



2025 Housing Law Updates

Housing Acceleration Program - Technical Assistance

November 19, 2025

Agenda



Welcome & Introductions



**SB 79: Transit Oriented Housing
Development Projects**



AB 130 & SB 131



Other Housing Bills



Dead & Vetoed Bills



Q&A



Reminders & Conclusion

Overview of Legislative Process



Feb 21

Last day for
bills to be
introduced.



June 6

Last day for
each house
to pass bills
introduced in
that house.



Sept 13

Last day for
bills to pass
both houses.

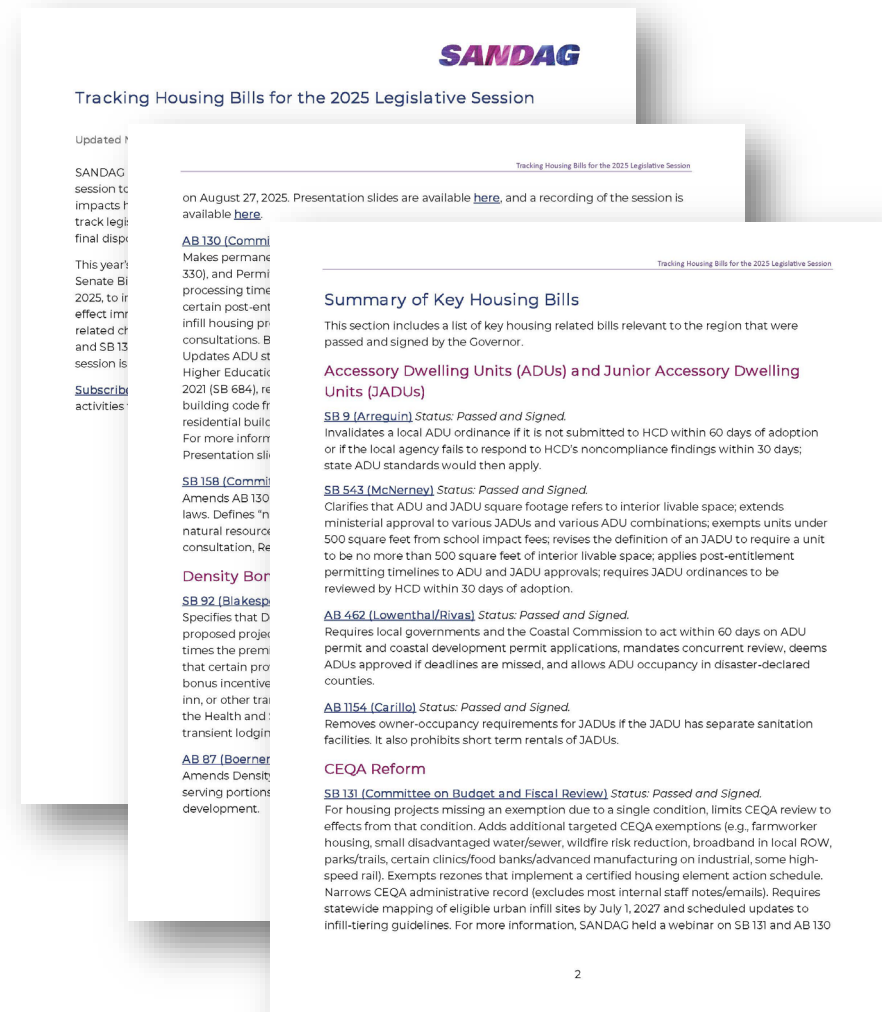


Oct 13

Last day for
the governor
to sign/veto.

Full Legislative Summary

- ADUs/JADUs
- CEQA Reform
- Density Bonus
- Housing Elements and RHNA
- Infill Housing and Streamlined Approval
- Other



SB 79: Transit Oriented Housing Development Projects

Overview of SB 79

- Allows “transit oriented housing development” projects within one-half or one-quarter mile of a TOD stop.
- Sites must be zoned for residential, commercial, or mixed use.
- Defines “Tier 1” and “Tier 2” TOD stops based on type and frequency of transit service.
- Developments must include at least 5 units and meet certain height, density, and floor area ratio (FAR) standards.
- No specific labor requirements apply unless the building is over 85 feet in height.

