inspection reports as association records.

Status: Chapter 516, Statutes of 2025

SB-546 (Grayson) - Common interest developments: accounting.

Modifies the ability of HOA boards to delegate review of certain financial documents.

Status: Senate-In Committee Process - Housing

SB-681 (Wahab) - Housing.

Makes several changes to laws governing housing approvals, elements, common interest developments, and building standards, including but not limited to: (1) removes several sunset dates within the HAA and the Housing Crisis Act; (2) limits fees on ADUs and JADUs and limits fines imposed on a member in a CID; (3) removes school district real property from the definition of "exempt surplus land" under the SLA; (4) provides that the Permit Streamlining Act applies to discretionary and ministerial permits; and (5) provides that housing projects approved by a local government consistent with an local coastal plan may not be appealed to the California Coastal Commission, as specified. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Assembly-In Committee Process - Housing and Community Development

SB-770 (Allen) - Common interest developments: EV charging stations.

Deletes the requirement that the insurance policy names the HOA as an additional insured party when an electric vehicle charging station is installed in a common area.

Status: Chapter 525, Statutes of 2025

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of "exempt surplus land," requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

Constitutional Amendments

SB-802 (Ashby) - Multifamily Housing Program: Homekey: Homeless Housing, Assistance, and Prevention program.

As introduced, required HHAPP, the Multifamily Housing Program, and the Homekey program to give consideration to former foster youth and extremely low-income households. Amended to: (1) restructure, expand, and amend the Sacramento Housing and Redevelopment Agency and rename it to the Sacramento Housing and Homelessness Agency (SHHA); and, (2) move the Sacramento COC to the new SHHA, move all homelessness funding from the federal and state government that would go to the impacted cities and county to SHHA, transfer fees collected by the County of Sacramento and specified cities in Sacramento County to SHHA, and change the process for distributing the RHNA in the county.

Status: Assembly-In Committee Process - Housing and Community Development

ACA-4 (Jackson) - Homelessness and affordable housing.

Amends the California Constitution, if approved by California voters, to require at least five percent of General Fund revenues be transferred to the Housing Opportunities Made Equal (HOME) Fund each year for the next 10 years, for purposes of supporting the creation of affordable housing, funding housing and services to prevent and end homelessness, and supporting homeownership opportunities for low- and moderate-income households. The measure also requires BCSH to develop a 10-year investment strategy that demonstrates how moneys in the HOME Account will be used to produce affordable housing and end homelessness.

Status: Assembly-In Committee Process - Appropriations

Homelessness

SB-16 (Blakespear) - Homeless Housing, Assistance, and Prevention program: housing element: Integrated Plan for Behavioral Health Services and Outcomes.

As introduced: (1) expanded the data local governments provide in the housing element specific to homeless populations; and (2) required HCD to conduct an assessment and financing plan to address unsheltered and chronic homelessness in the state over a 10-year period, and report findings to the Legislature by December 1, 2027. Amended to: (1) require COGs, in developing the proposed RHNA methodology to count any specified newly constructed interim housing to meet the needs of acutely low income households; (2) require an applicant to be eligible for a HHAPP Round 6 base allocation and submit a housing now action plan to HCD that includes specified information, including, a description of key actions that will be taken within the applicant's region to sustain the operation of interim living spaces; (3) require HCD to determine each region's five-year housing inventory expansion target; (4) require each region, at the end of each fiscal year, to expand its homeless habitation capacity until it achieves its 5-year housing inventory expansion target; and, (5) require HCD to prepare and submit to the Legislature an annual report summarizing what is necessary to continue achieving functional zero unsheltered homelessness.

Status: Assembly-In Committee Process - Housing and Community Development

SB-101 (Wiener) - Budget Act of 2025.

Contains the Budget Act of 2025, which represents a budget package that authorizes General Fund expenditures of \$231.9 billion and assumes \$251.9 billion in total General Fund resources. Specifically, related to housing and homelessness, this budget bill: (1) invests directly in affordable housing production and leverages additional federal affordable housing funding by providing \$500 million in supplemental state LIHTC and \$120 million in Multifamily Housing Program administered by HCD; (2) reverts leftover

unspent balances from a series of affordable housing program back to the General Fund for a combined savings of \$37.5 million; (3) expands homeownership opportunities and unlocks new pathways to inter-generational wealth creation for first-time, first-generation homebuyers through capitalization of the California Dream for All shared appreciation loan fund at CalHFA in the amount of \$300 million; (4) includes intent language to appropriate \$500 million in 2026-27 for a Round 7 of HHAPP with swift disbursement of awards to eligible cities, counties, continuums of care, and tribes; and (5) provides additional funding to support housing and homelessness accountability enforcement at HCD; and, (6) reduces the 2025-26 appropriation to the Encampment Resolution Fund (ERF) by \$100 million.

Status: Chapter 4, Statutes of 2025

SB-105 (Wiener) - Budget Acts of 2021, 2023, 2024, and 2025.

On June 13, 2024, the Legislature passed SB 101 (Wiener, Chapter 104, Statutes of 2025), which represented the Legislature's budget. This Budget Bill Junior makes changes to SB 101 and prior years. Specific to housing and homelessness, makes the following investments: (1) appropriates a total of \$29 million in one-time 2025-26 General Fund to HCD for support of several specified affordable housing developments and other projects addressing homelessness across the state, including, among others, \$11 million for projects and grants supporting fire recovery initiatives in the Altadena community; and, (2) reappropriates the balances of specified past appropriations to HCD for the Regional Early Action Planning (REAP) and also sets specified new encumbrance, expenditure, and liquidation deadlines accordingly, consistent with the provisions of AB 130 (Chapter 22, Statutes of 2025).

Status: Chapter 104, Statutes of 2025

SB-131 (Committee on Budget and Fiscal Review) - Public Resources.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025, as it relates to public resources. Specifically, this bill: (1) establishes Round 7 of HHAPP and appropriates \$500 million for Round 7 of HHAPP, effective July 1, 2026; (2) exempts from CEQA any rezoning that implements an approved housing element, with specified exceptions; (3) establishes a process to review housing development projects that meet all but one eligibility criteria for specified CEQA exemptions ("near-miss"), with specified exclusions; (4) exempts from CEQA, among other development types, specified new farmworker employee housing projects and projects consisting of the repair or maintenance of an existing farmworker housing project; (5) directs GO-LCI to develop a definition of and metrics for identifying an eligible urban infill site and to map, on or before July 1, 2027, the eligible urban infill sites within every urbanized area or urban cluster in the state; and, (6) directs GO-LCI to on or before January 1, 2027, and at least once every two years thereafter, to update CEQA guidelines pertaining to the approval of an infill project, as defined, and to address any rigid requirements, lack of clarity in vague terminology, and the potential for excessive exposure to frivolous litigation over lead agency determinations, as specified.

Status: Chapter 24, Statutes of 2025

SB-158 (Committee on Budget and Fiscal Review) - Land use.

Contains statutory changes necessary to implement the Budget Act of 2025 as it relates to land use. Specifically, this bill: (1) expresses the intent of the Legislature for the Housing Development and Finance Executive Committee created by the Governor's Reorganization Plan No. 1 of 2025 to make recommendations to the Legislature regarding improvements HCD may make to optimize loan administration to expedite the processing of awards and loan closing; (2) applies the provisions of the PSA to ministerial housing development projects, as defined in the Housing Crisis Act (HCA), reviewed by local agencies; (3) requires HCD to prepare to administer Round 7 of HHAPP with the goal that the initial Round 7 disbursement will be available to grantees meeting the statutory provisions beginning September 1, 2026, subject to specified criteria; (4) makes several changes to the CEQA exemption for

specified infill housing developments; and, (5) appropriates \$2.106 million to the GO LCI to support implementation of AB 131 (Committee on Budget and Fiscal Review, Chapter 24, Statutes of 2025).

Status: Chapter 650, Statutes of 2025

SB-340 (Laird) - General plans: housing element: emergency shelter.

