REGULAR MEETING
LEGISLATIVE ACTION COMMITTEE

North Bay Conference Room (Room 145)
Sunnyvale City Hall
456 W. Olive Avenue
Sunnyvale, CA 94086

September 11, 2025
5:30 PM

Meeting Information:

- *Legislative Action Committee meetings are open to the public at the location shown above.*
- *Members of the public* may use the information below to join the webinar:

  Webinar ID: 823 1430 2917

  Passcode: 254352
- *Meeting also livestreamed on YouTube:* ***https://www.youtube.com/@citiesassoc***
- *More information on public comment and accessibility is given at the end of the agenda.*

Hon. George Casey will attend via teleconference from 200 E. Santa Clara Street, Floor 18, Conference Room 1853, San Jose, CA 95113. This teleconference location is open to the public and any member of the public may address the Board of Directors members from the teleconference location.

WELCOME & CALL TO ORDER – (Fruen)

ROLL CALL (Sirkay)

ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

This portion of the meeting is reserved for persons wishing to address the Legislative Action Committee on any matter not on the agenda but within the Committee's jurisdiction. State law prohibits the Legislative Action Committee from discussing and/or acting on nonagendized items.

AGENDA

1. Consent Agenda (Fruen)
    a. Approve Minutes from Legislative Action Committee meeting on August 14, 2025
2. Chair Update (Fruen)
    a. General Legislative Update
    b. Update on Tracked Bills
3. Consideration of Bill Positions: Discussion and Possible Action (Fruen)
    a. AB 670 (Quirk-Silva) - planning and zoning: housing element: converted affordable housing units
    b. AB 726 (Avila Farias) - planning and zoning: annual report: rehabilitated units
    c. AB 476 (Gonzalez) – metal theft
    d. SB 346 (Durazo) - transient occupancy taxes: short-term rental facilitator

INFORMATION ITEMS

1. Legislative Action Committee (LAC) Letter in Support of AB 650 (Papan)

ADJOURN (Fruen)

PUBLIC PARTICIPATION OPTIONS

Online Participation:

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1. Email comments to shali@citiesassociation.org
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2. Provide oral public comments in-person during the meeting

3. Provide oral public comments virtually during the meeting
   - When the Chair announces the item on which you wish to speak, click the "raise hand" feature in Zoom. Speakers will be notified shortly before they are called to speak.
   - When called to speak, please limit your comments to the time allotted (up to 3 minutes, at the discretion of the Chair).
   - Phone participants:
     *6 - Toggle mute/unmute
     *9 - Raise hand

ACCESSIBILITY

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REGULAR MEETING
LEGISLATIVE ACTION COMMITTEE

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August 14, 2025
5:30 PM

AGENDA IN BLACK/MINUTES IN RED

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DRAFT

WELCOME & CALL TO ORDER – (Fruen)

Meeting called to order at 5:40 PM

ROLL CALL (Sirkay)

LAC Members Present (10):

Campbell	Anne Bybee
Cupertino	Kitty Moore
Gilroy	Greg Bozzo
Milpitas	Carmen Montano (@6:40 PM)
Morgan Hill	Mark Turner
Mountain View	Emily Ramos*
Palo Alto	Ed Lauing
San Jose	George Casey
Saratoga	Tina Walia
Sunnyvale	Charlsie Chang

LAC Members Absent: (5)

Los Altos	Pete Dailey
Los Altos Hills	Rajiv Bhateja
Los Gatos	Rob Moore
Monte Sereno	Lon Allan
Santa Clara	Kelly Cox

*Alternate

Chair Present:

J.R. Fruen	Chair, CASCC LAC

Staff Present (1):

Shali Sirkay	Executive Director

Members off the Public

ORAL COMMUNICATIONS FROM THE PUBLIC ON NONAGENDIZED ITEMS

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None

AGENDA

1. Consent Agenda (Fruen)

DRAFT

a. Approve Minutes from Legislative Action Committee meeting on May 8, 2025

Motion to *approve the consent agenda as presented* was made by Walia

Seconded by Turner

AYES: 9

NAYES: 0

ABSTENTIONS: 0

ABSENT: 6 (Dailey, Bhateja, Montano, Moore, Allan, Cox)

Motion passes 9-0-0-6

2. Chair Update (Fruen)

a. Update on Tracked Bills

Chair Fruen provided an update on bills AB 609, SB 607, AB 130, AB 650, SB 457, SB 79, SB 753

3. Consideration of Bill Positions: Discussion and Possible Action (Fruen)

a. AB 736 (Wicks) – Affordable Housing Bond Act of 2026

Motion to *support AB 736 (Wicks)* by Ramos
No second

Motion to *recommend that the CASCC Board of Directors take a watch position on AB 736 pending additional information* by
Second by Bozzo
AYES: 9
NAYS: 0
ABSTENTIONS: 0
ABSENT: 6 (Dailey, Bhateja, Montano, Moore, Allan, Cox)
Motion passes 9-0-0-6

Mayor Carmen Montano arrived at 6:40 PM. She was absent for above votes.

b. SB 326 (Becker) – California Wildfire Mitigation Strategic Planning Act

Motion to *recommend that the CASCC Board of Directors take a support position on SB 326 (Becker)* by Walia
Second by Turner
AYES: 9
NAYES: 0
ABSTENTIONS: 0
ABSENT: 5
Motion passes 9-0-0-5 (Dailey, Bhateja, Moore, Allan, Cox)

c. AB 632 (Hart) – Administrative fines and penalties – judgments

Motion to *recommend that the CASCC Board of Directors take a support position on AB 632 (Hart)* by Turner
Second by Walia

AYES: 10
NAYES: 0
ABSTENTIONS: 0
ABSENT: 5 (Dailey, Bhateja, Moore, Allan, Cox)
Motion passes 10-0-0-5

d. AB 906 (Gonzalez) – Housing Elements – affirmatively furthering fair housing – zoning

Motion to *recommend that the CASCC Board of Directors take an oppose position on AB 906 (Gonzalez) due to the following reasons:*

1. *Ambiguity in the bill with unclear objectives*
2. *Concern about revisitation of AFFH sites that may potentially open up builders remedy*
3. *Potential that even after the Housing Element has been certified, for them to ask cities to identify affordable housing sites*

By K. Moore
Second by Turner
AYES: 7 (K. Moore, Bozo, Montano, Turner, Lauing, Casey, Walia)
NAYS: 3 (Bybee, Ramos, Chang)
ABSTENTIONS: 0
ABSENT: 5 (Dailey, Bhateja, Moore, Allan, Cox)
Motion passes 7-3-0-5

e. AB 66 (Tangipa) – CEQA exemption for fire safety egress route projects

Motion to *recommend that the CASCC Board of Directors take a watch position on AB 66 (Tangipa) until we find answers to the various questions that the committee has, such as undoing old development agreement,* by K. Moore
Second by Bozzo
AYES: 10
NAYS: 0
ABSTENTIONS: 0
ABSENT: 5 (Dailey, Bhateja, Moore, Allan, Cox)
Motion passes 10-0-0-5

ADJOURN (Fruen)

Meeting adjourned at 6:50 PM

Respectfully submitted on September 11, 2025,

Vaishali Sirkay

Vaishali Sirkay
Executive Director
Cities Association of Santa Clara County

DRAFT

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DRAFT

AMENDED IN SENATE SEPTEMBER 5, 2025

AMENDED IN SENATE AUGUST 29, 2025

AMENDED IN SENATE JUNE 23, 2025

AMENDED IN ASSEMBLY MARCH 28, 2025

CALIFORNIA LEGISLATURE—2025–26 REGULAR SESSION

ASSEMBLY BILL No. 670

Introduced by Assembly Member Quirk-Silva

February 14, 2025

An act to amend Section 65400 of, and to add Section 65400.3 to, the Government Code, relating to housing.

LEGISLATIVE COUNSEL'S DIGEST

AB 670, as amended, Quirk-Silva. Planning and zoning: housing element: converted affordable housing units.

Existing law, the Planning and Zoning Law, requires each city, county, and city and county to adopt a general plan that includes, among other things, a housing element. After a legislative body has adopted all or part of a general plan, existing law requires a planning agency among other things, to provide by April 1 of each year an annual report to specified entities that includes prescribed information, including the number of housing development applications received in the prior year, as specified, the number of units of housing demolished, and the number of new units of housing, as specified.

This bill would, beginning with the report due by April 1, 2027, require specified information to be included in the report, including additional information regarding units of new housing, the units of

housing demolished, and a report on replacement housing units, as specified.

For purposes of the housing element portion of the report described above, existing law authorizes a planning agency to include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit, as specified, if the units meet certain criteria.

This bill would, beginning with the report due by April 1, 2027, for purposes of the housing element portion of the report, authorize a planning agency to include the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions that require the unit to be available to persons or families of low, very low, extremely low, or acutely low income at an affordable rent or affordable housing cost for at least 55 years, if the units meet certain criteria.

This bill would incorporate additional changes to Section 65400 of the Government Code proposed by AB 726 to be operative only if this bill and AB 726 are enacted and this bill is enacted last.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

SECTION 1. Section 65400 of the Government Code, as amended by Section 8 of Chapter 22 of the Statutes of 2025, is amended to read:

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Land Use and Climate Innovation,

and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) (i) (I) The progress in meeting its share of regional housing needs determined pursuant to Section 65584, including the need for extremely low income households, as determined pursuant to Section 65583, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

(II) The annual report shall include the progress in meeting the city's or county's progress in meeting its share of regional housing need, as described in subclause (I), for the sixth and previous revisions of the housing element.

(ii) The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. The report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

(iii) The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision.

(iv) The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a

density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

(C) The number of housing development applications received in the prior year, including both of the following, when applicable:

(i) Whether each housing development application is subject to a ministerial or discretionary approval process.

(ii) Beginning with the report due by April 1, 2027, whether each application is subject to a replacement housing or relocation assistance obligation pursuant to local, state, or federal law, including, but not limited to, Section 65583.2, 65915, or 66300.6.

(D) The number of units included in all development applications in the prior year.

(E) (i) The number of units approved and disapproved in the prior year, which shall include all of the following subcategories:

(I) The number of units located within an opportunity area.

(II) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for acutely low income households within each opportunity area.