Overview of SB 79

- Applies to “urban transit counties” that are served by 15 or more passenger rail stations.
- Must meet specific qualifying criteria and eligibility requirements.
- Effective dates [65912.157(n)]:
 - July 1, 2026 for cities.
 - Start of the 7th RHNA cycle – for unincorporated areas.
 - January 1, 2027 – State will begin to enforce penalties for noncompliance in high-resource areas [65912.157(m)].

Overview of SB 79

- SB 79 projects can be approved according to local jurisdictions development review process.
- May be eligible for other CEQA exemptions (e.g., AB 130).
- May invoke “SB 35/SB 423” (65913.4) for CEQA-exempt streamlined approval.
- Eligible for density bonus, with some clarifications about applicability.
- Local jurisdictions have options to exempt certain sites and/or adopt a “TOD Alternative Plan” that achieves the same development capacity.

Eligibility Criteria

- Must be a “housing development project” as defined in the Housing Accountability Act (65589.5):
 - Residential units only.
 - Mixed-use with a minimum 2/3 residential.
 - Or other qualifying use.
- Site is zoned for residential, mixed, or commercial development. [65912.157(a)]
- At least 30/du ac or minimum required density under local zoning, whichever is greater. [65912.157(a)(1)]
- Average total area of floor space for the proposed units must be less than 1,750 square feet. [65912.157(a)(2)]
- Must comply with anti-displacement and replacement housing standards. [65912.157(f)]

Transit Tiers

“Tier 1 transit-oriented development stop”

means a transit-oriented development stop within an urban transit county served by heavy rail transit or very high frequency commuter rail.

“Tier 2 transit-oriented development stop”

means a transit-oriented development stop within an urban transit county, excluding a Tier 1 transit-oriented development stop, served by light rail transit, by high-frequency commuter rail or by bus service meeting the standards of paragraph (1) of subdivision (a) of Section 21060.2 of the Public Resources Code.

Development Standards

| Tier 1 TOD Stops | Within ¼ mile of TOD stop | Between ¼ and ½ mile of TOD stop |
|--------------------------|---------------------------|----------------------------------|
| Applicable Jurisdictions | All | Cities with population >35,000 |
| Min. Height Limit | 75 feet | 65 feet |
| Min. Density Limit | 120 du/ac | 100 du/ac |
| Min. FAR Limit | 3.5 FAR | 3.0 FAR |

| Tier 2 TOD Stops | Within ¼ mile of TOD stop | Between ¼ and ½ mile of TOD stop |
|--------------------------|---------------------------|----------------------------------|
| Applicable Jurisdictions | All | Cities with population >35,000 |
| Min. Height Limit | 65 feet | 55 feet |
| Min. Density Limit | 100 du/ac | 80 du/ac |
| Min. FAR Limit | 3.0 FAR | 2.5 FAR |

Adjacency Intensifier [65912.157(e)]

- Projects immediately adjacent to a TOD stop are eligible for “adjacency intensifier”:
 - + 20 feet in height limit.
 - + 40 du/ac max density.
 - + 1.0 to residential FAR.
- “Adjacent” means within 200 feet of any pedestrian access point to a transit-oriented development stop. [65912.156(a)]

Affordability Requirements [65912.157(i)]

- Required for projects 10 units or larger.
- Must meet any of the following:
 - 7% of total units dedicated to extremely low income, or
 - 10% to very low income, or
 - 13% to low income households.
- Stricter local inclusionary requirements may supersede.

Density Bonus Law Compatibility [65912.157(d)]

- Eligible for incentives, concessions, and waivers.
- Density allowed by SB 79 and/or adjacency intensifier is used as base density.
- Eligible for the following additional concessions:
 - Three additional concessions for extremely low income.
 - Two additional concessions for very low income.
 - One additional concession for low income.
- Jurisdictions may withhold concessions or waivers related to building height.