Revises the definition of emergency shelters specific to the shelter zones required in the housing element to include on-site support services, as specified.

Status: Chapter 514, Statutes of 2025

SB-569 (Blakespear) - Department of Transportation: homeless encampments.

Directs the Department of Transportation (Caltrans) to establish a dedicated liaison to collaborate with local governments to facilitate the removal of homeless encampments on Caltrans' right-of-way, as specified. This bill also authorizes Caltrans to negotiate specified terms for Delegated Maintenance Agreements with local jurisdictions.

Status: Assembly-In Committee Process - Transportation

SB-606 (Becker) - Homeless Housing, Assistance, and Prevention program: reporting requirements: functional zero unsheltered.

Requires an applicant for HHAPP to report additional information to HCD, including an assessment of how to achieve both "functional zero" and "functional zero unsheltered," as defined by this bill, and other information regarding implementation of local homeless housing incentives.

Status: Assembly-In Committee Process - Appropriations

SB-748 (Richardson) - Encampment Resolution Funding program: cars and recreational vehicles: reporting.

Allows the Encampment Resolution Funding (ERF) program to apply to safe parking sites and creates additional reporting requirements for the ERF program by requiring local jurisdictions that include safe parking sites in their application to describe specified details.

Status: Chapter 524, Statutes of 2025

SB-802 (Ashby) - Multifamily Housing Program: Homekey: Homeless Housing, Assistance, and Prevention program.

As introduced, required HHAPP, the Multifamily Housing Program, and the Homekey program to give consideration to former foster youth and extremely low-income households. Amended to: (1) restructure, expand, and amend the Sacramento Housing and Redevelopment Agency and rename it to the Sacramento Housing and Homelessness Agency (SHHA); and, (2) move the Sacramento COC to the new SHHA, move all homelessness funding from the federal and state government that would go to the impacted cities and county to SHHA, transfer fees collected by the County of Sacramento and specified cities in Sacramento County to SHHA, and change the process for distributing the RHNA in the county.

Status: Assembly-In Committee Process - Housing and Community Development

SB-814 (Rubio) - Homelessness.

Requires Cal-ICH to review its goals to prevent and end homelessness among domestic violence survivors and their children and among unaccompanied women at least every year, rather than at least every two years.

Status: Senate-In Committee Process - Appropriations

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of "exempt surplus land," requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

AB-255 (Haney) - The Supportive-Recovery Residence Program.

Creates a process for abstinence-based housing for people experiencing homelessness to comply with the Core Components of Housing First and receive up to 10% state funding to local jurisdictions for homelessness.

Status: Assembly-Vetoed

AB-311 (McKinnor) - Dwelling units: persons at risk of homelessness.

Allows a tenant, with the written approval of the landlord, to permit a person who is at risk of homelessness, as defined, to occupy their dwelling unit notwithstanding the terms of the rental agreement.

Status: Senate-In Committee Process - Judiciary

AB-678 (Lee) - Interagency Council on Homelessness.

Requires Cal-ICH to identify policies and best practices for culturally competent services for LGBTQ+ people experiencing homelessness.

Status: Chapter 495, Statutes of 2025

AB-750 (Quirk-Silva) - Homeless shelters: safety regulations.

Requires cities and counties to perform annual inspections on homeless shelters and strengthens existing rules that cities and counties must follow regarding homeless shelter inspections. Some components and

policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Senate-In Committee Process - Judiciary

AB-790 (Ávila Farías) - Homelessness: single women with children.

Adds “women with children” to the Homeless Equity for Left Behind Populations (HELP) Act. It also requires cities, counties, and COCs to provide all analyses or goals required by the HELP Act to Cal-ICH.

Status: Chapter 499, Statutes of 2025

AB-1229 (Schultz) - Adult Reentry Grant Program.

Moves the Adult Reentry Grant (ARG) Program from the Board of State and Community Corrections (BSCC) to HCD to administer and makes specified changes to the program.

Status: Senate-In Floor Process

Housing Budget Bills

SB-101 (Wiener) - Budget Act of 2025.

Contains the Budget Act of 2025, which represents a budget package that authorizes General Fund expenditures of \$231.9 billion and assumes \$251.9 billion in total General Fund resources. Specifically, related to housing and homelessness, this budget bill: (1) invests directly in affordable housing production and leverages additional federal affordable housing funding by providing \$500 million in supplemental state LIHTC and \$120 million in Multifamily Housing Program administered by HCD; (2) reverts leftover unspent balances from a series of affordable housing program back to the General Fund for a combined savings of \$37.5 million; (3) expands homeownership opportunities and unlocks new pathways to inter-generational wealth creation for first-time, first-generation homebuyers through capitalization of the California Dream for All shared appreciation loan fund at CalHFA in the amount of \$300 million; (4) includes intent language to appropriate \$500 million in 2026-27 for a Round 7 of HHAPP with swift disbursement of awards to eligible cities, counties, continuums of care, and tribes; and (5) provides additional funding to support housing and homelessness accountability enforcement at HCD; and, (6) reduces the 2025-26 appropriation to the Encampment Resolution Fund (ERF) by \$100 million.

Status: Chapter 4, Statutes of 2025

SB-105 (Wiener) - Budget Acts of 2021, 2023, 2024, and 2025.

On June 13, 2024, the Legislature passed SB 101 (Wiener, Chapter 104, Statutes of 2025), which represented the Legislature’s budget. This Budget Bill Junior makes changes to SB 101 and prior years. Specific to housing and homelessness, makes the following investments: (1) appropriates a total of \$29 million in one-time 2025-26 General Fund to HCD for support of several specified affordable housing developments and other projects addressing homelessness across the state, including, among others, \$11 million for projects and grants supporting fire recovery initiatives in the Altadena community; and, (2) reappropriates the balances of specified past appropriations to HCD for the Regional Early Action Planning (REAP) and also sets specified new encumbrance, expenditure, and liquidation deadlines accordingly, consistent with the provisions of AB 130 (Chapter 22, Statutes of 2025).

Status: Chapter 104, Statutes of 2025

SB-131 (Committee on Budget and Fiscal Review) - Public Resources.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025, as it relates to public resources. Specifically, this bill: (1) establishes Round 7 of HHAPP and appropriates \$500 million for Round 7 of HHAPP, effective July 1, 2026; (2) exempts from CEQA any rezoning that implements an

approved housing element, with specified exceptions; (3) establishes a process to review housing development projects that meet all but one eligibility criteria for specified CEQA exemptions ("near-miss"), with specified exclusions; (4) exempts from CEQA, among other development types, specified new farmworker employee housing projects and projects consisting of the repair or maintenance of an existing farmworker housing project; (5) directs GO-LCI to develop a definition of and metrics for identifying an eligible urban infill site and to map, on or before July 1, 2027, the eligible urban infill sites within every urbanized area or urban cluster in the state; and, (6) directs GO-LCI to on or before January 1, 2027, and at least once every two years thereafter, to update CEQA guidelines pertaining to the approval of an infill project, as defined, and to address any rigid requirements, lack of clarity in vague terminology, and the potential for excessive exposure to frivolous litigation over lead agency determinations, as specified.

Status: Chapter 24, Statutes of 2025

SB-158 (Committee on Budget and Fiscal Review) - Land use.

Contains statutory changes necessary to implement the Budget Act of 2025 as it relates to land use. Specifically, this bill: (1) expresses the intent of the Legislature for the Housing Development and Finance Executive Committee created by the Governor's Reorganization Plan No. 1 of 2025 to make recommendations to the Legislature regarding improvements HCD may make to optimize loan administration to expedite the processing of awards and loan closing; (2) applies the provisions of the PSA to ministerial housing development projects, as defined in the Housing Crisis Act (HCA), reviewed by local agencies; (3) requires HCD to prepare to administer Round 7 of HHAPP with the goal that the initial Round 7 disbursement will be available to grantees meeting the statutory provisions beginning September 1, 2026, subject to specified criteria; (4) makes several changes to the CEQA exemption for specified infill housing developments; and, (5) appropriates \$2.106 million to the GO LCI to support implementation of AB 131 (Committee on Budget and Fiscal Review, Chapter 24, Statutes of 2025).