(III) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for extremely low income households within each opportunity area.

(IV) The number of units approved and disapproved for very low income households within each opportunity area.

(V) The number of units approved and disapproved for lower income households within each opportunity area.

(VI) The number of units approved and disapproved for moderate-income households within each opportunity area.

(VII) The number of units approved and disapproved for above moderate-income households within each opportunity area.

(ii) For purposes of this subparagraph, "opportunity area" means a highest, high, moderate, or low resource area pursuant to the most recent "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified

in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

(H) (i) The number of units of housing demolished and new units of housing, including both rental housing and for-sale housing and any units that the County of Napa or the City of Napa may report pursuant to an agreement entered into pursuant to Section 65584.08, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall do the following:

(I) For each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category.

(II) For each entitlement, building permit, or certificate of occupancy, include a unique site identifier that must include the assessor's parcel number, but may also include street address, or other identifiers.

(III) Beginning with the report due by April 1, 2027, for each entitlement, building permit, or certificate of occupancy, include the total number of replacement housing units by income level required pursuant to local, state, or federal law, including, but not limited to, Section 65583.2, 65915, or 66300.6.

(IV) Beginning with the report due by April 1, 2027, for each entitlement, building permit, or certificate of occupancy, include the number, by income level, of replacement housing units entitled, permitted, or issued a certificate of occupancy.

(ii) For the County of Napa and the City of Napa, the production report may report units identified in the agreement entered into pursuant to Section 65584.08.

(I) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.

(J) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

(K) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

(L) The following information with respect to density bonuses granted in accordance with Section 65915:

(i) The number of density bonus applications received by the city or county.

(ii) The number of density bonus applications approved by the city or county.

(iii) Data from all projects approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

(M) The following information with respect to each application submitted pursuant to Chapter 4.1 (commencing with Section 65912.100):

(i) The location of the project.

(ii) The status of the project, including whether it has been entitled, whether a building permit has been issued, and whether or not it has been completed.

(iii) The number of units in the project.

(iv) The number of units in the project that are rental housing.

(v) The number of units in the project that are for-sale housing.

(vi) The household income category of the units, as determined pursuant to subdivision (f) of Section 65584.

(N) A list of all historic designations listed on the National Register of Historic Places, the California Register of Historic Resources, or a local register of historic places by the city or county in the past year, and the status of any housing development projects

proposed for the new historic designations, including all of the following:

(i) Whether the housing development project has been entitled.

(ii) Whether a building permit has been issued for the housing development project.

(iii) The number of units in the housing development project.

(O) The following information with respect to housing development projects under Section 65913.16:

(i) The number of applications submitted under Section 65913.16.

(ii) The location and number of developments approved under Section 65913.16.

(iii) The total number of building permits issued pursuant to Section 65913.16.

(iv) The total number of units constructed under Section 65913.16 and the income category of those units.

(P) Beginning with the report due by April 1, 2027, a report on the demolition of housing units for any purpose, which shall include, but not be limited to, all of the following:

(i) The total number of housing units approved for demolition during the year.

(ii) The total number of housing units demolished during the year.

(iii) For each approved or completed demolition, all of the following:

(I) The location of the approved or completed demolition, using a unique site identifier that shall include the assessor's parcel number, and may also include the street address or other identifiers.

(II) The date the demolition was approved.

(III) The total number of rental and ownership units demolished or approved for demolition.

(IV) The number, by income level, of protected units, as defined in subdivision (h) of Section 66300.5, demolished or approved for demolition.

(V) A description of any approved uses on the site.

(VI) A description of any relocation assistance provided as required pursuant to local, state, or federal law, including, but not limited to, the relocation assistance required to be provided to each displaced occupant of any demolished protected unit pursuant to Section 66300.6.

(Q) Beginning with the report due by April 1, 2027, a report on replacement housing units required pursuant to local, state, or federal law, including, but not limited to, Section 66300.6, for approved development projects that are not housing development projects, which shall include, for each applicable development project, all of the following:

(i) The approved or proposed location of the replacement units, using a unique site identifier that shall include the assessor's parcel number, and may also include the street address or other identifiers.

(ii) The entity that is developing the replacement units.

(iii) The anticipated completion date of the replacement units.

(b) (1) (A) The department may request corrections to the housing element portion of an annual report submitted pursuant to paragraph (2) of subdivision (a) within 90 days of receipt. A planning agency shall make the requested corrections within 30 days after which the department may reject the report if the report is not in substantial compliance with the requirements of that paragraph.

(B) If the department rejects the housing element portion of an annual report as authorized by subparagraph (A), the department shall provide the reasons the report is inconsistent with paragraph (2) of subdivision (a) to the planning agency in writing.

(2) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant

to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

(c) The Department of Housing and Community Development shall post a report submitted pursuant to this section on its internet website within a reasonable time of receiving the report.

SEC. 1.5. Section 65400 of the Government Code is amended to read:

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of ~~Planning and Research,~~ *Land Use and Climate Innovation,* and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) (i) (I) The progress in meeting its share of regional housing needs determined pursuant to Section 65584, including the need for extremely low income households, as determined pursuant to Section 65583, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

(II) The annual report shall include the progress in meeting the city's or county's progress in meeting its share of regional housing need, as described in subclause (I), for the sixth and previous revisions of the housing element.

(ii) The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5

(commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. The report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

(iii) The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision.

(iv) The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

(v) The report may include the number of units of existing deed-restricted affordable housing with an average affordability no greater than 45 percent of area median income that are at least 15 years old and have been substantially rehabilitated with at least sixty thousand dollars ($60,000) per unit in funds awarded from the city or, for unincorporated areas, the county, inclusive of forgiveness of principal or interest on existing debt. Any units included in the report pursuant to this clause shall not be considered when determining affordability requirements for purposes of paragraph (4) of subdivision (a) of Section 65913.4.

(C) The number of housing development applications received in the prior year, including ~~whether each housing development application is subject to a ministerial or discretionary approval process.~~ *both of the following, when applicable:*

(i) Whether each housing development application is subject to a ministerial or discretionary approval process.

(ii) Beginning with the report due by April 1, 2027, whether each application is subject to a replacement housing or relocation

assistance obligation pursuant to local, state, or federal law, including, but not limited to, Section 65583.2, 65915, or 66300.6.

(D) The number of units included in all development applications in the prior year.

(E) (i) The number of units approved and disapproved in the prior year, which shall include all of the following subcategories:

(I) The number of units located within an opportunity area.

(II) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for acutely low income households within each opportunity area.

(III) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for extremely low income households within each opportunity area.

(IV) The number of units approved and disapproved for very low income households within each opportunity area.

(V) The number of units approved and disapproved for lower income households within each opportunity area.

(VI) The number of units approved and disapproved for moderate-income households within each opportunity area.

(VII) The number of units approved and disapproved for above moderate-income households within each opportunity area.

(ii) For purposes of this subparagraph, "opportunity area" means a highest, high, moderate, or low resource area pursuant to the most recent "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

(H) (i) The number of units of housing demolished and new units of housing, including both rental housing and for-sale housing and any units that the County of Napa or the City of Napa may report pursuant to an agreement entered into pursuant to Section

65584.08, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall do the following:

(I) For each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category.

(II) For each entitlement, building permit, or certificate of occupancy, include a unique site identifier that must include the assessor's parcel number, but may also include street address, or other identifiers.

(III) Beginning with the report due by April 1, 2027, for each entitlement, building permit, or certificate of occupancy, include the total number of replacement housing units by income level required pursuant to local, state, or federal law, including, but not limited to, Section 65583.2, 65915, or 66300.6.

(IV) Beginning with the report due by April 1, 2027, for each entitlement, building permit, or certificate of occupancy, include the number, by income level, of replacement housing units entitled, permitted, or issued a certificate of occupancy.

(ii) For the County of Napa and the City of Napa, the production report may report units identified in the agreement entered into pursuant to Section 65584.08.

(I) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.

(J) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

(K) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes,

and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

(L) The following information with respect to density bonuses granted in accordance with Section 65915:

(i) The number of density bonus applications received by the city or county.

(ii) The number of density bonus applications approved by the city or county.

(iii) Data from all projects approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

(M) The following information with respect to each application submitted pursuant to Chapter 4.1 (commencing with Section 65912.100):

(i) The location of the project.

(ii) The status of the project, including whether it has been entitled, whether a building permit has been issued, and whether or not it has been completed.

(iii) The number of units in the project.

(iv) The number of units in the project that are rental housing.

(v) The number of units in the project that are for-sale housing.

(vi) The household income category of the units, as determined pursuant to subdivision (f) of Section 65584.

(N) A list of all historic designations listed on the National Register of Historic Places, the California Register of ~~Historic~~ *Historical* Resources, or a local register of historic places by the city or county in the past year, and the status of any housing development projects proposed for the new historic designations, including all of the following:

(i) Whether the housing development project has been entitled.

(ii) Whether a building permit has been issued for the housing development project.

(iii) The number of units in the housing development project.

(O) The following information with respect to housing development projects under Section 65913.16:

(i) The number of applications submitted under Section 65913.16.

(ii) The location and number of developments approved under Section 65913.16.

(iii) The total number of building permits issued pursuant to Section 65913.16.

(iv) The total number of units constructed under Section 65913.16 and the income category of those units.

(P) Beginning with the report due by April 1, 2027, a report on the demolition of housing units for any purpose, which shall include, but not be limited to, all of the following:

(i) The total number of housing units approved for demolition during the year.

(ii) The total number of housing units demolished during the year.

(iii) For each approved or completed demolition, all of the following:

(I) The location of the approved or completed demolition, using a unique site identifier that shall include the assessor's parcel number, and may also include the street address or other identifiers.

(II) The date the demolition was approved.

(III) The total number of rental and ownership units demolished or approved for demolition.

(IV) The number, by income level, of protected units, as defined in subdivision (h) of Section 66300.5, demolished or approved for demolition.

(V) A description of any approved uses on the site.

(VI) A description of any relocation assistance provided as required pursuant to local, state, or federal law, including, but not limited to, the relocation assistance required to be provided to each displaced occupant of any demolished protected unit pursuant to Section 66300.6.