Transit Agency Lands [65912.158]

- Different eligibility criteria for development on transit agency-owned land.
- A transit agency may apply its own objective standards to agency-owned lands that are:
 - Within 200 feet of a TOD stop,
 - Form a contiguous area with a parcel that is within 200 feet of a TOD stop, or
 - Partially located within a half mile of an existing or planned stop.
- Local governments may adopt conforming ordinances for conflicting standards.
 - If no conformity occurs within two years, the agency's standards automatically apply to district-owned parcels.

“SB 35 / SB 423” Streamlining [65912.159]

- Use of “SB 35/SB 423” (65913.4) is optional and not required.
- Eligible for streamlined ministerial approval pursuant to Section 65913.4 (“SB 35” / “SB 423”):
 - “SB 35/ SB 423” applies regardless of RHNA progress or housing element compliance.
- Must meet “SB 35”/“SB 423” requirements for affordability. Either:
 - Rental: 10% of units for very low income (\leq 50% AMI).
 - Ownership: 10% of units for low income (\leq 80% AMI).
 - Unless greater affordability required by local inclusionary ordinance. [65912.159(a)(2)]
- All other “SB 35”/“SB 423” requirements apply.
 - Expressly confirms prohibition of projects in very high fire severity zones.

Local Ordinance [65912.160(c)]

- Local governments may adopt an ordinance to update zoning code to implement standards and requirements applicable to transit-oriented housing development projects.
- Establish objective design standards, conditions, and policies applicable to transit-oriented housing development projects.
- An adopted ordinance must be reviewed by HCD according to specified timelines and process for “substantial compliance.” [65912.160(d)]
- If adopting an ordinance, a local government must “indicate on its public zoning map” sites or zones that are eligible under SB 79. [65912.161(b)(2)]

Site Exemptions through Local Ordinance [65912.160(e)]

- Local governments may exempt sites through a local ordinance if they:
 - Do not have a walking path of less than one mile to a TOD stop, or
 - Are within an industrial employment hub, where:
 - Local government has at least 15 TOD stops.
 - The area is a contiguous 250 acres designated in the general plan on or before January 1, 2025.
 - Parcels are primarily dedicated to industrial use, per 65912.121(f)(3).
 - Housing is not a permitted use.

TOD Alternative Plan [65912.161(a)]

- TOD alternative plan can be used to control the distribution of density in a TOD zone so that it is not uniformly applied across the entire area.
- May be part of housing element, housing element program, specific plan, zoning overlay, or ordinance.
 - Does not need to be “new” - can include existing zoning ordinance, overlay zone, specific plan that meets the requirements.
- Must maintain the same total net zoned capacity (units and floor area) across all TOD zones within the jurisdiction.

TOD Alternative Plan [65912.161(a)]

- A site's max capacity shall not exceed 200 percent of max density allowed by SB 79.
- Individual sites can not have less than 50 percent of the permitted density, unless the site is in a:
 - Very High Fire Severity Zone, or
 - Area vulnerable to one foot of sea level rise, or
 - Containing a historic resource designated on a local register before January 1, 2025.
- Sites within one-half mile of a Tier 2 TOD Stop must have density greater than 30 du/ac and 1.0 FAR.
 - Should be considered for “attached entry-level owner-occupied housing development opportunities.” [65912.161(a)(2)(D)]

Expiration of Site Exemptions [65912.161(b)(1)]

- For sites excluded under a local ordinance [65912.160]:
 - Exemption applies only until one year after adoption of the 7th-cycle housing element.
 - After that point, SB 79 default standards apply.
 - A TOD Alternative Plan may still modify density/FAR if feasible capacity is maintained.

Expiration of Site Exemptions [65912.161(b)(1)]

- Ordinance-excluded sites that expire one year after adoption of the 7th-cycle housing element may include:
 - A site that permits no less than 50 percent of SB 79 capacity.
 - A site in a zone where 33% of sites in the TOD zone have density/FAR standards at least 50% of SB 79 and the total capacity is at least 75 percent of what SB 79 would otherwise allow for. The remaining sites in the zone may then be exempted.
 - A site in a low-resource area, where the TOD zone allows for 40 percent or more of what SB 79 would otherwise allow for.
 - A site covered by a transit-oriented development alternative plan.
 - Sites within a very high fire hazard severity zone or state responsibility area.
 - Sites that are vulnerable to one foot of sea level rise.
 - Sites with a historic resource designated as of January 1, 2025, on a local register.