Status: Chapter 650, Statutes of 2025

AB-102 (Gabriel) - Budget Act of 2025.

On June 13, 2024, the Legislature passed SB 101 (Wiener, 2025), which represented the Legislature's budget. This Budget Bill Junior makes changes to SB 101. Specific housing and homelessness investments include: (1) \$100 million in one-time 2025-26 General Fund for the Encampment Resolution Fund; (2) removes language expressing the intent of the Legislature to appropriate \$500 million for Round 7 of HHAPP (to be replaced by an appropriation of the equivalent amount in the Housing Budget Trailer Bill); (3) provides \$4 million in 2025-26, \$6.2 million in 2026-27, and \$6.1 million annually after that from the General Fund for implementation of the Governor's proposed Reorganization Plan for BCSH, contingent on the Plan going into effect; and, (4) includes language that makes the Budget Act of 2025 (this bill and SB 101) and budget trailer bills, inoperative and repeals the contents entirely if either of SB 131 or AB 131 are not signed on June 30, 2025.

Status: Chapter 5, Statutes of 2025

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies

under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of "exempt surplus land," requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

Housing Elements

SB-233 (Seyarto) - Regional housing need: determination: consultation with councils of governments.

Revises deadlines for the HCD to meet and consult with each COG in the RHND process.

Status: Chapter 577, Statutes of 2025

SB-340 (Laird) - General plans: housing element: emergency shelter.

Revises the definition of emergency shelters specific to the shelter zones required in the housing element to include on-site support services, as specified.

Status: Chapter 514, Statutes of 2025

SB-457 (Becker) - Housing element compliance: Housing Accountability Act: housing disapprovals.

Revises Housing Element Law to specify that a local agency's housing element is in compliance the date it is adopted if the element is subsequently certified by HCD or a court of competent jurisdiction. This bill also changes the vesting period for builder's remedy projects.

Status: Senate-In Committee Process - Housing

SB-486 (Cabaldon) - Regional housing: public postsecondary education: changes in enrollment levels: California Environmental Quality Act.

Requires MPOs to consider postsecondary enrollment when they prepare their SCS; requires the California State University (CSU), and requests the University of California (UC) to provide specified enrollment information to COGs to inform regional housing planning. This bill also narrows the scope of the environmental analysis that the CSU and UC must perform for projects if specified requirements are met.

Status: Chapter 517, Statutes of 2025

SB-507 (Limón) - Planning and zoning: regional housing needs allocation.

Authorizes local governments to enter into voluntary agreements with tribes to allow new tribal housing developments to count toward the locality's RHNA.

Status: Chapter 519, Statutes of 2025

SB-681 (Wahab) - Housing.

Makes several changes to laws governing housing approvals, elements, common interest developments, and building standards, including but not limited to: (1) removes several sunset dates within the HAA and the Housing Crisis Act; (2) limits fees on ADUs and JADUs and limits fines imposed on a member in a CID; (3) removes school district real property from the definition of "exempt surplus land" under the SLA; (4) provides that the Permit Streamlining Act applies to discretionary and ministerial permits; and (5) provides that housing projects approved by a local government consistent with an local coastal plan may not be appealed to the California Coastal Commission, as specified. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Assembly-In Committee Process - Housing and Community Development

SB-786 (Arreguín) - Planning and zoning: general plan: judicial challenges.

Makes changes to when local governments are considered to have a compliant housing element, and makes changes to the processes for challenging general plans in court

Status: Chapter 526, Statutes of 2025

AB-36 (Soria) - Housing elements: prohousing designation.

Permits a small rural jurisdiction, as defined, to request HCD—beginning with the seventh housing element cycle—to evaluate materials from their housing element submission to determine whether or not they qualify for the prohousing designation. Prevents HCD from requiring a small rural jurisdiction to renew their designation for at least four years.

Status: Chapter 485, Statutes of 2025

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of "exempt surplus land," requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing

development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

AB-610 (Alvarez) - Housing element: governmental constraints: disclosure statement.

Requires cities and counties to prepare a disclosure statement identifying potential governmental constraints as a part of their housing element.

Status: Chapter 494, Statutes of 2025

AB-650 (Papan) - Planning and zoning: housing element: regional housing needs allocation.

Extends a number of timelines in the RHND, RHNA, and housing element revisions process, and requires HCD to provide specific analysis or text to local governments to remedy deficiencies in their draft housing element revisions.

Status: Assembly-Vetoed

AB-670 (Quirk-Silva) - Planning and zoning: housing element: converted affordable housing units.

Makes changes to the information that local governments must report in their APR each year regarding demolished and replacement units, and allows local governments to report the number of units in an existing multifamily building that were converted to affordable housing, as specified, for up to 25% of a jurisdiction's RHNA for lower-income units.

Status: Chapter 701, Statutes of 2025

AB-726 (Ávila Farías) - Planning and zoning: annual report: rehabilitated units.

Authorizes a city or county to include in the APR, the number of units of deed-restricted affordable housing that have been substantially rehabilitated.

Status: Chapter 704, Statutes of 2025

AB-906 (Mark González) - Planning and zoning: housing elements: affirmatively furthering fair housing.

Revises a number of components relating to the obligation for local governments to affirmatively further fair housing (AFFH) in their housing elements.

Status: Senate-In Committee Process - Appropriations

AB-1131 (Ta) - General plan: annual report: congregate care for the elderly.

Authorizes a planning agency—for the seventh and each subsequent revision of the housing element—to include in that report the number of units approved for congregate care for the elderly for up to 15% of a jurisdiction's RHNA for any income category.

Status: Senate-In Committee Process - Appropriations

AB-1275 (Elhawary) - Regional housing needs: regional transportation plan.

Requires the HCD to determine each region with a COG's existing and projected housing need three years prior to each region's scheduled housing element revision, rather than two years as under existing

law, and makes changes to how the transportation and job projections in a region's SCS must be incorporated into each COG's final RHNA plan

Status: Chapter 593, Statutes of 2025

Land Use - Permitting - and Zoning

SB-16 (Blakespear) - Homeless Housing, Assistance, and Prevention program: housing element: Integrated Plan for Behavioral Health Services and Outcomes.

As introduced: (1) expanded the data local governments provide in the housing element specific to homeless populations; and (2) required HCD to conduct an assessment and financing plan to address unsheltered and chronic homelessness in the state over a 10-year period, and report findings to the Legislature by December 1, 2027. Amended to: (1) require COGs, in developing the proposed RHNA methodology to count any specified newly constructed interim housing to meet the needs of acutely low income households; (2) require an applicant to be eligible for a HHAPP Round 6 base allocation and submit a housing now action plan to HCD that includes specified information, including, a description of key actions that will be taken within the applicant's region to sustain the operation of interim living spaces; (3) require HCD to determine each region's five-year housing inventory expansion target; (4) require each region, at the end of each fiscal year, to expand its homeless habitation capacity until it achieves its 5-year housing inventory expansion target; and, (5) require HCD to prepare and submit to the Legislature an annual report summarizing what is necessary to continue achieving functional zero unsheltered homelessness.

Status: Assembly-In Committee Process - Housing and Community Development

SB-21 (Durazo) - Single-room occupancy units: demolition and replacement: housing assistance programs: eligibility for homeless individuals and families.

Allows the demolition of single-room occupancy units without full replacement of demolished units if the units are converted into affordable housing.

Status: Chapter 511, Statutes of 2025

SB-79 (Wiener) - Local government land: public transit use: housing development: transit-oriented development.

Requires a housing development project within a specified radius of existing or currently proposed major transit-oriented development (TOD) stop, as defined, to be an allowable use on a site zoned for residential, mixed, or commercial development, if the housing development meets certain requirements. This bill also allows a transit agency to adopt TOD zoning standards for district-owned land located in a TOD zone.