(Q) Beginning with the report due by April 1, 2027, a report on replacement housing units required pursuant to local, state, or federal law, including, but not limited to, Section 66300.6, for approved development projects that are not housing development projects, which shall include, for each applicable development project, all of the following:

(i) The approved or proposed location of the replacement units, using a unique site identifier that shall include the assessor's parcel number, and may also include the street address or other identifiers.

(ii) The entity that is developing the replacement units.

(iii) The anticipated completion date of the replacement units.

(b) (1) (A) The department may request corrections to the housing element portion of an annual report submitted pursuant to paragraph (2) of subdivision (a) within 90 days of receipt. A planning agency shall make the requested corrections within 30 days after which the department may reject the report if the report is not in substantial compliance with the requirements of that paragraph.

(B) If the department rejects the housing element portion of an annual report as authorized by subparagraph (A), the department shall provide the reasons the report is inconsistent with paragraph (2) of subdivision (a) to the planning agency in writing.

(2) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

(c) The Department of Housing and Community Development shall post a report submitted pursuant to this section on its internet website within a reasonable time of receiving the report.

SEC. 2. Section 65400.3 is added to the Government Code, to read:

65400.3. (a) For purposes of this section:

(1) "Acutely low income" has the same meaning as defined in Section 65582.

(2) "Affordable housing cost" has the same meaning as defined in Section 50052.5 of the Health and Safety Code.

(3) "Affordable rent" has the same meaning as defined in Section 50053 of the Health and Safety Code.

(4) "Extremely low income" has the same meaning as defined in Section 65582.

(5) "Low income" has the same meaning as defined in Section 65582.

(6) "Very low income" has the same meaning as defined in Section 65582.

(b) (1) For purposes of the housing element portion of the annual report required by paragraph (2) of subdivision (a) of Section 65400, beginning with the report due by April 1, 2027, for up to 25 percent of a jurisdiction's regional housing need allocation for low-, very low, extremely low, or acutely low income households, the planning agency may include the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions that require the unit to be available to persons or families of low, very low, extremely low, or acutely low income at an affordable rent or affordable housing cost for at least 55 years.

(2) The report shall clearly indicate that the units described in paragraph (1) were not newly constructed units and shall provide all relevant project- and unit-level information, as described in subparagraph (H) of paragraph (2) of subdivision (a) of Section 65400.

(c) For purposes of this section, a unit may be reported as a converted unit under subdivision (b) only if all of the following apply to the unit:

(1) The unit was not subject to any affordability covenants or restrictions prior to the conversion.

(2) The unit is subject to a long-term recorded regulatory agreement with a public entity that requires the unit to be affordable

to, and occupied by, persons of low, very low, extremely low, or acutely low income for a term of at least 55 years.

(3) Notwithstanding the occupancy restrictions required by paragraph (2), the unit is subject to a requirement that a household or member of a household that resides in the property at the time of conversion shall not be evicted, nor shall their tenancy be terminated, on the basis of their income or other eligibility requirements for deed-restricted units in the property.

(4) Any occupants temporarily displaced by rehabilitation or improvements related to the conversion have been provided temporary replacement housing during the period of their temporary displacement.

(5) The unit is in decent, safe, and sanitary condition after conversion, including, but not limited to, any necessary initial rehabilitation.

(6) The unit is subject to a governmental monitoring program to ensure continued affordability and occupancy by qualifying households throughout the term of the affordability restriction.

(d) Units reported under this section shall be separated into the following categories:

(1) Acutely low income units.

(2) Extremely low income units.

(3) Very low income units.

(4) Low-income units.

SEC. 3. Section 1.5 of this bill incorporates amendments to Section 65400 of the Government Code proposed by both this bill and Assembly Bill 726. That section of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2026, (2) each bill amends Section 65400 of the Government Code, and (3) this bill is enacted after Assembly Bill 726, in which case Section 1 of this bill shall not become operative.

O

Office of Senate Floor Analyses
(916) 651-1520 Fax: (916) 327-4478

THIRD READING

Bill No: AB 670
Author: Quirk-Silva (D)
Amended: 9/5/25 in Senate
Vote: 21

SENATE HOUSING COMMITTEE: 11-0, 7/1/25
AYES: Wahab, Seyarto, Arreguín, Cabaldon, Caballero, Cortese, Durazo, Gonzalez, Grayson, Ochoa Bogh, Padilla

SENATE APPROPRIATIONS COMMITTEE: 7-0, 8/29/25
AYES: Caballero, Seyarto, Cabaldon, Dahle, Grayson, Richardson, Wahab

ASSEMBLY FLOOR: 74-0, 6/3/25 - See last page for vote

SUBJECT: Planning and zoning: housing element: converted affordable housing units

SOURCE: Author

DIGEST: This bill adds a number of requirements, in relation to demolished and replacement housing units, to the annual progress report (APR) that local cities and counties are required to submit to the state Department of Housing and Community Development (HCD), and allows a city or county to report specified housing units that were converted to affordable housing for up to 25% of its regional housing need allocation (RHNA) for lower income units.

Senate Floor Amendments of 9/5/25 resolve chaptering conflicts with AB 726 (Avila Farias).

ANALYSIS:

Existing law:

1) Requires every city and county to prepare and adopt a general plan, including a housing element, to guide the future growth of a community. The housing element must identify and analyze existing and projected housing needs, identify adequate sites with appropriate zoning to meet the housing needs of all income segments of the community, and ensure that regulatory systems provide opportunities for, and do not unduly constrain, housing development.

2) Provides that each community's fair share of housing be determined through the RHNA process, which is composed of three main stages: (a) the Department of Finance and HCD develop regional housing needs estimates; (b) councils of government (COGs) allocate housing within each region based on these estimates (where a COG does not exist, HCD makes the determinations); and (c) cities and counties incorporate their allocations into their housing elements.

3) Requires each city and county to submit an APR to HCD and the Governor's Office of Land Use and Climate Innovation by April 1 of each year that includes all of the following:

   a) Progress in meeting its RHNA share.
   b) Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.
   c) Actions taken by the city or county towards completing programs contained within the housing element and the status of compliance with deadlines in the housing element.
   d) The number of housing development applications received in the prior year, as well as the number of units included in these applications and the number of units approved and disapproved.
   e) The number of units approved and disapproved in the prior year, including the number of units located in an opportunity area, as specified.
   f) The number of units of housing demolished and new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, by income category.
   g) A list of sites rezoned to accommodate the city's or county's RHNA allocation for each income level that could not be accommodated on sites

identified in the housing element's site inventory, and any additional sites that may be necessary to accommodate the city's or county's share of regional housing need.

h) The number of net new units of housing, with a unique site identifier including but not limited to the parcel number, including both rental and for-sale housing, that have been issued a completed entitlement, building permit, or certificate of occupancy in the housing element cycle, and the income category that each unit satisfies.

i) The number of SB 35 (Wiener, Chapter 366, Statutes of 2017) applications submitted and the total number of developments approved, the number of building permits issued, and the total number of units including both rental and for-sale housing by area median income, constructed through the SB 35 process.

j) The number of density bonus applications received, and approved, by the city or county.

k) A list of all historic designations listed in the city or county in the past year and the status of any housing development projects proposed for new historic designations, as specified.

This bill:

1) Requires each local government to include in its APR, beginning in 2027, whether each housing development application received in the prior year is subject to a replacement housing or relocation assistance obligation pursuant to local, state, or federal law.

2) Requires each local government to include in its APR, beginning in 2027, for each entitlement, building permit, or certificate of occupancy, the total number of replacement units by income level required by local, state, or federal law and the number, by income level, of replacement housing units entitled, permitted, or issued a certificate of occupancy.

3) Requires each local government to include in its APR, beginning in 2027, a report on the demolition of housing units for any purpose, including but not limited to all of the following:

   a) The total number of housing units approved for demolition during the year.

   b) The total number of housing units demolished during the year.

c) For each approved or completed demolition, all of the following:

i. The location of the approved or completed demolition, using a unique site identifier that includes the assessor's parcel number, and may also include the street address or other identifiers.
ii. The date the demolition was approved.
iii. The total number of rental and ownership units demolished or approved for demolition.
iv. The number, by income level, of protected units demolished or approved for demolition, as defined by the Housing Crisis Act.
v. A description of any approved uses on the site.
vi. A description of any relocation assistance provided as required by local, state, or federal law, including but not limited to relocation assistance required for each displaced occupant of any demolished protected unit pursuant to the Housing Crisis Act.

4) Requires each local government to include in its APR, beginning in 2027, a report on replacement housing units required pursuant to local, state, or federal law for approved development projects that are not housing development projects, which shall include, for each applicable development project, all of the following:

a) The approved or proposed relocation of the replacement units, using a unique site identifier that includes the assessor's parcel number and may also include the street address or other identifiers.
b) The entity that is developing the replacement units.
c) The anticipated completion date for the replacement units.

5) Authorizes a local government to include in the housing element portion of its APR, beginning in 2027, for up to 25% of its RHNA allocation for low, very low, extremely low, or acutely low income households, the number of units in an existing multifamily building that were converted to affordable housing by imposition of long-term affordability covenants and restrictions. The report shall clearly indicate that these units were not newly constructed units and shall provide all relevant project- and unit-level information, as specified. Also provides that:

a) A unit may be reported as a converted unit only if all of the following apply to the unit:

i. The unit was not subject to any affordability covenants or restrictions prior to the conversion.
ii. The unit is subject to a long-term recorded regulatory agreement with a public entity that requires the unit to be affordable to, and occupied by, individuals of low-, very low-, extremely low-, or acutely low-income for a term of at least 55 years.
iii. The unit, notwithstanding (ii), is subject to a requirement that a household or member of a household that resides in the property at the time of conversion shall not be evicted, nor shall their tenancy be terminated, on the basis of their income or other eligibility requirements for deed restricted units in the property.
iv. Any occupants temporarily displaced by rehabilitation or improvements related to the conversion have been provided temporary replacement housing.
v. The unit is in decent, safe, and sanitary condition after conversion, including but not limited to any necessary initial rehabilitation.
vi. The unit is subject to a governmental monitoring program to ensure continued affordability and occupancy by qualifying households throughout the term of the affordability restriction.

b) Units reported shall be separated into acutely low-, extremely low-, very low-, and low-income unit categories.

