

Major 2025 Housing Legislation
Related to Planning, Production, Preservation, Protection and Homelessness Prevention

PLANNING			
Bill	Summary <i>(As of April 22, 2025, unless otherwise noted)</i>	Key Positions	Bay Area Legislator
AB 1275 (Elhawary)	<ul style="list-style-type: none"> Requires the Department of Housing and Community Development (HCD) to issue the Regional Housing Needs Determination (RHND) a year earlier As proposed to be amended, clarifies that the Regional Housing Needs Allocation (RHNA) methodology must reflect the land use pattern in the Sustainable Communities Strategy 	<p>Sponsored by Abundant Housing L.A.</p> <p>Supported by SPUR</p> <p>MTC/ABAG providing technical assistance</p>	
SB 486 (Cabaldon)	<ul style="list-style-type: none"> Requires councils of governments (COGs) to consider enrollment changes at public universities in the RHNA distribution methodology 	MTC/ABAG providing technical assistance	✓
SB 715 (Allen)	<ul style="list-style-type: none"> In the RHNA process, requires COGs to allocate some or all of the housing need resulting from homes lost to a natural disaster to jurisdictions not affected by the disaster. After developing a draft RHNA allocation plan, requires COGs to reduce the allocation to any jurisdiction with land that falls within a very high fire severity zone and to redistribute it to the other jurisdictions in the region “proportionally.” 	MTC/ABAG providing technical assistance	

PRODUCTION: <i>Funding and financing</i>			
Bill	Summary <i>(As of April 22, 2025, unless otherwise noted)</i>	Key Positions	Bay Area Legislator
AB 699 (Stefani)	<ul style="list-style-type: none"> For local/regional ballot measures proposing bonds or involving multiple tax rates, allows the jurisdiction or measure proponents to instruct voters to refer to the voter guide for detailed tax information instead of listing it on the ballot. 	Sponsored by Non-Profit Housing Association of Northern California	✓
AB 736 (Wicks) / SB 417 (Cabaldon)	<ul style="list-style-type: none"> Places a \$10 billion state housing bond on the June 2026 ballot to support affordable rental and home ownership programs. 	Supported by MTC-ABAG and numerous other Bay Area organizations and localities	✓
SB 750 (Cortese)	<ul style="list-style-type: none"> Creates a state loan guarantee and credit enhancement program for multifamily development 	Sponsored by Ethos Real Estate Supported by All Home, Housing Action Coalition, South Bay AFL-CIO, SPUR	✓
ACA 4 (Jackson)	<ul style="list-style-type: none"> Dedicates at least 5% of General Fund revenues to state affordable housing and homelessness programs from 2027 to 2036. 		

PRODUCTION: <i>Permits/entitlements</i>			
Bill	Summary <i>(As of April 22, 2025, unless otherwise noted)</i>	Key Positions	Bay Area Legislator
AB 609 (Wicks)	<ul style="list-style-type: none"> Exempts infill housing developments meeting specified criteria from CEQA. One of a package of bills arising out of the author's Select Committee on Permit Streamlining (<u>report</u>). 	Supported by San Jose Mayor Matt Mahan, Bay Area Council, CA State Association of Counties (CSAC), SPUR, and multiple Bay Area YIMBY groups	✓
AB 648 (Zbur)	<ul style="list-style-type: none"> Exempts from local zoning regulations any housing development for faculty, staff, and students on property owned or leased by community colleges. 	<p>Sponsored by LA Community College District, Abundant Housing LA and others</p> <p>Supported by SPUR and Bay Area YIMBY groups</p> <p>Opposed by League of CA Cities and CSAC</p>	
AB 650 (Papan)	<ul style="list-style-type: none"> In a jurisdiction that has not adopted a compliant housing element by the statutory deadline, suspends the "builder's remedy" when the jurisdiction has submitted a second or subsequent housing element draft to HCD. Requires HCD to provide specific recommendations for changes to draft housing elements that it deems noncompliant. Extends various timelines in the RHNA and housing element process 	<p>Sponsored by League of CA Cities</p> <p>Opposed unless amended by Greenbelt Alliance and SPUR</p>	✓