Status: Chapter 512, Statutes of 2025

SB-92 (Blakespear) - Housing development: density bonuses: mixed-use developments.

Limits the ability of development proponents to apply concessions, incentives, and development waivers under Density Bonus Law to nonresidential uses, including hotel uses, as specified.

Status: Chapter 484, Statutes of 2025

SB-131 (Committee on Budget and Fiscal Review) - Public Resources.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025, as it relates to public resources. Specifically, this bill: (1) establishes Round 7 of HHAPP and appropriates \$500 million for Round 7 of HHAPP, effective July 1, 2026; (2) exempts from CEQA any rezoning that implements an approved housing element, with specified exceptions; (3) establishes a process to review housing

development projects that meet all but one eligibility criteria for specified CEQA exemptions ("near-miss"), with specified exclusions; (4) exempts from CEQA, among other development types, specified new farmworker employee housing projects and projects consisting of the repair or maintenance of an existing farmworker housing project; (5) directs GO-LCI to develop a definition of and metrics for identifying an eligible urban infill site and to map, on or before July 1, 2027, the eligible urban infill sites within every urbanized area or urban cluster in the state; and, (6) directs GO-LCI to on or before January 1, 2027, and at least once every two years thereafter, to update CEQA guidelines pertaining to the approval of an infill project, as defined, and to address any rigid requirements, lack of clarity in vague terminology, and the potential for excessive exposure to frivolous litigation over lead agency determinations, as specified.

Status: Chapter 24, Statutes of 2025

SB-158 (Committee on Budget and Fiscal Review) - Land use.

Contains statutory changes necessary to implement the Budget Act of 2025 as it relates to land use. Specifically, this bill: (1) expresses the intent of the Legislature for the Housing Development and Finance Executive Committee created by the Governor's Reorganization Plan No. 1 of 2025 to make recommendations to the Legislature regarding improvements HCD may make to optimize loan administration to expedite the processing of awards and loan closing; (2) applies the provisions of the PSA to ministerial housing development projects, as defined in the Housing Crisis Act (HCA), reviewed by local agencies; (3) requires HCD to prepare to administer Round 7 of HHAPP with the goal that the initial Round 7 disbursement will be available to grantees meeting the statutory provisions beginning September 1, 2026, subject to specified criteria; (4) makes several changes to the CEQA exemption for specified infill housing developments; and, (5) appropriates \$2.106 million to the GO LCI to support implementation of AB 131 (Committee on Budget and Fiscal Review, Chapter 24, Statutes of 2025).

Status: Chapter 650, Statutes of 2025

SB-299 (Cabaldon) - Local government: ordinances.

Allows a city or county to adopt or amend a zoning ordinance to bring its zoning into consistency with its general plan via a streamlined, ministerial approval process if certain criteria are met, and amends certain noticing requirements relative to the local ordinance adoption process.

Status: Senate-In Floor Process

SB-415 (Reyes) - Planning and zoning: logistics use developments: truck routes.

Makes a number of clarifying and technical changes to AB 98 (J. Carrillo and Reyes, Chapter 931, Statutes of 2024), which regulates warehouse development. As it relates to housing, this bill provides that nothing in AB 98 limits or precludes compliance with the Housing Crisis Act's requirements.

Status: Chapter 316, Statutes of 2025

SB-484 (Laird) - Coastal resources: coastal development permits: infill area categorical exclusion.

Requires the California Coastal Commission (Commission) to identify coastal zone infill areas in three jurisdictions where the Commission retains coastal development permitting authority for a 10-year categorical exclusion from that permitting requirement for residential housing projects comprised entirely of very low-, low-, and moderate-income housing units, as provided.

Status: Chapter 416, Statutes of 2025

SB-502 (Arreguín) - Building Homes and Jobs Trust Fund: allocations.

Authorizes local education agencies (LEAs) to submit a list of any available land they own to HCD, and requires HCD, in consultation with the Department of General Services (DGS), to determine the suitability

of those lands for development of affordable housing. Any LEA lands that are deemed suitable for affordable housing development must be made publicly available, as specified.

Status: Senate-In Committee Process - Appropriations

SB-565 (Cervantes) - Employee housing: H-2A agricultural workers: inspections.

Requires the enforcement agency, for employee housing that houses an H-2A worker, to conduct specified inspections in person and to post the results of those inspections on its website. The bill would prohibit a person operating employee housing that houses an H-2A worker from receiving a permit to operate employee housing without passing that inspection.

Status: Senate-In Committee Process - Housing

SB-574 (Umberg) - Streamlined housing approvals.

Creates a streamlined, ministerial approval process for single-family housing that meets specified criteria.

Status: Senate-In Committee Process - Housing

SB-677 (Wiener) - Housing development: streamlined approvals.

Makes a series of substantive and technical changes to SB 9 (Atkins, Chapter 162, Statutes of 2021) and SB 35 (Wiener, Chapter 366, Statutes of 2017), which streamlined ministerial approval for specific types of housing developments and parcel subdivisions.

Status: Senate-In Committee Process - Housing

SB-681 (Wahab) - Housing.

Makes several changes to laws governing housing approvals, elements, common interest developments, and building standards, including but not limited to: (1) removes several sunset dates within the HAA and the Housing Crisis Act; (2) limits fees on ADUs and JADUs and limits fines imposed on a member in a CID; (3) removes school district real property from the definition of "exempt surplus land" under the SLA; (4) provides that the Permit Streamlining Act applies to discretionary and ministerial permits; and (5) provides that housing projects approved by a local government consistent with an local coastal plan may not be appealed to the California Coastal Commission, as specified. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Assembly-In Committee Process - Housing and Community Development

SB-733 (Wahab) - Planning and zoning: annual progress report: Low Barrier Navigation Centers.

As introduced, requires a local agency to identify in its APR the number of low barrier navigation centers permitted as a use by right. Subsequently amended to deal with forensic evidence related to victims of sexual assault.

Status: Chapter 783, Statutes of 2025

SB-786 (Arreguín) - Planning and zoning: general plan: judicial challenges.

Makes changes to when local governments are considered to have a compliant housing element, and makes changes to the processes for challenging general plans in court

Status: Chapter 526, Statutes of 2025

SB-838 (Durazo) - Housing Accountability Act: housing development projects.

Revises the definition of housing development project in the Housing Accountability Act (HAA) to exclude projects that include any hotel or motel space in the commercial portion of a project.

Status: Chapter 789, Statutes of 2025

AB-87 (Boerner) - Housing development: density bonuses: mixed-use developments.

Provides that a local government is not required to grant a concession or incentive under Density Bonus Law to a hotel or motel as part of a housing development project, as specified.

Status: Chapter 486, Statutes of 2025

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of "exempt surplus land," requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

AB-253 (Ward) - California Residential Private Permitting Review Act: residential building permits.

Enacts the California Residential Private Permitting Review Act, which allows an applicant for small residential building permits to contract with or employ a private professional provider to check plans and specifications if specified time periods elapse. This bill sunsets its provisions in 2036.

Status: Chapter 487, Statutes of 2025

AB-301 (Schiavo) - Planning and zoning: housing development projects: postentitlement phase permits: state departments.

Establishes review timeframes for all state departments involved in postentitlement reviews and approvals for housing developments.

Status: Chapter 488, Statutes of 2025

AB-317 (Jackson) - California First Time Homeowner Dream Act.

Establishes an exemption from the CEQA for new construction of a single-family dwelling that is 1,500 square feet or less with no more than three bedrooms, and is intended to be sold to a first-time homebuyer for less than \$400,000.

Status: Senate-In Committee Process - Environmental Quality

AB-357 (Alvarez) - Coastal resources: coastal development permit application: higher education housing project.

Authorizes the executive director of the California Coastal Commission to determine that a proposed amendment to a public works plan or long-range development plan submitted by a state university or college or private university is de minimis if the executive director determines that the proposed amendment would have no impact, either individually or cumulatively, on coastal resources and is consistent with the Coastal Act.