6) Resolve chaptering conflicts with AB 130 (Budget Committee, Chapter 22, Statutes of 2025).

Background

Housing Elements and RHNA. Each community's general plan must include a housing element, which outlines a long-term plan for meeting the community's existing and projected housing needs. The housing element demonstrates how the community plans to accommodate its "fair share" of its region's housing needs. Before each revision, each community is assigned its fair share of the region's housing need for four separate income categories (very low-, low-, moderate-, and above-moderate income households) through a two-step process known as RHNA. In general, a housing element must identify and analyze existing and projected housing needs, identify adequate sites with appropriate zoning to meet its share of the RHNA, and ensure that regulatory systems provide opportunities for, and do not unduly constrain, housing development.

APRs. APRs are an important tool for both local governments and the state, as both parties can rely on them to track progress in implementing the housing policy in their housing element, as well as to track outcomes. They also help highlight implementation challenges that may require technical assistance or other support from HCD. Additionally, APRs are important for informing statewide housing policy. The APRs provide the data that, aggregated across the state's 539 cities and counties, convey the amount, type, location, and affordability of housing be produced in California. Existing law provides a list of requirements for what must be reported in the APR.

Comments

Author statement. "Preserving affordable housing is not just about protecting buildings. It is also about protecting people, families, and communities. While we continue building new housing, we cannot afford to lose the affordable homes we already have. AB 670 ensures that when we invest in keeping housing affordable, we recognize its value in the fight against displacement and homelessness. Building a more affordable California is not just about what we create, it is about what we refuse to lose."

Housing Crisis Act. In response to the housing crisis, the Legislature enacted the Housing Crisis Act of 2019 (HCA) (SB 330, Skinner, Chapter 654, Statutes of 2019) and subsequent amendments to the HCA that, among other things, extended its sunset to January 1, 2030 (SB 8, Skinner, Chapter 161, Statutes of 2021). The HCA prohibits local governments from reducing the capacity for housing development within their jurisdictions and includes demolition protections designed to ensure that there is no net reduction of housing in the state, especially affordable housing. Under the HCA, projects cannot require the demolition of housing unless the project creates at least as many new homes, and cannot demolish affordable housing units protected by law unless the project replaces the unis and allows existing residents to occupy their units until six months after construction starts. The developer must also provide relocation assistance and a right of first refusal to the residents in the new development at affordable rates. AB 1218 (Lowenthal, Chapter 754, Statutes of 2023) expanded housing demolition protections under the HCA, including requiring non-residential development projects to be responsible for relocating displaced tenants and to replace demolished units.

Protecting the state's housing supply. To help clarify how many units are lost to demolition each year, this bill requires the APR to include a detailed report on

demolished housing units, including a breakdown of rental and ownership units demolished or approved for demolition, by income level; a description of any approved uses on the site of the demolished units; the number of housing units approved for demolition and the number actually demolished; and any relocation assistance provided to residents displaced by demolition. The author and sponsors state that providing this much more specific data in the APR would clarify how many units are lost to demolition each year.

In addition, to help clarify the impact of demolished units, this bill requires local governments to report in the APR specified information on whether each development application, entitlement, building permit, or certificate of occupancy triggers replacement housing or relocation assistance requirements under local, state, or federal law. The author and sponsors state that since this information is not currently reported, it is difficult to track whether local governments and developers are complying with requirements to provide replacement housing and relocation assistance to displaced residents, particularly lower-income residents.

Incentivizing affordable housing. This bill seeks to address the loss of affordable properties by authorizing a local government to claim units that were converted from market rate to affordable for up to 25% of its RHNA allocation. Specifically, units in an existing multifamily building that were converted to affordable housing through long-term affordability covenants and restrictions may be counted toward the RHNA allocation for low, very low, extremely low, or acutely low households. Units are subject to specified requirements, including that they must have not have been subject to affordability covenants or restrictions prior to the conversion, must now be under a long-term affordable regulatory agreement, and must include relocation assistance protections.

Senate Appropriations Amendments. Author's amendments taken in the Senate Appropriations resolve chaptering conflicts with AB 130 (Budget Committee, Chapter 22, Statutes of 2025).

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: No

According to the Senate Appropriations Committee:

- HCD estimates ongoing costs of approximately $230,000 for 1.0 PY of staff and one-time costs of approximately $100,000 for workload associated with this bill. One-time workload would be required to update the housing element APR form and to make necessary IT systems upgrades, while ongoing staff time would be necessary to collect, validate, and store reported data on housing demolition and replacement activity, and to provide technical assistance to local

agencies. Staff notes that staffing and IT costs directly attributable to this bill could be lower than HCD's estimates to the extent that multiple APR-related bills are enacted. (General Fund)

- Unknown local costs for cities and counties to include additional information in their APRs. These costs are not state-reimbursable because local agencies have general authority to charge and adjust planning and permitting fees to cover their administrative expenses associated with new planning mandates. (local funds)

SUPPORT: (Verified 9/5/25)

All Home, a Project of Tides Center
Association of Bay Area Governments
Bay Area Community Land Trust
Beverly-vermont Community Land Trust
California Community Land Trust Network
California Green New Deal Coalition
California Housing Partnership
California Rural Legal Assistance Foundation
Care Community Land Trust
Chinatown Community Development Center
City of Oakland
City of San Rafael
East Bay Housing Organizations
East Palo Alto Community Alliance Neighborhood Development Organization
El Sereno Community Land Trust
Enterprise Community Partners, INC.
Hope Housing Community Land Trust
Housing California
Inland Equity Community Land Trusts
Legal Aid of Marin
Lisc Bay Area
Mission Economic Development Agency
Mt Tam Community Land Trust
Non-profit Housing Association of Northern California
Oakland Community Land Trust
Our Future Los Angeles
Public Counsel
Public Interest Law Project
Race & Equity in All Planning Coalition (REP-SF)

Sacramento Housing Alliance
San Francisco Board of Supervisors
San Francisco Community Land Trust
San Gabriel Valley Community Land Trust
Southern California Association of Nonprofit Housing
Sv@home
Tenants Together
Tenderloin Neighborhood Development Corporation
Trust South LA
Two Valleys Community Land Trust
United Way Bay Area
United Way of Greater Los Angeles
Urban Habitat

OPPOSITION: (Verified 9/5/25)

None received.

ASSEMBLY FLOOR: 74-0, 6/3/25
AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Connolly, Davies, DeMaio, Dixon, Elhawary, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas
NO VOTE RECORDED: Chen, Ellis, Macedo, Sanchez, Tangipa

Prepared by: Alison Hughes / HOUSING / (916) 651-4124
9/8/25 21:18:48

****** END ******

AMENDED IN SENATE SEPTEMBER 4, 2025

AMENDED IN SENATE AUGUST 29, 2025

CALIFORNIA LEGISLATURE—2025–26 REGULAR SESSION

ASSEMBLY BILL No. 726

Introduced by Assembly Member Ávila Farías

February 18, 2025

An act to amend Section 65400 of the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

AB 726, as amended, Ávila Farías. Planning and zoning: annual report: rehabilitated units.

Existing law, the Planning and Zoning Law, requires each county and each city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and specified land outside its boundaries, that includes, among other specified mandatory elements, a housing element. That law requires the planning agency of a city or county to provide by April 1 of each year an annual report to, among other entities, the Office of Land Use and Climate Innovation, formerly known as the Office of Planning and Research, and the Department of Housing and Community Development. Existing law requires the annual report to include, among other things, the city's or county's progress in meeting its share of regional housing needs, as specified.

This bill would permit a local agency to include in its annual report the number of units of existing deed-restricted affordable housing within a specified affordability threshold that are at least 15 years old and have been substantially rehabilitated with at least $60,000 per unit in funds awarded from the city or county, as specified. The bill would prohibit

any of the units included in the annual report from being considered when determining affordability requirements for the purposes of eligibility for streamlined approvals, as specified. The bill would also make a nonsubstantive change to update a reference to the Office of Land Use and Climate Innovation in these provisions.

This bill would incorporate additional changes to Section 65400 of the Government Code proposed by AB 670 to be operative only if this bill and AB 670 are enacted and this bill is enacted last.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: no.

The people of the State of California do enact as follows:

SECTION 1. Section 65400 of the Government Code is amended to read:

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of Land Use and Climate Innovation, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) (i) (I) The progress in meeting its share of regional housing needs determined pursuant to Section 65584, including the need for extremely low income households, as determined pursuant to Section 65583, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

(II) The annual report shall include the progress in meeting the city's or county's progress in meeting its share of regional housing

need, as described in subclause (I), for the sixth and previous revisions of the housing element.

(ii) The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. The report shall be considered at an annual public meeting before the legislative body where members of the public shall be allowed to provide oral testimony and written comments.

(iii) The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision.

(iv) The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

(v) The report may include the number of units of existing deed-restricted affordable housing with an average affordability no greater than 45 percent of area median income that are at least 15 years old and have been substantially rehabilitated with at least sixty thousand dollars ($60,000) per unit in funds awarded from the city or, for unincorporated areas, the county, inclusive of forgiveness of principal or interest on existing debt. Any units included in the report pursuant to this clause shall not be considered when determining affordability requirements for purposes of paragraph (4) of subdivision (a) of Section 65913.4.

(C) The number of housing development applications received in the prior year, including whether each housing development application is subject to a ministerial or discretionary approval process.

(D) The number of units included in all development applications in the prior year.

(E) (i) The number of units approved and disapproved in the prior year, which shall include all of the following subcategories:

(I) The number of units located within an opportunity area.

(II) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for acutely low income households within each opportunity area.

(III) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for extremely low income households within each opportunity area.

(IV) The number of units approved and disapproved for very low income households within each opportunity area.

(V) The number of units approved and disapproved for lower income households within each opportunity area.

(VI) The number of units approved and disapproved for moderate-income households within each opportunity area.

(VII) The number of units approved and disapproved for above moderate-income households within each opportunity area.

(ii) For purposes of this subparagraph, "opportunity area" means a highest, high, moderate, or low resource area pursuant to the most recent "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

(H) (i) The number of units of housing demolished and new units of housing, including both rental housing and for-sale housing

and any units that the County of Napa or the City of Napa may report pursuant to an agreement entered into pursuant to Section 65584.08, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall do the following:

(I) For each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category.

