

Metropolitan Transportation Commission and Association of Bay Area Governments
Joint MTC ABAG Legislation Committee

May 9, 2025

Agenda Item 3d

Housing Legislative Landscape

Subject:

Overview of housing-related legislation moving forward in the current session.

Background:

California legislators have responded to housing affordability and homelessness continuing to top the list of Californians' priorities by introducing hundreds of related bills this session. The bulk of the measures focus on increasing multifamily housing production, protecting tenants and reducing homelessness. Some prominent measures are also aimed at increasing homeownership. Notably, the range and depth of housing-related proposals has grown year over year as legislators become increasingly determined to drive meaningful progress on the state's chronic housing affordability challenges. They are now attempting to tackle issues once left primarily to state agencies, educational entities and local governments, such as building standards, post-entitlement processes and student housing.

Within the "3Ps" that form the core of MTC-ABAG's housing focus, key measures include:

- **Production:** The \$10 billion state housing bonds proposed by Assemblymember Buffy Wicks [Assembly Bill (AB) 736] and Senator Christopher Cabaldon [Senate Bill (SB) 417] dominate the housing funding discussions. High-profile bills aiming to streamline production include the heavily debated SB 79 (Wiener) on transit-oriented development, while Senator Becker's SB 457 and Assemblymember Papan's AB 650 would reign in use of the "builder's remedy."
- **Preservation:** MTC and ABAG's sponsored legislation, AB 670 (Quirk-Silva), offers RHNA credit to cities and counties for supporting preservation of naturally occurring affordable housing. The bill has a strong coalition of supporters, including co-sponsors Enterprise Community Partnerships and Public Interest Law Project, and has secured rare bipartisan support. The bill was unanimously approved in both the Assembly Housing and Community Development and Assembly Local Government committees.

Assemblymember Anna Avila Farias is authoring another preservation bill, AB 726, which extends the length of affordability restrictions in existing deed-restricted housing.

- **Protection:** The ten-member Legislative Renters' Caucus is increasingly active, endorsing in late April a package of renter protection bills authored by its members [AB 11 (Lee), AB 246 (Bryan), AB 380 (Gonzalez), AB 1248 (Haney), SB 52 (Perez) and SB 436 (Wahab)]. SB 436 is a hotly contested measure to enact a "right to remedy" law like those in 21 other states that allow renters to avoid eviction by paying all rent arrears. Additionally, Assemblymember Ash Kalra's AB 1157 would lower the state's cap on annual rent increases from 10 percent to 5 percent, sparking a major fight in the capital between renter advocates and property owners.

Over the past month, Senate and Assembly policy committees have held marathon hearings to debate, modify and, in some cases, pause these bills. May 9, 2025, is the deadline for their work, after which any measure remaining in a house-of-origin policy committee becomes a "two-year bill" and can't move forward until next January.

Staff are tracking many of the highest profile measures, as well as all housing bills specifically affecting MTC-ABAG programs and policies. The attached matrix highlights major housing legislation in the categories of production, preservation, protection, planning and homelessness prevention.

Recommendation:

Information

Known Positions:

N/A

Attachments:

- Attachment A: Major 2025 Housing Legislation



Andrew B. Fremier