Status: Chapter 256, Statutes of 2025

AB-457 (Soria) - Farmworker housing: streamlined, ministerial approval: Counties of Fresno, Madera, and Merced.

Expands an existing, streamlined ministerial approval process for farmworker housing established by AB 1783 (R. Rivas, Chapter 866, Statutes of 2019) to allow larger projects in the Counties of Fresno, Madera, and Merced.

Status: Chapter 490, Statutes of 2025

AB-462 (Lowenthal) - Land use: accessory dwelling units.

Requires coastal development permits (CDPs) for ADUs to be issued within 60 days, waives prohibitions on issuing certificates of occupancy for ADUs on lots without a primary dwelling unit following a disaster, and eliminates the ability to appeal a CDP for an ADU issued by a local government to the CCC.

Status: Chapter 491, Statutes of 2025

AB-507 (Haney) - Adaptive reuse: streamlining: incentives.

Establishes the Office to Housing Conversion Act, which creates a streamlined, ministerial approvals process for adaptive reuse projects, as defined, and provides certain financial incentives for the adaptive reuse of existing buildings.

Status: Chapter 493, Statutes of 2025

AB-609 (Wicks) - California Environmental Quality Act: exemption: housing development projects.

Establishes a CEQA exemption for housing projects on sites up to 20 acres, which are on or adjoining current or former urban uses, and within an incorporated city or town of any population, or an unincorporated community with at least 5,000 residents or 2,000 housing units. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Senate-Pending Referral

AB-648 (Zbur) - Community colleges: housing: local zoning regulations: exemption.

Exempts community college districts (CCDs) from complying with local zoning ordinances for university housing development projects that are constructed on property owned or leased by the CCD, provided certain conditions are met. Stipulates that if the project includes housing units for faculty or staff, a portion of those units be made available at affordable rent levels to extremely low-income and lower-income faculty and staff.

Status: Chapter 378, Statutes of 2025

AB-660 (Wilson) - Planning and Zoning Law: postentitlement phase permits: Housing Accountability Act.

Makes various changes to the time limits and procedures for local agency review and approval of postentitlement permits

Status: Senate-In Committee Process - Appropriations

AB-893 (Fong) - Housing development projects: objective standards: campus development zone.

Expands the scope of the Affordable Housing and High Road Jobs Act of 2022, enacted by AB 2011 (Wicks, Chapter 647, Statutes of 2022) to include campus development zones.

Status: Chapter 500, Statutes of 2025

AB-920 (Caloza) - Permit Streamlining Act: housing development projects: centralized application portal.

Requires a city or county with a population of 150,000 or more persons to establish a centralized application portal for housing development projects online by January 1, 2028.

Status: Chapter 501, Statutes of 2025

AB-1007 (Blanca Rubio) - Land use: development project review.

Expedites timelines for approval or disapproval by a public agency acting as the "responsible agency" for residential and mixed-use development projects.

Status: Chapter 502, Statutes of 2025

AB-1021 (Wicks) - Housing: local educational agencies.

Makes numerous changes to AB 2295 (Bloom, Chapter 652, Statutes of 2022), which authorizes a housing development as an allowable use on any real property owned by a local educational agency and exempts these housing developments from CEQA.

Status: Chapter 503, Statutes of 2025

AB-1050 (Schultz) - Unlawfully restrictive covenants: housing developments: reciprocal easement agreements.

Expands the existing process whereby a purchaser of a property can remove a covenant, condition, or restriction limiting the property's use for affordable housing to include properties subject to limitations requiring that the property remain exclusively used for commercial purposes.

Status: Chapter 504, Statutes of 2025

AB-1061 (Quirk-Silva) - Housing developments: urban lot splits: historical resources.

Modifies historic resource designations that limit the single-family parcels eligible for ministerial approval of an urban lot split or a duplex development under SB 9 (Atkins, Chapter 162, Statutes of 2021).

Status: Chapter 505, Statutes of 2025

AB-1206 (Harabedian) - Single-family and multifamily housing units: preapproved plans.

Requires local agencies to develop a program for the preapproval of single-family and multifamily residential housing plans, as specified, and include information on their APRs regarding the number of residential housing units that are approved using a preapproved housing plan.

Status: Senate-In Committee Process - Appropriations

AB-1276 (Carrillo) - Housing developments: ordinances, policies, and standards.

Makes aspects of the Housing Crisis Act (HCA) that are only applicable to local agencies applicable to all public agencies.

Status: Senate-In Committee Process - Appropriations

AB-1294 (Haney) - Planning and zoning: housing development: standardized application form.

Requires cities and counties to deem an application for a housing development entitlement complete once the applicant submits specified information, and directs HCD to develop a standardized housing entitlement application that cities and counties must accept.

Status: Senate-In Committee Process - Local Government

AB-1296 (Bonta) - Local educational agencies: reserve funds.

Requires HCD to create a form for local educational agencies (LEAs) to express interest in using their property for housing development and requires HCD to offer technical assistance to LEAs for predevelopment activities on such projects, especially in high-need or high-cost areas.

Status: Chapter 508, Statutes of 2025

AB-1308 (Hoover) - Residential building permits: inspections: Housing Accountability Act.

Requires the building department of every city or county to conduct an inspection of permitted work within ten business days of receiving notice of the completion of permitted work authorized by a building permit issued for specified housing projects.

Status: Chapter 509, Statutes of 2025

AB-1385 (Petrie-Norris) - Unlawfully restrictive covenants: housing developments: Palisades Fire.

Makes recorded restrictive covenants that restrict the number, size, or location of the residences that may be built on the property, or that restrict the number of persons or families who may reside on the property, unenforceable against the owners of all housing developments in Los Angeles County and Ventura County.

Status: Senate-In Committee Process - Appropriations

Landlord - Tenant and Fair Housing

SB-381 (Wahab) - Residential rental properties: fees.

Prohibits a landlord or their agent from charging certain fees including any fee that is not specified in the rental agreement, specified processing fees, or a fee for a tenant to own a household pet. The bill would also prohibit a landlord or their agent from charging a late fee for the late payment of rent that is more than 2% of the monthly rental rate, and would prohibit the late fee from being charged unless the rent is overdue by seven days or more.

Status: Senate-In Committee Process - Judiciary

SB-522 (Wahab) - Housing: tenant protections.

Exempts housing built to replace a previous housing unit, as specified, from the 15-year rolling exemption for new construction in the just cause eviction provisions of the Tenant Protection Act of 2019 (TPA).

Status: Assembly-In Floor Process

SB-681 (Wahab) - Housing.

Makes several changes to laws governing housing approvals, elements, common interest developments, and building standards, including but not limited to: (1) removes several sunset dates within the HAA and the Housing Crisis Act; (2) limits fees on ADUs and JADUs and limits fines imposed on a member in a CID; (3) removes school district real property from the definition of "exempt surplus land" under the SLA; (4) provides that the Permit Streamlining Act applies to discretionary and ministerial permits; and (5) provides that housing projects approved by a local government consistent with an local coastal plan may not be appealed to the California Coastal Commission, as specified. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Assembly-In Committee Process - Housing and Community Development

AB-282 (Pellerin) - Discrimination: housing: source of income.

Specifies that a local jurisdiction or public housing authority favoring an applicant or tenant who qualifies for or participates in federal, state, or local housing subsidy programs does not constitute discrimination based on source of income.

Status: Senate-In Floor Process

AB-311 (McKinnor) - Dwelling units: persons at risk of homelessness.

Allows a tenant, with the written approval of the landlord, to permit a person who is at risk of homelessness, as defined, to occupy their dwelling unit notwithstanding the terms of the rental agreement.

Status: Senate-In Committee Process - Judiciary

AB-391 (Michelle Rodriguez) - Mobilehome parks: notices to homeowners and residents.

Authorizes notices required by the Mobilehome Residency Law to be delivered to a homeowner by February 1 of each year by electronic mail, if the homeowner or resident has provided affirmative, written consent to receive notices by electronic mail and management provides a notice within five days of the homeowner or resident's election to receive electronic mail notices and their right to revoke the agreement at any time.