Bill	Summary (As of April 22, 2025, unless otherwise noted)	Key Positions	Bay Area Legislator
SB 79 (Wiener)	<ul style="list-style-type: none"> Sets development standards for housing projects on sites zoned for residential, mixed-use or industrial use in proximity to specified transit stops. Allows transit agencies to set development standards for residential projects proposed on agency-owned land and exempts them from CEQA. Overrides the Surplus Lands Act for sites owned by transit agencies under certain circumstances. 	<p>Sponsored by Bay Area Council, Greenbelt Alliance, and SPUR</p> <p>Opposed by League of CA Cities, CSAC, Public Advocates, NPH (surplus land act provisions only)</p>	✓
SB 457 (Becker)	<ul style="list-style-type: none"> Modifies the “Builder’s Remedy” to allow a local jurisdiction to deny a project if the application wasn’t fully complete before a compliant housing element is adopted. 		✓
PRODUCTION: <i>Other</i>			
AB 6 (Ward)	<ul style="list-style-type: none"> Requires HCD to report on the impact of residential building standards on construction costs and create a working group to recommend changes that would reduce costs. 		

PRESERVATION			
Bill	Summary (As of April 22, 2025, unless otherwise noted)	Key Positions	Bay Area Legislator
AB 670 (Quirk-Silva)	<ul style="list-style-type: none"> Allows cities and counties to claim credit on their housing element Annual Progress report for preserving naturally occurring affordable housing for low-income households for at least 55 years. Clarifies reporting requirements for demolished housing and adds minor reporting requirements for relocation assistance and replacement housing 	<p>MTC-ABAG sponsoring with Enterprise Community Partners and Public Interest Law Project</p> <p>Supported by League of CA Cities</p>	
AB 726 (Avila Farias)	<ul style="list-style-type: none"> Allows cities and counties to claim credit on their housing element Annual Progress report for preserving deed-restricted affordable homes, over 15 years old, that have been significantly rehabilitated with at least \$60,000 per unit in local funds. 	<p>Sponsored by California Housing Partnership</p> <p>Supported by League of CA Cities</p>	✓

PROTECTION			
Bill	Summary (As of April 22, 2025, unless otherwise noted)	Key Positions	Bay Area Legislator
AB 1157 (Kalra)	<ul style="list-style-type: none"> • Lowers the state’s cap on annual rent increases from 10% to 5% and deletes the 2030 sunset date 	<p>Supported by All Home, Alameda Labor Council, East Bay Housing Organizations, Public Advocates, and multiple other Bay Area orgs.</p> <p>Opposed by Berkeley Property Owners Assoc., East Bay Rental Housing Assoc, and Small Property Owners of San Francisco</p>	✓
AB 1248 (Haney)	<ul style="list-style-type: none"> • Limits the fees landlords can charge outside of rent. 	<p>Sponsored by Attorney General Rob Bonta</p> <p>Opposed by Berkeley Property Owners Assoc., East Bay Rental Housing Assoc, and Small Property Owners of San Francisco</p>	✓
SB 436 (Wahab)	<ul style="list-style-type: none"> • After a landlord issues a “three-day notice” for failure to pay rent, allows a renter to remain in their home if they pay the full rent arrears plus any court costs and attorney’s fees. 	<p>Sponsored by Public Advocates, Tenants Together, and Western Center on Law and Poverty</p>	✓

HOMELESSNESS			
Bill	Summary <i>(As of April 22, 2025, unless otherwise noted)</i>	Key Positions	Bay Area Legislator
AB 804 (Wicks)	<ul style="list-style-type: none"> Requires the state to seek federal approval to add “housing support services” to Medi-Cal benefits for people at risk of, or experiencing, homelessness. 	Sponsored by Corp. for Supportive Housing, Housing CA, and Western Center on Law and Poverty	✓
SB 16 (Blakespeare)	<ul style="list-style-type: none"> Requires counties to fund at least 50% of the cost of providing services in city homeless shelters. 	Sponsored by San Jose Mayor Matt Mahan and Bay Area Council Opposed by CSAC	
SB 606 (Becker)	<ul style="list-style-type: none"> Requires jurisdictions applying for round 6 of the Homeless Housing, Assistance, and Prevention program (HHAPP) to report specified data and include in their application an assessment of what would be required to achieve functional zero unsheltered persons within their jurisdiction. 	Sponsored by DignityMoves and San Jose Mayor Matt Mahan Supported by Bay Area Council	✓
SB 634 (Perez)	<ul style="list-style-type: none"> Originally would have prohibited local governments from imposing civil or criminal penalties for 1) sleeping in a public place, 2) other actions related to basic survival, and 3) assisting persons experiencing homelessness. The author agreed on 4/23/25 to remove the first two provisions. 	Sponsored by Public Advocates and 4 other organizations Supported by All Home, Destination: Home, Enterprise Community Partners, Urban Habitat Opposed by League of CA Cities and various Bay Area cities (original version)	