Q&A

AB 130 & SB 131

AB 130 and SB 131

- Part of 2025–26 budget trailer bills.
- Signed June 30, 2025 – effective July 1, 2025.
- CEQA Reforms:
 - Urban Infill Exemption,
 - “Near Miss,”
 - Housing Element Rezone Exemption,
 - Other Exemptions.
- Other changes to housing laws.
- SB 158 (signed Oct. 11, 2025) amends both AB 130 and SB 131 to fine-tune definitions, procedures, and rules to implement the laws.

AB 130: Urban Infill Exemption

- New statutory CEQA exemption for qualifying housing projects.
 - Covers housing and related permits and public improvements.
- Applies to housing development projects.
 - Residential, mixed-use with majority residential, transitional/supportive housing, farmworker housing.
- Offers broader eligibility and fewer barriers than the traditional Class 32 exemption.
 - Removes 'unusual circumstances' exception.

AB 130: Eligibility Criteria for Urban Infill Exemption

- Housing development project size:
 - Up to 20 acres, or
 - Up to 4 acres for “builder’s remedy” projects. *Amended by SB 158.*
- Infill site, defined as:
 - Previously developed,
 - 75% perimeter developed with urban uses,
 - 75% area within ¼ mile of developed urban uses, or
 - At least three of four sides developed with urban uses.
- Within incorporated municipality or U.S. Census urban area.
- Consistent with general plan and zoning.
 - Density bonus or builder’s remedy doesn’t make inconsistent.

AB 130: Eligibility Criteria for Urban Infill Exemption

- Density at least 50% of the Housing Element default density.
 - 10 or 15 du/ac in San Diego region.
- No transient lodging (hotels, motels, etc.) if “deemed complete” after January 1, 2025.
- No demolition of historic structures placed on register before preliminary application.

AB 130: Eligibility Criteria for Urban Infill Exemption

- Site eligibility criteria references 65913.4 (“SB 35/SB 423”)
- Exemption not allowed if site is in:
 - Certain areas of coastal zone.
 - Prime farmland.
 - Wetlands, habitat for protected species, conservation easement, natural resources protection plan.
- Allowed if mitigated, with evidence of required mitigation, in:
 - Very high fire hazard zone.
 - Hazmat site.
 - Alquist-Priolo earthquake fault zone.
 - Flood hazard area and floodway.

Additional Required Conditions for AB 130 Urban Infill Exemption

- Labor requirements for:
 - 100% lower income projects.
 - Buildings greater than 85 ft.
- Projects within 500 feet to a freeway have certain HVAC requirements.
 - No freeway facing balconies.
- Phase I study is required.
 - Phase II study and remediation, if necessary.
- Requirements for tribal consultation in line with AB 130 deadlines.
- Requirements to file a notice of exemption (NOE) with the Governor's Office of Land Use and Climate Innovation (LCI). *Amended by SB 158.*

Timeline for Tribal Notification and Consultation

| Timeline | Required Actions and Details |
|---|------------------------------|
| Within 14 days of: <ul style="list-style-type: none">• “notification” (before 7/1/26), OR• “deemed compete” (7/1/26 or later) | Notify Tribes |
| 60 days from formal notification | Tribes must respond |
| Within 14 days of tribal acceptance | Initiate consultation |
| 45 days from consultation initiation (plus optional 15-day extension) | Conclude consultation |
| Within 30 days from the later of conclusion of tribal consultation or deadline for sending consistency letter. <i>Amended by SB 158.</i> | Make decision on project |