Status: Chapter 339, Statutes of 2025

AB-456 (Connolly) - Mobilehome parks: sales or transfers: prospective purchasers of mobilehomes.

Provides that, if mobilehome park management fails or refuses to notify a seller or prospective purchaser of specified information, certain rights for management to require repairs or improvements to the mobilehome or to deny the tenancy application of a prospective purchaser, are waived.

Status: Chapter 59, Statutes of 2025

AB-628 (McKinnor) - Hiring of real property: dwellings: untenability.

Requires a rental unit, for leases entered into, amended, or extended on or after January 1, 2026, to have a working stove and refrigerator, as specified, subject to certain exemptions, in order to be deemed tenantable (or habitable).

Status: Chapter 342, Statutes of 2025

AB-806 (Connolly) - Mobilehomes: cooling systems.

Prohibits the management or ownership of a mobilehome park from prohibiting or restricting a homeowner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome, subject to specified exceptions.

Status: Chapter 343, Statutes of 2025

AB-1157 (Kalra) - Tenancy: just cause termination: rent increases.

Amends the Tenant Protection Act to lower the allowable annual increase to five percent, as specified, eliminates the exemption for single-family housing, and removes the sunset date.

Status: Assembly-In Committee Process - Judiciary

Local Housing and Infrastructure Finance

SB-423 (Gonzalez) - Inmate firefighters: local handcrew pilot program.

Limits the authority of the City of Los Angeles (LA) to impose a documentary transfer tax (DTT) and authorizes a local agency administering an affordable housing program to enter into a regulatory agreement containing a provision regarding curing an event of default or waive, modify, amend, or delete a provision of a regulatory agreement regarding curing an event of default, as specified.

Status: Assembly-In Committee Process - Local Government

SB-802 (Ashby) - Multifamily Housing Program: Homekey: Homeless Housing, Assistance, and Prevention program.

As introduced, required HHAPP, the Multifamily Housing Program, and the Homekey program to give consideration to former foster youth and extremely low-income households. Amended to: (1) restructure, expand, and amend the Sacramento Housing and Redevelopment Agency and rename it to the Sacramento Housing and Homelessness Agency (SHHA); and, (2) move the Sacramento COC to the new SHHA, move all homelessness funding from the federal and state government that would go to the impacted cities and county to SHHA, transfer fees collected by the County of Sacramento and specified cities in Sacramento County to SHHA, and change the process for distributing the RHNA in the county.

Status: Assembly-In Committee Process - Housing and Community Development

AB-698 (Wicks) - Local taxation: real property transfers.

Requires a local legislative body to provide an analysis that examines the effect of a proposed transfer tax on real property prior to adoption of the tax.

Status: Senate-Pending Referral

AB-1445 (Haney) - Downtown revitalization and economic recovery financing districts.

Authorizes any city or county to establish one downtown revitalization and economic recovery financing district.

Status: Chapter 642, Statutes of 2025

Manufactured Housing -Mobilehomes- and Special Occupancy Parks

SB-749 (Allen) - Mobilehome parks: closure, cessation, or change of use.

Requires a mobilehome park owner to provide notice to tenants and affected public entities regarding the closure or change of use of a mobilehome park, and prohibits a park owner from proceeding with a change without first providing qualified entities an opportunity to purchase the park.

Status: Assembly-In Committee Process - Appropriations

AB-391 (Michelle Rodriguez) - Mobilehome parks: notices to homeowners and residents.

Authorizes notices required by the Mobilehome Residency Law to be delivered to a homeowner by February 1 of each year by electronic mail, if the homeowner or resident has provided affirmative, written consent to receive notices by electronic mail and management provides a notice within five days of the

homeowner or resident's election to receive electronic mail notices and their right to revoke the agreement at any time.

Status: Chapter 339, Statutes of 2025

AB-456 (Connolly) - Mobilehome parks: sales or transfers: prospective purchasers of mobilehomes.

Provides that, if mobilehome park management fails or refuses to notify a seller or prospective purchaser of specified information, certain rights for management to require repairs or improvements to the mobilehome or to deny the tenancy application of a prospective purchaser, are waived.

Status: Chapter 59, Statutes of 2025

AB-518 (Ward) - Low-impact camping areas.

Exempts a "low-impact camping area" from the Special Occupancy Parks Act if it is located in a county that has enacted an ordinance authorizing low-impact camping that meets specified requirements; and requires counties that pass an ordinance authorizing low-impact camping to oversee registration and oversight duties in place of HCD.

Status: Chapter 157, Statutes of 2025

AB-635 (Ahrens) - Mobilehome Residency Law Protection Program: Attorney General.

Requires HCD to refer up to a total of 25 alleged violations, as specified, from the Mobilehome Residency Law Protection Program (MRLPP) in any given fiscal year to the office of the Attorney General (AG), authorizes the AG to use funds from the Mobilehome Dispute Resolution Fund, and extends the sunset date of the MRLPP from 2027 to 2030.

Status: Senate-In Committee Process - Judiciary

AB-768 (Ávila Farías) - Mobilehome parks: rent protections: local rent control.

Limits exemptions to local rent control measures on mobilehome spaces that are not the only or principal residence of a homeowner, and deletes a presumption that a mobilehome is a homeowner's principal residence if they receive a homeowner's tax exemption for that mobilehome.

Status: Assembly-In Committee Process - Judiciary

AB-806 (Connolly) - Mobilehomes: cooling systems.

Prohibits the management or ownership of a mobilehome park from prohibiting or restricting a homeowner or resident from installing, upgrading, replacing, or using a cooling system in their mobilehome, subject to specified exceptions.

Status: Chapter 343, Statutes of 2025

Miscellaneous

SB-336 (Wiener) - Real property tax: welfare exemption: moderate-income housing.

Creates an alternate welfare exemption from property tax equal to the percentage that the number of units serving low- and moderate-income households represents out of the total number of residential units.

Status: Senate-In Committee Process - Appropriations

SB-346 (Durazo) - Local agencies: transient occupancy taxes: short-term rental facilitator.

Enacts the Short-Term Rental Facilitator Act of 2025, which permits local agencies to enact ordinances to require short-term rental facilitators to provide specified information on their platform's rentals to the local agency.

Status: Chapter 751, Statutes of 2025

SB-489 (Arreguín) - Local agency formation commissions: written policies and procedures: Permit Streamlining Act: housing development projects.

Requires local agency formation commissions to post their application packets for changes of organization on their websites and makes minor changes to the PSA.

Status: Chapter 518, Statutes of 2025

AB-712 (Wicks) - Housing reform laws: enforcement actions: fines and penalties.

Entitles housing development applicants that prevail in an action over a local agency to reasonable attorney's fees and subjects local agencies to increased fines for violating housing reform laws under specified circumstances.

Status: Chapter 496, Statutes of 2025

AB-1026 (Wilson) - Public utilities: electrical corporations: energization.

Requires the California Public Utilities Commission (CPUC) to direct large electrical corporations to post required energization application information and a sample approved application including one for housing on their websites, by a date set by the CPUC.

Status: Assembly-Vetoed

AB-1050 (Schultz) - Unlawfully restrictive covenants: housing developments: reciprocal easement agreements.

Expands the existing process whereby a purchaser of a property can remove a covenant, condition, or restriction limiting the property's use for affordable housing to include properties subject to limitations requiring that the property remain exclusively used for commercial purposes.

Status: Chapter 504, Statutes of 2025

AB-1385 (Petrie-Norris) - Unlawfully restrictive covenants: housing developments: Palisades Fire.

Makes recorded restrictive covenants that restrict the number, size, or location of the residences that may be built on the property, or that restrict the number of persons or families who may reside on the property, unenforceable against the owners of all housing developments in Los Angeles County and Ventura County.

Status: Senate-In Committee Process - Appropriations

AB-1529 (Committee on Housing and Community Development) - Housing omnibus.