(II) For each entitlement, building permit, or certificate of occupancy, include a unique site identifier that must include the assessor's parcel number, but may also include street address, or other identifiers.

(ii) For the County of Napa and the City of Napa, the production report may report units identified in the agreement entered into pursuant to Section 65584.08.

(I) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.

(J) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

(K) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

(L) The following information with respect to density bonuses granted in accordance with Section 65915:

(i) The number of density bonus applications received by the city or county.

(ii) The number of density bonus applications approved by the city or county.

(iii) Data from all projects approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

(M) The following information with respect to each application submitted pursuant to Chapter 4.1 (commencing with Section 65912.100):

(i) The location of the project.

(ii) The status of the project, including whether it has been entitled, whether a building permit has been issued, and whether or not it has been completed.

(iii) The number of units in the project.

(iv) The number of units in the project that are rental housing.

(v) The number of units in the project that are for-sale housing.

(vi) The household income category of the units, as determined pursuant to subdivision (f) of Section 65584.

(N) A list of all historic designations listed on the National Register of Historic Places, the California Register of Historical Resources, or a local register of historic places by the city or county in the past year, and the status of any housing development projects proposed for the new historic designations, including all of the following:

(i) Whether the housing development project has been entitled.

(ii) Whether a building permit has been issued for the housing development project.

(iii) The number of units in the housing development project.

(O) The following information with respect to housing development projects under Section 65913.16:

(i) The number of applications submitted under Section 65913.16.

(ii) The location and number of developments approved under Section 65913.16.

(iii) The total number of building permits issued pursuant to Section 65913.16.

(iv) The total number of units constructed under Section 65913.16 and the income category of those units.

(b) (1) (A) The department may request corrections to the housing element portion of an annual report submitted pursuant to paragraph (2) of subdivision (a) within 90 days of receipt. A planning agency shall make the requested corrections within 30 days after which the department may reject the report if the report is not in substantial compliance with the requirements of that paragraph.

(B) If the department rejects the housing element portion of an annual report as authorized by subparagraph (A), the department shall provide the reasons the report is inconsistent with paragraph (2) of subdivision (a) to the planning agency in writing.

(2) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

(c) The Department of Housing and Community Development shall post a report submitted pursuant to this section on its internet website within a reasonable time of receiving the report.

SEC. 1.5. Section 65400 of the Government Code is amended to read:

65400. (a) After the legislative body has adopted all or part of a general plan, the planning agency shall do both of the following:

(1) Investigate and make recommendations to the legislative body regarding reasonable and practical means for implementing the general plan or element of the general plan so that it will serve as an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan.

(2) Provide by April 1 of each year an annual report to the legislative body, the Office of ~~Planning and Research,~~ *Land Use and Climate Innovation*, and the Department of Housing and Community Development that includes all of the following:

(A) The status of the plan and progress in its implementation.

(B) (i) (I) The progress in meeting its share of regional housing needs determined pursuant to Section 65584, including the need for extremely low income households, as determined pursuant to Section 65583, and local efforts to remove governmental constraints to the maintenance, improvement, and development of housing pursuant to paragraph (3) of subdivision (c) of Section 65583.

(II) The annual report shall include the progress in meeting the city's or county's progress in meeting its share of regional housing need, as described in subclause (I), for the sixth and previous revisions of the housing element.

(ii) The housing element portion of the annual report, as required by this paragraph, shall be prepared through the use of standards, forms, and definitions adopted by the Department of Housing and Community Development. The department may review, adopt, amend, and repeal the standards, forms, or definitions to implement this article. Any standards, forms, or definitions adopted to implement this article shall not be subject to Chapter 3.5 (commencing with Section 11340) of Part 1 of Division 3 of Title 2. Before and after adoption of the forms, the housing element portion of the annual report shall include a section that describes the actions taken by the local government towards completion of the programs and status of the local government's compliance with the deadlines in its housing element. The report shall be considered at an annual public meeting before the legislative body where

members of the public shall be allowed to provide oral testimony and written comments.

(iii) The report may include the number of units that have been completed pursuant to subdivision (c) of Section 65583.1. For purposes of this paragraph, committed assistance may be executed throughout the planning period, and the program under paragraph (1) of subdivision (c) of Section 65583.1 shall not be required. The report shall document how the units meet the standards set forth in that subdivision.

(iv) The planning agency shall include the number of units in a student housing development for lower income students for which the developer of the student housing development was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915.

(v) The report may include the number of units of existing deed-restricted affordable housing with an average affordability no greater than 45 percent of area median income that are at least 15 years old and have been substantially rehabilitated with at least sixty thousand dollars ($60,000) per unit in funds awarded from the city or, for unincorporated areas, the county, inclusive of forgiveness of principal or interest on existing debt. Any units included in the report pursuant to this clause shall not be considered when determining affordability requirements for purposes of paragraph (4) of subdivision (a) of Section 65913.4.

(C) The number of housing development applications received in the prior year, including ~~whether each housing development application is subject to a ministerial or discretionary approval process.~~ *both of the following, when applicable:*

(i) Whether each housing development application is subject to a ministerial or discretionary approval process.

(ii) Beginning with the report due by April 1, 2027, whether each application is subject to a replacement housing or relocation assistance obligation pursuant to local, state, or federal law, including, but not limited to, Section 65583.2, 65915, or 66300.6.

(D) The number of units included in all development applications in the prior year.

(E) (i) The number of units approved and disapproved in the prior year, which shall include all of the following subcategories:

(I) The number of units located within an opportunity area.

(II) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for acutely low income households within each opportunity area.

(III) For the seventh and each subsequent revision of the housing element, the number of units approved and disapproved for extremely low income households within each opportunity area.

(IV) The number of units approved and disapproved for very low income households within each opportunity area.

(V) The number of units approved and disapproved for lower income households within each opportunity area.

(VI) The number of units approved and disapproved for moderate-income households within each opportunity area.

(VII) The number of units approved and disapproved for above moderate-income households within each opportunity area.

(ii) For purposes of this subparagraph, "opportunity area" means a highest, high, moderate, or low resource area pursuant to the most recent "CTCAC/HCD Opportunity Map" published by the California Tax Credit Allocation Committee and the Department of Housing and Community Development.

(F) The degree to which its approved general plan complies with the guidelines developed and adopted pursuant to Section 65040.2 and the date of the last revision to the general plan.

(G) A listing of sites rezoned to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory required by paragraph (1) of subdivision (c) of Section 65583 and Section 65584.09. The listing of sites shall also include any additional sites that may have been required to be identified by Section 65863.

(H) (i) The number of units of housing demolished and new units of housing, including both rental housing and for-sale housing and any units that the County of Napa or the City of Napa may report pursuant to an agreement entered into pursuant to Section 65584.08, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, thus far in the housing element cycle, and the income category, by area median income category, that each unit of housing satisfies. That production report shall do the following:

(I) For each income category described in this subparagraph, distinguish between the number of rental housing units and the number of for-sale units that satisfy each income category.

(II) For each entitlement, building permit, or certificate of occupancy, include a unique site identifier that must include the assessor's parcel number, but may also include street address, or other identifiers.

(III) Beginning with the report due by April 1, 2027, for each entitlement, building permit, or certificate of occupancy, include the total number of replacement housing units by income level required pursuant to local, state, or federal law, including, but not limited to, Section 65583.2, 65915, or 66300.6.

(IV) Beginning with the report due by April 1, 2027, for each entitlement, building permit, or certificate of occupancy, include the number, by income level, of replacement housing units entitled, permitted, or issued a certificate of occupancy.

(ii) For the County of Napa and the City of Napa, the production report may report units identified in the agreement entered into pursuant to Section 65584.08.

(I) The number of applications submitted pursuant to subdivision (a) of Section 65913.4, the location and the total number of developments approved pursuant to subdivision (c) of Section 65913.4, the total number of building permits issued pursuant to subdivision (c) of Section 65913.4, the total number of units including both rental housing and for-sale housing by area median income category constructed using the process provided for in subdivision (c) of Section 65913.4.

(J) If the city or county has received funding pursuant to the Local Government Planning Support Grants Program (Chapter 3.1 (commencing with Section 50515) of Part 2 of Division 31 of the Health and Safety Code), the information required pursuant to subdivision (a) of Section 50515.04 of the Health and Safety Code.

(K) The progress of the city or county in adopting or amending its general plan or local open-space element in compliance with its obligations to consult with California Native American tribes, and to identify and protect, preserve, and mitigate impacts to places, features, and objects described in Sections 5097.9 and 5097.993 of the Public Resources Code, pursuant to Chapter 905 of the Statutes of 2004.

(L) The following information with respect to density bonuses granted in accordance with Section 65915:

(i) The number of density bonus applications received by the city or county.

(ii) The number of density bonus applications approved by the city or county.

(iii) Data from all projects approved to receive a density bonus from the city or county, including, but not limited to, the percentage of density bonus received, the percentage of affordable units in the project, the number of other incentives or concessions granted to the project, and any waiver or reduction of parking standards for the project.

(M) The following information with respect to each application submitted pursuant to Chapter 4.1 (commencing with Section 65912.100):

(i) The location of the project.

(ii) The status of the project, including whether it has been entitled, whether a building permit has been issued, and whether or not it has been completed.

(iii) The number of units in the project.

(iv) The number of units in the project that are rental housing.

(v) The number of units in the project that are for-sale housing.

(vi) The household income category of the units, as determined pursuant to subdivision (f) of Section 65584.

(N) A list of all historic designations listed on the National Register of Historic Places, the California Register of ~~Historic~~ *Historical* Resources, or a local register of historic places by the city or county in the past year, and the status of any housing development projects proposed for the new historic designations, including all of the following:

(i) Whether the housing development project has been entitled.

(ii) Whether a building permit has been issued for the housing development project.

(iii) The number of units in the housing development project.

(O) The following information with respect to housing development projects under Section 65913.16:

(i) The number of applications submitted under Section 65913.16.

(ii) The location and number of developments approved under Section 65913.16.

(iii) The total number of building permits issued pursuant to Section 65913.16.

(iv) The total number of units constructed under Section 65913.16 and the income category of those units.