Public Resources Code 21080.66

AB 130: Decision Tool Worksheet

ASCENT

AB 130 INFILL HOUSING EXEMPTION WORKSHEET

Decision-Assistance Tool for Determining Project Eligibility

| REQUIREMENTS | APPLICABILITY | YES | NO |
|---|--|-----|----|
| Site Considerations | | | |
| Site Size: 20-acre maximum; 5-acre maximum for Builder's Remedy projects | Is the site 20 acres or less? | | |
| | If the project is subject to Builder's Remedy, is the site 5 acres or less? | | |
| Urban Area Existing and Surrounding Uses | Is the project located within the boundaries of an incorporated municipality or in an "urban area" as defined by the US Census Bureau? Tip: Check the US Census website: www.census.gov/programs-surveys/geography/guidance/geo-areas/urban-rural.html | | |
| | Is the site currently developed or was it previously developed with an urban use? | | |
| | If not, does the site meet the following criteria? <ul style="list-style-type: none">At least 75% of the perimeter of the site adjoins parcels that are developed with urban usesAt least 75% of the area within a one-quarter mile radius of the site is developed with urban usesFor sites with four sides, at least three sides are developed with urban uses and at least two-thirds of the perimeter of the site adjoins parcels that are developed with urban uses | | |
| | | | |
| Consistency with General Plan and Zoning | Is the project consistent with the general plan and zoning? | | |
| | If the site is not consistent with both, is it consistent with one or the other? | | |
| Coastal Zone | Is the project in a coastal zone, as defined in Division 20 (commencing with Section 30000) of the Public Resources Code? Tip: Check Division 20 of the PRC: www.coastal.ca.gov/coastact.pdf | | |
| Proximity to Freeways | Is the site within 500 feet of a freeway? | | |
| | If so, does the project include HVAC and air filter systems and avoid balconies facing the freeway? | | |
| Project Considerations | | | |
| Minimum Density | Is the project consistent with the following density deemed appropriate to accommodate lower-income households—at least half of the following: <ul style="list-style-type: none">30 du/ac in metropolitan counties20 du/ac in suburban jurisdictions10-15 du/ac in non-metropolitan counties | | |

Decision-Assistance Tool for Determining Project Eligibility

01

ASCENT

| REQUIREMENTS | APPLICABILITY | YES | NO |
|-------------------------------------|--|-----|----|
| Wage Requirements | Does the project comply with the following wage requirements? <ul style="list-style-type: none">NA if the project is less than 100% affordable and shorter than 85 feet in heightIf the project is 100% affordable, prevailing wage must be paidIf the project is above 85 feet tall, prevailing wage must be paid and "skilled and trained" workforce must be used | | |
| Hotel and Motel Projects | Is the project a hotel or motel? Note: Transient lodging uses are not eligible for the exemption unless their application was deemed complete by January 1, 2025. | | |
| Environmental Considerations | | | |
| Phase I Environmental Assessment | Has a Phase I ESA or Preliminary Endangerment Assessment been completed? Tip: Search the Cortese List: calepa.ca.gov/sitcleanup/corteseelist/section-65962-5a | | |
| | If so, will remedial action address any concerns? | | |
| Tribal Consultation | Has tribal consultation been initiated? | | |
| | Have tribal concerns been addressed? | | |
| Farmland | Does the site contain prime farmland or farmland of statewide importance, as defined pursuant to US Department of Agriculture land inventory and monitoring criteria? Tip: Check for important Farmland: www.conservation.ca.gov/drip/tmmp | | |
| Wetlands | Does the project have any wetlands as defined in the US Fish and Wildlife Service Manual, Part 660 FW 2 (June 21, 1993)? Tip: Check the following resources for an initial screening: www.fws.gov/program/national-wetlands-inventory/wetlands-mapper , www.usgs.gov/national-hydrography/national-hydrography-dataset , and www.ecoatlas.org . Should suspected wetlands be present, a qualified wetland ecologist should visit the site to determine if wetlands are present. | | |
| Fire Hazards | Is the project located in a very high fire hazard severity zone, as determined by the California Department of Forestry and Fire Protection (CAL FIRE) pursuant to Section 51176, or in a high or very high fire hazard severity zone as indicated on maps adopted by CAL FIRE pursuant to Section 4202 of the Public Resources Code? Tip: Check for fire-hazard severity zones: osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones | | |

Decision-Assistance Tool for Determining Project Eligibility

02

ASCENT

| REQUIREMENTS | APPLICABILITY | YES | NO |
|-------------------------------|---|-----|----|
| Hazardous Wastes | Is the site a hazardous waste site that is listed pursuant to Section 65962.5 or a or a hazardous waste site designated by the Department of Toxic Substances Control pursuant to Section 25356 of the Health and Safety Code? Tip: Search the Cortese List: calepa.ca.gov/sitcleanup/corteseelist/section-65962-5a | | |
| | If the site is listed, has the Department of Toxic Substances Control cleared the site for residential or residential mixed use? | | |
| Earthquake Fault Zone | Is the site in a delineated earthquake fault zone as determined by the State Geologist on any official maps published by the State Geologist, unless the development complies with applicable seismic protection building code standards adopted by the California Building Standards Commission under the California Building Standards Law (Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code), and by any local building department under Chapter 12.2 (commencing with Section 8875) of Division 1 of Title 2? Tip: Check the California Department of Conservation Alquist-Priolo Fault Hazard Zone Maps: maps.cnr.ca.gov/open-data/arcgis.com/datasets/cadoc:cgsc-seismic-hazards-program-alquist-priolo-fault-hazard-zones/about | | |
| Flood Zones | Is the project located in a 100-year flood zone or regulatory floodway as determined by the Federal Emergency Management Agency? Tip: Check flood zone maps: msc.fema.gov/portal/home#?text=About%20Flood%20Map%20Service%20Centerfor%20better%20understanding%20of%20flood%20risk | | |
| Historic Resources | Does the site include historical structures listed on a national, state, or local historic register before the project's preliminary application was submitted that will be demolished or otherwise adversely affected? Tip: Consult local agency registers and check for listed historical resources: ohp.parks.ca.gov/ListedResources | | |
| Conservation Lands | Does the site contain lands identified for conservation in an adopted natural community conservation plan pursuant to the Natural Community Conservation Planning Act (Chapter 10 (commencing with Section 2800) of Division 3 of the Fish and Game Code), habitat conservation plan pursuant to the federal Endangered Species Act of 1973 (16 USC Section 1531 et seq.), or other adopted natural resource protection plan? | | |
| Habitat for Protected Species | Does the project site contain habitat for special-status species? Tip: Run a CNDDB search www.wildlife.ca.gov/Data/CNDDB/Maps-and-Data Should suspected habitat be present, a qualified biologist should visit the site to determine if habitat is present. | | |
| Conservation Easements | Does the site contain land under a conservation easement? | | |

Decision-Assistance Tool for Determining Project Eligibility

03

SB 131: “Near Miss” Analysis

- Housing development projects that almost qualify for an exemption, but for a single condition.
- Focused CEQA Review (Initial Study, Negative Declaration, or EIR):
 - Applies to statutory exemptions and classes 1-5, 12, 15, 20, 27, 30, and 32.
 - Only address the single condition that makes project ineligible for exemption.
 - Does not require analysis of alternatives or growth inducing impacts.
- Near miss conditions include physical or regulatory features of a project, setting, or an effect on the environment. For example:
 - Size and Scale Exceedances.
 - Regulatory Inconsistencies.
 - Environmental Threshold Triggers.
 - Other Project Eligibility Limitations.

Other CEQA Updates

- Housing Element Rezoning Exemption.
- Other Exemptions:
 - Large-Scale Infrastructure & Manufacturing Exemptions.
 - Public Health & Community Spaces Exemptions.
 - Environmental & Agricultural Exemptions.
- Other CEQA Changes:
 - Revisions to administrative record preparation requirements for CEQA litigation.
 - Infill guidance to be updated every two years starting January 1, 2027 (Public Resources Code 21094.5.5).

Housing Law Updates: Permit Streamlining Act

- Definition of “Development Project” now includes ministerial housing development projects.
 - Does not include ministerial projects that are not housing development projects.
 - Does not include post entitlement permits.
- New Timelines
 - Ministerial projects must be approved or disapproved within 60 days of a “complete application.”
 - CEQA infill exemption projects must be approved or disapproved within the later of conclusion of tribal consultation or deadline for sending consistency letter.