Makes non-controversial changes to sections of state law relating to housing.

Status: Chapter 203, Statutes of 2025

State Housing Programs and Finance

SB-101 (Wiener) - Budget Act of 2025.

Contains the Budget Act of 2025, which represents a budget package that authorizes General Fund expenditures of \$231.9 billion and assumes \$251.9 billion in total General Fund resources. Specifically, related to housing and homelessness, this budget bill: (1) invests directly in affordable housing production and leverages additional federal affordable housing funding by providing \$500 million in supplemental state LIHTC and \$120 million in Multifamily Housing Program administered by HCD; (2) reverts leftover unspent balances from a series of affordable housing program back to the General Fund for a combined savings of \$37.5 million; (3) expands homeownership opportunities and unlocks new pathways to inter-generational wealth creation for first-time, first-generation homebuyers through capitalization of the California Dream for All shared appreciation loan fund at CalHFA in the amount of \$300 million; (4) includes intent language to appropriate \$500 million in 2026-27 for a Round 7 of HHAPP with swift disbursement of awards to eligible cities, counties, continuums of care, and tribes; and (5) provides additional funding to support housing and homelessness accountability enforcement at HCD; and, (6) reduces the 2025-26 appropriation to the Encampment Resolution Fund (ERF) by \$100 million.

Status: Chapter 4, Statutes of 2025

SB-105 (Wiener) - Budget Acts of 2021, 2023, 2024, and 2025.

On June 13, 2024, the Legislature passed SB 101 (Wiener, Chapter 104, Statutes of 2025), which represented the Legislature's budget. This Budget Bill Junior makes changes to SB 101 and prior years. Specific to housing and homelessness, makes the following investments: (1) appropriates a total of \$29 million in one-time 2025-26 General Fund to HCD for support of several specified affordable housing developments and other projects addressing homelessness across the state, including, among others, \$11 million for projects and grants supporting fire recovery initiatives in the Altadena community; and, (2) reappropriates the balances of specified past appropriations to HCD for the Regional Early Action Planning (REAP) and also sets specified new encumbrance, expenditure, and liquidation deadlines accordingly, consistent with the provisions of AB 130 (Chapter 22, Statutes of 2025).

Status: Chapter 104, Statutes of 2025

SB-158 (Committee on Budget and Fiscal Review) - Land use.

Contains statutory changes necessary to implement the Budget Act of 2025 as it relates to land use. Specifically, this bill: (1) expresses the intent of the Legislature for the Housing Development and Finance Executive Committee created by the Governor's Reorganization Plan No. 1 of 2025 to make recommendations to the Legislature regarding improvements HCD may make to optimize loan administration to expedite the processing of awards and loan closing; (2) applies the provisions of the PSA to ministerial housing development projects, as defined in the Housing Crisis Act (HCA), reviewed by local agencies; (3) requires HCD to prepare to administer Round 7 of HHAPP with the goal that the initial Round 7 disbursement will be available to grantees meeting the statutory provisions beginning September 1, 2026, subject to specified criteria; (4) makes several changes to the CEQA exemption for specified infill housing developments; and, (5) appropriates \$2.106 million to the GO LCI to support implementation of AB 131 (Committee on Budget and Fiscal Review, Chapter 24, Statutes of 2025).

Status: Chapter 650, Statutes of 2025

SB-262 (Wahab) - Housing element: prohousing designations: prohousing local policies.

Adds additional local policies related to tenant protection, housing stability, and homelessness as prohousing policies that HCD can consider in developing a prohousing designation.

Status: Chapter 513, Statutes of 2025

SB-417 (Cabaldon) - The Affordable Housing Bond Act of 2026.

Enacts the Affordable Housing Bond Act of 2026, which would authorize the issuance of bonds in the amount of \$10 billion pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program.

Status: Senate-Pending Referral

SB-492 (Menjivar) - Youth Housing Bond Act of 2025.

Enacts the Youth Housing Bond Act of 2025, which would authorize the issuance of an unspecified amount of bonds pursuant to the State General Obligation Bond Law to finance the Youth Housing Program, established as part of the bond act. Requires HCD to make awards to local agencies, nonprofit organizations, and joint ventures for the purpose of acquiring, renovating, constructing, and purchasing equipment for youth centers or youth housing, as those terms are defined.

Status: Senate-Pending Referral

SB-606 (Becker) - Homeless Housing, Assistance, and Prevention program: reporting requirements: functional zero unsheltered.

Requires an applicant for HHAPP to report additional information to HCD, including an assessment of how to achieve both “functional zero” and “functional zero unsheltered,” as defined by this bill, and other information regarding implementation of local homeless housing incentives.

Status: Assembly-In Committee Process - Appropriations

SB-686 (Reyes) - Housing programs: financing.

Authorizes HCD to approve the payoff of an HCD loan in whole or part, prior to the end of its term, and the extraction of equity from a development for purposes approved by HCD.

Status: Chapter 523, Statutes of 2025

SB-750 (Cortese) - California Residential Mortgage Insurance Act.

Establishes the California Housing Finance and Credit Program, a state-backed credit enhancement program for affordable housing construction loans administered by CalHFA, subject to voter approval of a constitutional amendment.

Status: Assembly-In Committee Process - Appropriations

SB-772 (Cabaldon) - Infill Infrastructure Grant Program of 2019: applications: eligibility.

Revises and expands the Infill Infrastructure Grant Program of 2019.

Status: Assembly-In Committee Process - Appropriations

SB-840 (Limón) - Greenhouse gases: Greenhouse Gas Reduction Fund: studies.

Reconfigures the continuous appropriations established for the Greenhouse Gas Reduction Fund (GGRF) and sets new legislative intent for how GGRF monies are spent. The bill also directs the California Air Resources Board (CARB) to assess and update compliance offset protocols, and establishes a new unit within the Legislative Counsel Bureau to support climate and environmental policymaking efforts. GGRF monies first must be used to backfill revenue generated by the State Responsibility Area fire prevention fee and to establish the new unit. If there is additional money remaining, \$1 billion shall be granted to High Speed Rail and \$1 billion to other specified purposes. If after that there is additional money remaining, the Affordable Housing and Sustainable Communities program shall be granted monies proportional to past GGRF continuous appropriations.

Status: Chapter 121, Statutes of 2025

AB-11 (Lee) - The Social Housing Act.

Establishes the California Housing Authority for the purposes of developing mixed-income social housing.

Status: Senate-In Committee Process - Housing

AB-36 (Soria) - Housing elements: prohousing designation.

Permits a small rural jurisdiction, as defined, to request HCD—beginning with the seventh housing element cycle—to evaluate materials from their housing element submission to determine whether or not they qualify for the prohousing designation. Prevents HCD from requiring a small rural jurisdiction to renew their designation for at least four years.

Status: Chapter 485, Statutes of 2025

AB-57 (McKinnor) - California Dream for All Program: descendants of formerly enslaved people.

Requires that at least 10% of funds available for the California Dream for All Program administered by CalHFA be made available to qualifying applicants who are also descendants of formerly enslaved people once a certification process for the descendants of American slavery is created by the to be established Bureau for Descendants of American Slavery.

Status: Assembly-Vetoed

AB-102 (Gabriel) - Budget Act of 2025.

On June 13, 2024, the Legislature passed SB 101 (Wiener, 2025), which represented the Legislature's budget. This Budget Bill Junior makes changes to SB 101. Specific housing and homelessness investments include: (1) \$100 million in one-time 2025-26 General Fund for the Encampment Resolution Fund; (2) removes language expressing the intent of the Legislature to appropriate \$500 million for Round 7 of HHAPP (to be replaced by an appropriation of the equivalent amount in the Housing Budget Trailer Bill); (3) provides \$4 million in 2025-26, \$6.2 million in 2026-27, and \$6.1 million annually after that from the General Fund for implementation of the Governor's proposed Reorganization Plan for BCSH, contingent on the Plan going into effect; and, (4) includes language that makes the Budget Act of 2025 (this bill and SB 101) and budget trailer bills, inoperative and repeals the contents entirely if either of SB 131 or AB 131 are not signed on June 30, 2025.