(P) Beginning with the report due by April 1, 2027, a report on the demolition of housing units for any purpose, which shall include, but not be limited to, all of the following:

(i) The total number of housing units approved for demolition during the year.

(ii) The total number of housing units demolished during the year.

(iii) For each approved or completed demolition, all of the following:

(I) The location of the approved or completed demolition, using a unique site identifier that shall include the assessor's parcel number, and may also include the street address or other identifiers.

(II) The date the demolition was approved.

(III) The total number of rental and ownership units demolished or approved for demolition.

(IV) The number, by income level, of protected units, as defined in subdivision (h) of Section 66300.5, demolished or approved for demolition.

(V) A description of any approved uses on the site.

(VI) A description of any relocation assistance provided as required pursuant to local, state, or federal law, including, but not limited to, the relocation assistance required to be provided to each displaced occupant of any demolished protected unit pursuant to Section 66300.6.

(Q) Beginning with the report due by April 1, 2027, a report on replacement housing units required pursuant to local, state, or federal law, including, but not limited to, Section 66300.6, for approved development projects that are not housing development projects, which shall include, for each applicable development project, all of the following:

(i) The approved or proposed location of the replacement units, using a unique site identifier that shall include the assessor's parcel number, and may also include the street address or other identifiers.

(ii) The entity that is developing the replacement units.

(iii) The anticipated completion date of the replacement units.

(b) (1) (A) The department may request corrections to the housing element portion of an annual report submitted pursuant to paragraph (2) of subdivision (a) within 90 days of receipt. A planning agency shall make the requested corrections within 30 days after which the department may reject the report if the report is not in substantial compliance with the requirements of that paragraph.

(B) If the department rejects the housing element portion of an annual report as authorized by subparagraph (A), the department shall provide the reasons the report is inconsistent with paragraph (2) of subdivision (a) to the planning agency in writing.

(2) If a court finds, upon a motion to that effect, that a city, county, or city and county failed to submit, within 60 days of the deadline established in this section, the housing element portion of the report required pursuant to subparagraph (B) of paragraph (2) of subdivision (a) that substantially complies with the requirements of this section, the court shall issue an order or judgment compelling compliance with this section within 60 days. If the city, county, or city and county fails to comply with the court's order within 60 days, the plaintiff or petitioner may move for sanctions, and the court may, upon that motion, grant appropriate sanctions. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment is not carried out within 60 days, the court may issue further orders as provided by law to ensure that the purposes and policies of this section are fulfilled. This subdivision applies to proceedings initiated on or after the first day of October following the adoption of forms and definitions by the Department of Housing and Community Development pursuant to paragraph (2) of subdivision (a), but no sooner than six months following that adoption.

(c) The Department of Housing and Community Development shall post a report submitted pursuant to this section on its internet website within a reasonable time of receiving the report.

SEC. 2. Section 1.5 of this bill incorporates amendments to Section 65400 of the Government Code proposed by both this bill and Assembly Bill 670. That section of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2026, (2) each bill amends Section 65400 of the

Government Code, and (3) this bill is enacted after Assembly Bill 670, in which case Section 1 of this bill shall not become operative.

O

Office of Senate Floor Analyses
(916) 651-1520 Fax: (916) 327-4478

THIRD READING

Bill No: AB 726
Author: Ávila Farías (D)
Amended: 9/4/25 in Senate
Vote: 21

SENATE HOUSING COMMITTEE: 10-0, 7/15/25
AYES: Wahab, Seyarto, Arreguín, Caballero, Cortese, Durazo, Gonzalez, Grayson, Ochoa Bogh, Padilla
NO VOTE RECORDED: Cabaldon

SENATE APPROPRIATIONS COMMITTEE: 7-0, 8/29/25
AYES: Caballero, Seyarto, Cabaldon, Dahle, Grayson, Richardson, Wahab

ASSEMBLY FLOOR: 79-0, 6/2/25 - See last page for vote

SUBJECT: Planning and zoning: annual report: rehabilitated units

SOURCE: Author

DIGEST: This bill authorizes a city or county to include in the annual progress report (APR) that it is required to submit to the state Department of Housing and Community Development (HCD), the number of units of deed-restricted affordable housing that have been substantially rehabilitated, as specified.

Senate Floor Amendments of 9/4/2025 address chaptering conflicts with AB 670 (Quirk-Silva).

ANALYSIS:

Existing law:

1) Requires each city and county to submit an APR to HCD and the Office of Planning and Research by April 1 of each year that includes all of the following:

a) Progress in meeting its regional housing needs allocation (RHNA) share.
b) Local efforts to remove governmental constraints to the maintenance, improvement, and development of housing.
c) Actions taken by the city or county towards completing programs contained within the housing element and the status of compliance with deadlines in the housing element.
d) The number of housing development applications received in the prior year, as well as the number of units included in these applications and the number of units approved and disapproved.
e) The number of units approved and disapproved in the prior year, including the number of units located in an opportunity area, as specified.
f) The number of units of housing demolished and new units of housing, including both rental housing and for-sale housing, that have been issued a completed entitlement, a building permit, or a certificate of occupancy, by income category.
g) A list of sites rezoned to accommodate the city's or county's RHNA allocation for each income level that could not be accommodated on sites identified in the housing element's site inventory, and any additional sites that may be necessary to accommodate the city's or county's share of regional housing need.
h) The number of net new units of housing, with a unique site identifier including but not limited to the parcel number, including both rental and for-sale housing, that have been issued a completed entitlement, building permit, or certificate of occupancy in the housing element cycle, and the income category that each unit satisfies.
i) The number of SB 35 (Wiener, Chapter 366, Statutes of 2017) applications submitted and the total number of developments approved the number of building permits issued, and the total number of units including both rental and for-sale housing by area median income, constructed through the SB 35 process.
j) The number of density bonus applications received, and approved, by the city or county.
k) A list of all historic designations listed in the city or county in the past year and the status of any housing development projects proposed for new historic designations, as specified.

This bill:

1) Authorizes a local government to include in its APR, the number of units of existing deed-restricted affordable housing with an average affordability of no

greater than 45% of area median income (AMI) that are at least 15 years old and have been substantially rehabilitated with at least $60,000 per unit in funds awarded from the city (or county, for unincorporated areas), including forgiveness of principal or interest on existing debt.

2) Provides that any units included in the APR pursuant to 1) shall not be considered when HCD evaluates progress in meeting RHNA targets for purposes of determining if a local government is subject to the streamlined, ministerial approval process created by SB 35 (Wiener, Chapter 366, Statutes of 2017).

Background

APRs. APRs are an important tool for both local governments and the state, as both parties can rely on them to track progress in implementing the housing policy in their housing element, as well as to track outcomes. They also help highlight implementation challenges that may require technical assistance or other support from HCD. Additionally, APRs are important for informing statewide housing policy. The APRs provide the data that, aggregated across the state's 539 cities and counties, convey the amount, type, location, and affordability of housing be produced in California. Existing law provides a list of requirements for what must be reported in the APR.

Comments

Author statement. "Before 2000, much of the affordable housing that the Department of Housing and Community Development (HCD) funded required extremely affordable rents that barely or do not cover the development's annual operating expenses. These developments have no extra money to fund long-term repairs. The only funding source developed to address this need is the Portfolio Restructuring Program (PRP) at HCD, which was funded at low levels during the last surplus but has since run out of money. Properties cannot wait much longer for repair. AB 726 incentivizes local governments to invest in the rehabilitation of deeply-affordable housing by allowing them to receive housing element credit for doing so. This bill addresses the need to preserve existing affordable housing stock that is deteriorating due to rents being too low to cover long-term repairs, and it prevents the potential loss of these vital units. AB 726 will ensure local governments can meet their housing obligations while addressing the urgent need to maintain deeply-affordable housing."

Preserving affordable units. According to the California Housing Partnership (CHP), the state lost 18,056 affordable units between 2000 and 2024 due to expiring restrictions on government-assisted multifamily developments and owner decisions to opt out, sell, or allow their properties to convert to market rate. An additional 6,800 homes may be lost as soon as next year, and 47,869 homes are at risk of losing affordability in the next 10 years. CHP further notes that an estimated 189,051 "formerly unsubsidized affordable units" are no longer affordable to low-income households. An unsubsidized affordable property is defined as a multifamily building with at least five units where at least half the units previously had rents affordable to households at 80% of the AMI, and rents have since increased beyond that threshold. These properties comprise nearly a quarter of the state's multifamily housing units, totaling an estimated 901,764 units. Of these, these 39,738 units are currently at very high risk of losing their affordability; several hundred thousand more are at high or moderate risk, with the highest concentrations in Southern California and the Bay Area.

Increasingly, these properties have been targeted for acquisition and conversion by for-profit entities seeking to maximize rents, which is leading to the displacement of low-income residents and the loss of affordability for future low-income residents. CHP notes that acquiring and preserving more of these units would provide an opportunity to immediately create new deed-restricted homes, as opposed to lengthy financing and construction timelines for new units.

Incentivizing rehabilitation of affordable housing. This bill seeks to address the loss of affordable properties by authorizing a local government to include in the housing element portion of its APR, affordable units that have been substantially rehabilitated. Specifically, the units must be in existing deed-restricted affordable housing with an average affordability of no greater than 45% AMI, must be at least 15 years old, and must have been substantially rehabilitated with at least $60,000 per unit in funds awarded from the city (or county, in unincorporated areas).

FISCAL EFFECT: Appropriation: No Fiscal Com.:Yes Local:No

According to the Senate Appropriations Committee:

- HCD indicates that this bill would impose ongoing workload costs to collect, validate, and store reported data on substantially rehabilitated housing units, and provide technical assistance to local agencies, as well as one-time costs to update the housing element APR form and make IT systems upgrades. HCD estimates that costs associated with this bill would be absorbable, assuming resources are approved for other APR-related bills that are pending in the

Legislature. Staff estimates that ongoing workload directly attributable to this bill would likely exceed $50,000 in staff time, and first-year costs could be as high as $150,000 to $200,000 if no other APR bills are enacted and HCD would still be responsible for one-time fixed costs to update forms and IT systems, and to provide ongoing data collection and technical assistance services. (General Fund)

SUPPORT: (Verified 9/4/25)

California Contract Cities Association
California Housing Consortium
California Housing Partnership
City of Norwalk
City of Sunnyvale
County of Monterey
East Bay Housing Organizations
Eden Housing
Enterprise Community Partners, INC.
Housing California
League of California Cities
Non-profit Housing Association of Northern California
Resources for Community Development
South Bay Cities Council of Governments
Supportive Housing Alliance

OPPOSITION: (Verified 9/4/25)

None received.