Housing Law Updates

- Sunsets Repealed:
 - Housing Accountability Act.
 - Housing Crisis Act.
 - Permit Streamlining Act.
 - Five-hearing limit; application checklist; and preliminary application requirements.
 - Starter Home Revitalization Act.
- Affordable Housing on Faith and Higher Education Lands (SB 4).
- Starter Home Revitalization Act (SB 684).
- Accessory Dwelling Units (ADUs).

Housing Law Updates

- Homeless Shelters:
 - Inspections and Reporting.
 - Posting Information.
- Residential Building Standards Frozen.
- Locking in Model Home Standards.
- Restrictions on Coastal Commission Appeals.

Dead Bills Incorporated into AB 130 / SB 131

- **SB 607 (Wiener)** – Would have exempted local rezoning actions that implement Housing Element commitments from CEQA .
- **AB 609 (Wicks/Alvarez/Carrillo/Flora/Quirk-Silva)** – Would have exempted certain housing development from CEQA review, including infill.
- **SB 681 (Wahab)**
 - Would have required jurisdictions to approve ministerial permits within 60 days of a completed application (“shot clock”).
 - Would have made amendments to RHNA process and methodology.
 - Would have repealed sunsets on five-hearing limit for housing projects, objective design standard requirements permanent.
 - Would have prohibited HOAs and CC&Rs from imposing fees on ADUs/JADUs.

Q&A

Other Housing Bills

ADUs

- **SB 9 (Arreguin)**
 - Invalidates a local ADU ordinance and applies State law if a local jurisdiction:
 - Does not submit to HCD within 60 days of adoption, or
 - Does not respond to HCD's noncompliance findings within 30 days.
- **SB 543 (McNerney)**
 - Clarifies ADU/JADU size refers to interior livable space,
 - Exempts units under 500 square feet from school fees,
 - Streamlines approval timelines for ADU/JADUs,
 - Requires JADU ordinances to be reviewed by HCD.

ADUs

- **AB 462 (Lowenthal/Rivas)**
 - Requires 60-day concurrent ADU/coastal permit review, deems late applications approved, and allows ADU occupancy in disaster-affected areas.
- **AB 1154 (Carillo)**
 - Removes owner-occupancy requirements for JADUs with separate sanitation facilities.
 - Prohibits short-term rentals of JADUs.

Density Bonus

- **SB 92 (Blakespear)**
 - Limits Density Bonus for commercial FAR to 2.5 times the base zoning allowance.
 - Excludes hotels and transient lodging from Density Bonus incentives, concessions, or waivers.
- **AB 87 (Boerner)**
 - Excludes visitor-serving uses of mixed use development from Density Bonus incentives.

Housing Elements

- **SB 507 (Limon)**
 - Tribal housing may count toward RHNA via local-tribal agreements.
- **AB 36 (Soria)**
 - Bases prohousing designation evaluation off housing element materials for cities with a population fewer than 50,000 or a county with a population fewer than 200,000.
 - Upon request.

Housing Elements

- **AB 610 (Alvarez)**
 - Requires housing elements to include a governmental constraints disclosure statement.
 - Identifies new, amended, or revised constraints adopted after the previous housing element but before the current draft is submitted.
- **AB 670 (Quirk-Silva)**
 - Makes changes to the information that must be reported in APRs regarding demolished and replacement housing units.
 - Allows jurisdictions to report the number of units in an existing multifamily building that were converted to affordable housing for up to 25 percent of a jurisdiction's lower-income RHNA.

- **SB 233 (Sevarto)**
 - Establishes earlier RHNA consultation timeline by requiring HCD to meet with COGs at least 38 months before housing element updates, beginning with the 7th cycle.
- **AB 1275 (Elhawary)**
 - Extends RHNA timeline from 2 to 3 years (38 months for most COGs in the 7th cycle).
 - Requires HCD issue RHNA determination 2 years prior to housing element deadline.
 - RHNA methodology must now be informed by the transportation and job projections from the Sustainable Communities Strategy.