Status: Chapter 5, Statutes of 2025

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs

and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of “exempt surplus land,” requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

AB-413 (Fong) - Department of Housing and Community Development: guidelines: translation.

Requires HCD to translate any guidelines explaining rights or services available to the public into any non-English languages spoken by a substantial number of non-English-speaking people, as defined.

Status: Chapter 489, Statutes of 2025

AB-480 (Quirk-Silva) - Personal Income Tax Law: Corporation Tax Law: insurance tax law: low-income housing tax credit:

Deletes the requirement that a taxpayer elect to sell (also known as certification) a LIHTC in their application for tax credits and instead allows a taxpayer to choose to certificate the credit any time before the tax credits are awarded.

Status: Chapter 492, Statutes of 2025

AB-736 (Wicks) - The Affordable Housing Bond Act of 2026.

Authorizes the Affordable Housing Bond Act of 2026, pursuant to the State General Obligation Bond Law, to place a \$10 billion housing bond on the March 2, 2026 primary ballot to fund programs that produce affordable and supportive housing.

Status: Senate-Pending Referral

AB-913 (Celeste Rodriguez) - Housing programs: financing.

Allows HCD to authorize the transfer of excess reserves or operating income from one rental housing development to another under specified conditions. The bill would also authorize HCD to waive payment of residual receipts or annual loan payments required under regulatory agreements, as specified.

Status: Senate-In Committee Process - Appropriations

AB-1165 (Gipson) - California Housing Justice Act of 2025.

Establishes the California Housing Justice Fund (Fund) and requires the Legislature to invest an ongoing annual allocation in the Fund in an amount needed to solve homelessness and housing unaffordability.

Status: Assembly-In Committee Process - Appropriations

AB-1229 (Schultz) - Adult Reentry Grant Program.

Moves the Adult Reentry Grant (ARG) Program from the Board of State and Community Corrections (BSCC) to HCD to administer and makes specified changes to the program.

Status: Senate-In Floor Process

AB-1244 (Wicks) - California Environmental Quality Act: transportation impact mitigation: Transit-Oriented Development Implementation Program.

Establishes an in-lieu fee mechanism for vehicles miles traveled (VMT) mitigation – permitting a project, which is under the jurisdiction of a regional transportation planning agency (RTPA) and has a VMT mitigation requirement pursuant to CEQA, to satisfy its VMT mitigation requirement by contributing an unspecified amount per VMT to the Transit-Oriented Development (TOD) Implementation Fund, which would then be available, upon appropriation, to HCD to provide financing for transit-oriented rental housing developments located within the same county as the "donor" project. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Senate-In Committee Process - Environmental Quality

AB-1265 (Haney) - Income taxes: credits: rehabilitation of certified historic structures.

Extends the sunset date for the state historic tax credit from January 1, 2027, to January 1, 2031, and revises the eligible expenditures.

Status: Assembly-In Committee Process - Revenue and Taxation

ACA-4 (Jackson) - Homelessness and affordable housing.

Amends the California Constitution, if approved by California voters, to require at least five percent of General Fund revenues be transferred to the Housing Opportunities Made Equal (HOME) Fund each year for the next 10 years, for purposes of supporting the creation of affordable housing, funding housing and services to prevent and end homelessness, and supporting homeownership opportunities for low- and moderate-income households. The measure also requires BCSH to develop a 10-year investment strategy that demonstrates how moneys in the HOME Account will be used to produce affordable housing and end homelessness.

Status: Assembly-In Committee Process - Appropriations

Surplus Properties

SB-681 (Wahab) - Housing.

Makes several changes to laws governing housing approvals, elements, common interest developments, and building standards, including but not limited to: (1) removes several sunset dates within the HAA and the Housing Crisis Act; (2) limits fees on ADUs and JADUs and limits fines imposed on a member in a CID; (3) removes school district real property from the definition of "exempt surplus land" under the SLA; (4) provides that the Permit Streamlining Act applies to discretionary and ministerial permits; and (5) provides that housing projects approved by a local government consistent with an local coastal plan may not be appealed to the California Coastal Commission, as specified. Some components and policies in this bill were included in AB 130 (Committee on Budget and Fiscal Review, Chapter 22, Statutes of 2025).

Status: Assembly-In Committee Process - Housing and Community Development

AB-76 (Alvarez) - Surplus land: exempt surplus land: sectional planning area.

Modifies the affordability and density requirements of the SLA exemption that applies to land subject to a sectional planning document adopted prior to January 1, 2019.

Status: Assembly-Vetoed

AB-130 (Committee on Budget) - Housing.

Provides statutory changes to facilitate the implementation of the Budget Act of 2025 related to housing and homelessness. Specifically, this bill: (1) requires HHAPP recipients to report fiscal and system

performance metrics on the first two rounds of the program in the same way as they are required to report this information for subsequent HHAPP rounds; (2) consolidates the existing default reserve funds from specified affordable housing funding programs at HCD into a single, continuously appropriated backstop against the loss of affordable housing due to loan payment defaults; (3) allows affordable housing developers funded by HCD to utilize equity in their affordable housing projects to finance further investments in other affordable housing projects, subject to specified limitations; (4) subjects the CCC's review of housing project permit applications to the shorter timelines that apply to other lead agencies under the PSA; (5) establishes a statewide vehicle miles traveled (VMT) mitigation bank program that gives local governments, transit agencies, eligible tribal applicants, and project developers the option to meet VMT mitigation obligations under CEQA by paying into HCD's Transit-Oriented Development (TOD) program fund to support VMT-efficient affordable housing and related infrastructure projects, as specified; (6) provides that CEQA does not apply to an infill mixed-use housing development project, as specified; (7) makes several changes to the RHNA process and ADU law; (8) eliminates several sunset dates contained in the Housing Crisis Act and the Housing Accountability Act; (9) Limits fees imposed on ADUs and JADUs in a CID, as well as limits fines that may be imposed on an association member in a CID; (10) removes school district real property from the definition of "exempt surplus land," requiring this land be disposed of in accordance with the SLA; (11) makes several changes to the PSA, including providing that the PSA applies to both discretionary and ministerial permits; (12) prohibits appeals of specified housing development projects in the coastal zone to the CCC; (13) prohibits the CBSC and any other adopting agency from considering, approving, or adopting any proposed building standards affecting residential units until June 2031, as specified; (14) requires a local government to perform annual inspections on every homeless shelter in its jurisdiction to ensure that the shelter is compliant with existing law requirements relating to substandard housing; and (15) makes several changes to SB 4 (Wiener, Chapter 771, Statutes of 2023).

Status: Chapter 22, Statutes of 2025

Wildfires and Housing

SB-625 (Wahab) - Housing developments: disasters: reconstruction of destroyed or damaged structures.

Creates a streamlined, ministerial approval process for rebuilding residential structures damaged in a disaster; establishes timelines for HOAs to review development proposals; limits the scope of covenants and other instruments that would prohibit a property owner from rebuilding a residential structure destroyed in a declared disaster; and, prohibits local agencies from preventing property owners from living in a mobile home on their property for up to three years following a disaster.

Status: Chapter 548, Statutes of 2025

AB-239 (Harabedian) - State-led County of Los Angeles disaster housing task force.

Requires HCD to convene a state-led County of Los Angeles disaster housing task force to coordinate and streamline efforts between HCD, the Federal Emergency Management Agency, the California Office of Emergency Services (OES), and local governments to rebuild housing in communities impacted by the January 2025 wildfires.

Status: Assembly-Vetoed

AB-818 (Ávila Farías) - Permit Streamlining Act: local emergencies.

Requires a local agency to approve a permit for specified structures intended to be used by a person until the rebuilding or repairing of a property destroyed or damaged by a natural disaster is complete.

Status: Chapter 534, Statutes of 2025

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