ASSEMBLY FLOOR: 79-0, 6/2/25
AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

Prepared by: Hank Brady / HOUSING / (916) 651-4124
9/8/25 21:21:15

****** END ******

AMENDED IN SENATE SEPTEMBER 4, 2025

AMENDED IN SENATE AUGUST 29, 2025

AMENDED IN SENATE JULY 16, 2025

AMENDED IN SENATE JUNE 19, 2025

AMENDED IN ASSEMBLY MAY 1, 2025

AMENDED IN ASSEMBLY APRIL 23, 2025

AMENDED IN ASSEMBLY MARCH 27, 2025

CALIFORNIA LEGISLATURE—2025–26 REGULAR SESSION

ASSEMBLY BILL No. 476

Introduced by Assembly Member Mark González
(Coauthors: Assembly Members Alanis, Chen, Davies, Flora, Haney, Krell, Pacheco, and Schiavo)
(Coauthor: Senator Archuleta)

February 10, 2025

An act to amend Sections 21606 and 21609.1 of the Business and Professions Code, and to amend Sections 496a and 496e of the Penal Code, relating to metal theft.

LEGISLATIVE COUNSEL'S DIGEST

AB 476, as amended, Mark González. Metal theft.

Existing law governs the business of buying, selling, and dealing in secondhand and used machinery and all ferrous and nonferrous scrap metals and alloys, also known as "junk." Existing law requires junk dealers and recyclers to keep a written record of all sales and purchases made in the course of their business, including the place and date of

each sale or purchase of junk and a description of the item or items, as specified. Existing law requires the written record to include a statement indicating either that the seller of the junk is the owner of it, or the name of the person they obtained the junk from, as shown on a signed transfer document. Existing law prohibits a junk dealer or recycler from providing payment for nonferrous materials until the junk dealer or recycler obtains a copy of a valid driver's license of the seller or other specified identification. Existing law requires a junk dealer or recycler to preserve the written record for at least 2 years. Existing law makes a violation of the recordkeeping requirements a misdemeanor.

This bill would require junk dealers and recyclers to include additional information in the written record, including the time and amount paid for each sale or purchase of junk made, and the name of the employee handling the transaction. The bill would revise the type of information required to be included in the description of the item or items of junk purchased or sold, as specified. The bill would require the statement referenced above indicating ownership or the name of the person from whom the seller obtained the junk from to be ~~signed and would require the statement to include specified information, including the legal name, date of birth, and place of residence of the seller.~~ *signed.*

Existing law prohibits a junk dealer or recycler from possessing certain materials, including a fire hydrant or manhole cover or lid, without written certification from the agency owning or previously owning the material specifying that the agency has either sold the material or is offering the material for sale, salvage, or recycling and that the person is authorized to negotiate the sale of the material. Existing law makes it a crime for any person who is engaged in the salvage, recycling, purchase, or sale of scrap metal to possess specified items, including a fire hydrant or a manhole cover or lid, that were owned or previously owned by specified public entities and that have been stolen or obtained in a manner constituting theft or extortion, knowing the property to be stolen or obtained in that manner, or to fail to report possession of those items, as specified. A person who violates those provisions is subject to a criminal fine of not more than $3,000.

This bill would expand the list of materials and items subject to those provisions to include, among other things, items reasonably recognizable as street lights and related equipment, and would increase the maximum amount of the criminal fine to $5,000.

Existing law makes a person who is a dealer in or collector of junk, metals, or secondhand materials, or their agent, employee, or

representative, who buys or receives any wire, cable, copper, lead, solder, mercury, iron, or brass that the person knows or reasonably should know is used by or belongs to specified entities, including a railroad, certain utility companies, or a public entity engaged in furnishing public utility service, without using due diligence to ascertain that the person selling or delivering that material has a legal right to do so, guilty of criminally receiving that property and, in addition to imprisonment, makes that act punishable by a fine of not more than $1,000.

This bill would instead make the act punishable by a fine of not more than $5,000.

By expanding the scope of existing crimes, the bill would impose a state-mandated local program.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority. Appropriation: no. Fiscal committee: yes. State-mandated local program: yes.

The people of the State of California do enact as follows:

SECTION 1. Section 21606 of the Business and Professions Code is amended to read:

21606. (a) Every junk dealer and every recycler shall set out in the written record required by this article all of the following:

(1) The place, date, time, and amount paid of each sale or purchase of junk made in the conduct of their business as a junk dealer or recycler and the name of the employee handling the transaction.

(2) One of the following methods of identification:

(A) The name, valid driver's license number, and state of issue or California- or United States-issued identification card number.

(B) The name, identification number, and country of issue from a passport used for identification and the address from an additional item of identification that also bears the seller's name.

(C) The name and identification number from a Matricula Consular used for identification and the address from an additional item of identification that also bears the seller's name.

(3) The vehicle license number, including the state of issue, of any motor vehicle used in transporting the junk to the junk dealer's or recycler's place of business.

(4) The name and address of each person to whom junk is sold or disposed of, and the license number of any motor vehicle used in transporting the junk from the junk dealer's or recycler's place of business.

(5) A description of the item or items of junk purchased or sold, including the item type, ~~number of units,~~ weight, identifying marks engraved or etched on the metal, if ~~any,~~ *any and readily visible,* and serial numbers, if ~~any.~~ *any and readily visible.*

(6) A signed statement indicating either that the seller of the junk is the owner of it, or the name of the person the seller obtained the junk from, as shown on a signed transfer document. ~~The signed statement shall include the legal name, date of birth, and place of residence, including street number, street name, city, state, and ZIP Code, of the seller.~~

(b) Any person who makes, or causes to be made, any false or fictitious statement regarding any information required by this section, is guilty of a misdemeanor.

(c) Every junk dealer and every recycler shall report the information required in subdivision (a) to the chief of police or to the sheriff in the same manner as described in Section 21628.

SEC. 2. Section 21609.1 of the Business and Professions Code is amended to read:

21609.1. (a) A junk dealer or recycler shall not possess any of the following material that was owned or previously owned by an agency, in the absence of a written certification on the letterhead of the agency owning or previously owning the material described in the certification that the agency has either sold the material described or is offering the material for sale, salvage, or recycling, and that the person possessing the certification and identified in the certification is authorized to negotiate the sale of that material:

(1) A fire hydrant or any reasonably recognizable part of a fire hydrant.

(2) A fire department connection, including, but not limited to, reasonably recognizable bronze or brass fittings and parts.

(3) A maintenance hole cover or lid or reasonably recognizable part of a maintenance hole cover or lid.

(4) Backflow devices and connections to that device, or any part of that device.

(5) Reasonably recognizable street lights, traffic signals, and their reasonably recognizable related equipment, including, but not limited to, all of the following:

(A) Controller devices.

(B) Light-emitting diode (LED) fixtures.

(C) Ornamental or historical, modern, or pedestrian poles made of concrete, steel, brass, cast iron, or aluminum.

(D) Solar street lighting components, such as solar panels, steel poles, and battery packs.

(E) Colocation equipment.

(F) Conductors, wiring, and cabling, including fiber optic cables.

(G) Cameras.

(H) Air quality sensors.

(I) Digital banners and signs.

(J) Pedestrian and cycling counters.

(6) Active grade crossing signals.

(7) Sewer flow monitoring station equipment.

(8) Sewer pump station instrumentation and controls.

(9) Stormwater auto sampling equipment and instrumentation.

(10) Stormwater pump station instrumentation and controls.

(11) Irrigation wiring.

(12) Plaques.

(13) Communications or broadband infrastructure or equipment.

(14) Electric vehicle chargers.

(15) Water meters and water meter components.

(b) A junk dealer or recycler who unknowingly takes possession of one or more of the items listed in subdivision (a) as part of a load of otherwise nonprohibited materials without a written certification has a duty to notify the appropriate law enforcement agency by the end of the next business day upon discovery of the prohibited material. Written certification shall relieve the junk dealer or recycler from any civil or criminal penalty for possession of the prohibited material. The prohibited material shall be set aside and not sold pending a determination made by a law enforcement agency pursuant to Section 21609.

(c) For purposes of this section, the following definitions apply:

(1) “Agency” means a public agency, city, county, city and county, special district, or private utility regulated by the Public Utilities Commission.

(2) “Appropriate law enforcement agency” means either of the following:

(A) The police chief of the city, or their designee, if the item or items listed in subdivision (a) are located within the territorial limits of an incorporated city.

(B) The sheriff of the county or their designee if the item or items listed are located within the county but outside the territorial limits of an incorporated city.

(3) “Written certification” means a certification in written form by the junk dealer or recycler to a law enforcement agency, including electronic mail, facsimile, or a letter delivered in person or by certified mail.

SEC. 3. Section 496a of the Penal Code is amended to read:

496a. (a) Every person who is a dealer in or collector of junk, metals, or secondhand materials, or the agent, employee, or representative of such dealer or collector, and who buys or receives any wire, cable, copper, lead, solder, mercury, iron, or brass which they know or reasonably should know is ordinarily used by or ordinarily belongs to a railroad or other transportation, telephone, telegraph, gas, water, or electric light company, or a county, city, city and county, or other political subdivision of this state engaged in furnishing public utility service, without using due diligence to ascertain that the person selling or delivering the same has a legal right to do so, is guilty of criminally receiving that property, and shall be punished by a fine not exceeding one thousand dollars ($1,000), or by imprisonment in a county jail for not more than one year, or by both that fine and imprisonment, or by imprisonment pursuant to subdivision (h) of Section 1170, or by a fine of not more than five thousand dollars ($5,000), or by both that fine and imprisonment.

(b) Any person who buys or receives material pursuant to subdivision (a) shall obtain evidence of their identity from the seller, including, but not limited to, that person’s full name, signature, address, driver’s license number, and vehicle license number, and the license number of the vehicle delivering the material.