Infill Housing and Streamlined Approval

- **SB 484 (Laird)**
 - Establishes a 10-year pilot exempting deed-restricted affordable housing in designated coastal infill areas from coastal development permit requirements.
 - Coastal commission and HCD to identify areas without certified LCP.
- **AB 253 (Ward/Quirk-Silva/Rivas)**
 - Requires online posting of residential fee schedules.
 - Allows private plan check if delays exceed 30 days, after which a local government has ten days to review the private plan check.
 - Reporting on number of private plan checks on 2027 APR onwards.
 - January 1, 2036 sunset.

Infill Housing and Streamlined Approval

- **AB 301 (Schiavo/Rivas)**

- Requires state agencies to make a list of information needed to approve or deny a post-entitlement permit, including those issued by the State.

- **AB 357 (Alvarez)**

- Requires the Coastal Commission to defer to colleges/universities on housing project parking needs.

- **AB 507 (Haney)**

- Adaptive reuse housing allowed by right with ministerial review and CEQA exemption.
- Affordability requirements.
- Excludes industrial zones that do not permit residential uses.

Infill Housing and Streamlined Approval

- **AB 893 (Fong)**

- Expands AB 2011 (2022) to include a streamlined, ministerial approval process for mixed-income housing in campus development zones.
- Specifies that public or utility easements do not affect eligibility,
- Applies the 25-foot parking setback only to above-ground parking.

- **AB 920 (Caloza)**

- Requires cities and counties with a population over 150,000 to establish centralized online housing application portals.
- Applies to: Chula Vista, Escondido, San Diego City, San Diego County, and Oceanside.

Infill Housing and Streamlined Approval

- **AB 1007 (Rubio)**
 - Shortens Permit Streamlining Act review period for responsible agencies from 90 days to 45 days.
- **AB 1061 (Quirk-Silva)**
 - Narrows SB 9 (2021) historic-site exclusion to apply only to individually listed historic properties or contributing structures within historic districts.
 - Allows objective standards for historic districts.

Other

- **SB 262 (Wahab)**
 - Adds programs to prohousing local policies, including safe parking and safe camping programs.
- **SB 838 (Durazo)**
 - Excludes hotels and other transient lodging from the Housing Accountability Act.
- **AB 1050 (Schultz)**
 - Invalidates private covenants and restrictions limiting residential developments in commercial properties.
 - Includes adaptive reuse.

Dead & Vetoed Bills

Inactive Legislation

- **SB 457 (Becker)** – Would have deemed a Housing Element compliant upon adoption and added limits to Builder's Remedy.
- **SB 677 (Wiener)** – Would have expanded SB 9 approvals and amended SB 35 / SB 423 requirements.
- **AB 11 (Lee)** – Would have created a California Housing Authority.
- **AB 317 (Jackson)** – Would have created CEQA exemption for starter homes.
- **AB 650 (Papan)** – Would have extended RHNA determination timelines and required HCD to provide a detailed analysis to local governments to remedy deficiencies in their draft housing element revisions. Supported by SANDAG/ Vetoed by the Governor.

Inactive Legislation

- **AB 945 (Fong)** – Would have expanded Density Bonus Law incentives for green projects.
- **AB 956 (Quirk-Silva)** – Would have allowed for two detached ADUs per lot.
- **AB 1055 (Boerner)** – Would have required proof of residential occupancy for ADU or JADU streamlining.
- **AB 1206 (Harabedian)** – Would have created a pre-approval program for single-family and multifamily developments.

Q&A

Reminders & Conclusion

Updates and Future Technical Assistance

- 2024 APR Data and HPPT updates
- 2025 APR webinar with HCD – *Jan 2026*
- Current Planning Training Series – *2026*
- Ongoing Local Staffing Assistance –
Available until Oct 2026

Submit TA Requests to:

Housing@SANDAG.org

Sign Up for Email Updates

Stay in the loop with upcoming events and new resources



<https://forms.office.com/g/AKNR2TzbfD>

SANDAG

Connect with SANDAG's HAP TA Team

➤ **Project website:** sandag.org/housing

✉ **Local Staffing Assistance Requests**
Email: Housing@SANDAG.org

👤 **Contact SANDAG**
Email: carrie.simmons@sandag.org
Phone: (619) 837-6503

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