(c) The record of the transaction shall include an appropriate description of the material purchased and the record shall be maintained pursuant to Section 21607 of the Business and Professions Code.

SEC. 4. Section 496e of the Penal Code is amended to read:

496e. (a) Any person who is engaged in the salvage, recycling, purchase, or sale of scrap metal and who possesses any of the following items that were owned or previously owned by any public agency, city, county, city and county, special district, or private utility that have been stolen or obtained in any manner constituting theft or extortion, knowing the property to be so stolen or obtained, or fails to report possession of the items pursuant to Section 21609.1 of the Business and Professions Code, is guilty of a crime:

(1) A fire hydrant or any reasonably recognizable part of that hydrant.

(2) Any fire department connection, including, but not limited to, reasonably recognizable bronze or brass fittings and parts.

(3) Maintenance hole covers or lids, or any reasonably recognizable part of those maintenance hole covers and lids.

(4) Backflow devices and connections to that device, or any part of that device.

(5) Reasonably recognizable street lights, traffic signals, and their reasonably recognizable related equipment, including, but not limited to, all of the following:

(A) Controller devices.

(B) Light-emitting diode (LED) fixtures.

(C) Ornamental or historical, modern, or pedestrian poles made of concrete, steel, brass, cast iron, or aluminum.

(D) Solar street lighting components, such as solar panels, steel poles, and battery packs.

(E) Colocation equipment.

(F) Conductors, wiring, and cabling, including fiber optic cables.

(G) Cameras.

(H) Air quality sensors.

(I) Digital banners and signs.

(J) Pedestrian and cycling counters.

(6) Active grade crossing signals.

(7) Sewer flow monitoring station equipment.

(8) Sewer pump station instrumentation and controls.

(9) Stormwater auto sampling equipment and instrumentation.
(10) Stormwater pump station instrumentation and controls.
(11) Irrigation wiring.
(12) Plaques.
(13) Communications or broadband infrastructure or equipment.
(14) Electric vehicle chargers.
(15) Water meters and water meter components.

(b) A person who violates subdivision (a) shall, in addition to any other penalty provided by law, be subject to a criminal fine of not more than five thousand dollars ($5,000).

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because the only costs that may be incurred by a local agency or school district will be incurred because this act creates a new crime or infraction, eliminates a crime or infraction, or changes the penalty for a crime or infraction, within the meaning of Section 17556 of the Government Code, or changes the definition of a crime within the meaning of Section 6 of Article XIII B of the California Constitution.

O

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THIRD READING

Bill No: AB 476
Author: Mark González (D), et al.
Amended: 9/4/25 in Senate
Vote: 21

SENATE BUS., PROF. & ECON. DEV. COMMITTEE: 11-0, 7/7/25
AYES: Ashby, Choi, Archuleta, Arreguín, Grayson, Menjivar, Niello, Smallwood-Cuevas, Strickland, Umberg, Weber Pierson

SENATE PUBLIC SAFETY COMMITTEE: 6-0, 7/15/25
AYES: Arreguín, Seyarto, Caballero, Gonzalez, Pérez, Wiener

SENATE APPROPRIATIONS COMMITTEE: 7-0, 8/29/25
AYES: Caballero, Seyarto, Cabaldon, Dahle, Grayson, Richardson, Wahab

ASSEMBLY FLOOR: 79-0, 6/3/25 - See last page for vote

SUBJECT: Metal theft

SOURCE: The League of California Cities and Los Angeles Cleantech Incubator

DIGEST: This bill expands prohibitions for junk dealers and recyclers to be in possession of various types of scrap metal; incorporates additional record-keeping requirements for junk dealers and recyclers and; increases fines related to scrap metal theft.

Senate Floor Amendments of 9/4/25 delete the requirement that an item purchased or sold by a junk dealer or recycler provide a description of the number of units and clarify that any etchings, markings, or serial numbers are readily visible and delete personal identifying information on a signed statement related to item ownership from a seller of junk.

ANALYSIS:

Existing law:

1) Requires every junk dealer and every recycler to keep a written record of all sales and purchases made in the course of his or her business. (Business and Professions Code (BPC) § 21605)

2) Prohibits a junk dealer or a recycler from providing payment for nonferrous materials unless, in addition to record requirements, specified conditions are met. (BPC § 21608.5(a))

3) Authorize a peace officer who has probable cause to believe that property in the possession of a junk dealer or recycler is stolen to, in lieu of seizing the property, place a hold on the property for a period not to exceed 90 days, as specified. (BPC § 21609(a))

This bill:

1) Adds specified information to the record requirements to include the amount paid of each sale and the name of the employee handling the transaction, as well as additional identifying information about the item including the weight, readily visible etchings, markings, or serial numbers. Requires a signed statement indicating the seller of the junk is the owner, as specified.

2) Expands the current list of prohibited items (fire hydrant or fire department connection, manhole cover, or backflow device) that a junk dealer or recycler may not possess to include a number of new items.

3) Makes any person who is engaged in the salvage, recycling, purchase or sale of metal and who possess prohibited items guilty of a crime, as specified, and increases the penalty fine from $3,000 to $5,000.

4) Increases the range of penalties for a junk dealer or recycler, or employee thereof, who knowingly buys or receives specified nonferrous materials who knew or should have reasonably known the material belonged to a railroad, utility or a government entity, from $1,000 to 5,000 as specified.

5) Makes other technical and clarifying changes.

Background

AB 844 (Berryhill, Chapter 731, Statutes of 2008) imposed additional recordkeeping requirements and payment restrictions on junk dealers and recyclers when purchasing nonferrous materials. Junk dealers and recyclers are required to follow strict guidelines regarding the retention of records, payment for materials, the photography or video of items being purchased, and the collection of identification and thumbprints of sellers, among others. Additionally, payment is restricted to a check mailed to the seller; a general use prepaid care, or a cash or check payment that can be collected by the seller three days after the date of sale. The payment restrictions are exempted for individuals redeeming nonferrous materials with a value less than $20 in a single transaction, when the primary purpose of the transaction is the redemption of beverage containers, or if the junk dealer and seller completed five or more transactions per month.

The issue of metal theft has been well documented over the last several years. Dozens of news stories recount extensive damage to public and private infrastructure and utilities, resulting in millions of dollars in repair and replacement costs, as well as power outages and disruptions to landline, internet, and emergency response services. In addition, consumer safety is at risk when streetlights do not work or other critical infrastructure is disrupted (like electrical vehicle charging stations). Copper, commonly found in telecommunication and utility wires, can be extracted and sold to junk dealers and recyclers. Recent thefts correspond with record-high prices for copper. However, the retail value of stolen copper is often a fraction of the cost to repair infrastructure damaged during the theft of such wires.

SB 1387 (Emmerson, Chapter 656, Statutes of 2012) specifically prohibited a junk dealer or recycler from possessing fire hydrants, manhole covers or backflow devices unless the junk dealer or recycler has a written certification on letterhead from that agency stating that the material can be sold, and the person selling the material has authorization from the agency. SB 1387 also established a criminal fine and penalty for unlawful possession of fire hydrants, manhole covers and backflow devices. At the time, SB 1387 was under consideration fire hydrants, copper, manhole covers, and backflow devices were increasingly being reported as stolen and sold, causing problems for local governments. Having to replace fire hydrant connections, and manhole covers when stolen is a burden on local government resources. As noted, earlier, since the passage of SB 1387, metal theft has continued to be a problem for local governments and others when important public infrastructure (such as streetlights, air quality sensors, cameras, sewer and

irrigation wiring) are stolen and sold. Local governments and other entities are then responsible to replace them quickly, as these lead to consumer safety issues. These replacements are burdens to the local entities that must replace them (sewer districts, local governments, law enforcement, utilities, among others) at a cost to local tax and ratepayers. This bill will incorporate additional materials that a junk dealer or recycler will not be able to possess or purchase without specific authorization from the material owner. A sampling of prohibited items includes: cameras, air quality sensors, sewer flow monitoring equipment, electric vehicle chargers, water meters and components, LED fixtures, and solar street lighting components, to name a few.

In addition to adding to the list of prohibited items/materials that a junk dealer or recycler is authorized to possess or purchase without a written authorization, this bill will create new penalties and fines those having one or more of the prohibited scrap metal items.

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

According to the Senate Committee on Appropriations, the bill will result in unknown, potentially significant cost pressures to the state funded trial court system to adjudicate alleged violations of this measure. The bill will also result in unknown, potentially significant costs to counties to incarcerate people for the crimes created by this bill. The Department of Justice does not anticipate any significant costs.

SUPPORT: (Verified 9/4/25)

League of California Cities (co-source)
Los Angeles Cleantech Incubator (co-source)
Arcadia Police Officers' Association
Bay Area Council
Bellflower Somerset Mutual Water Company
Brea Police Association
City of Buena Park
Burbank Police Officers' Association
Burbank Redevelopment Agency;
Calbroadband
Calcom Association
California Association of School Police Chiefs
California Central Valley Flood Control Association
California Coalition of School Safety Professionals

California Contract Cities Association
California Legislative Conference of Plumbing, Heating & Piping Industry
California Municipal Utilities Association
California Narcotic Officers' Association
California Reserve Peace Officers Association
California Transit Association
Central City Association of Los Angeles
Charter Communications, INC.
City of Alameda
City of Buena Park
City of Culver City
City of Lakewood
City of La Habra
City of Lathrop
City of Los Alamitos
City of LA Mirada
City of Manteca
City of Milpitas
City of Norwalk
City of Oakland
City of Paramount
City of Redding
City of Sacramento, Department of Utilities
City of San Bernardino
City of San Jose
City of Thousand Oaks
City of Tustin
City of Vernon
City of Vista
City of Whittier
City of Willows
Claremont Police Officers Association
Comcast
Corona Police Officers Association
County of Fresno
CTIA
Culver City Police Officers' Association
Desert Water Agency
Downtown LA Industrial District Bid
El Dorado Irrigation District

Electric Vehicle Charging Association
Electrify America, LLC
Fresno County Board of Supervisors
Fullerton Police Officers' Association
Independent Energy Producers Association
Large-scale Solar Association
Los Angeles County District Attorney's Office
Los Angeles County Sanitation Districts
Los Angeles County Sheriff's Department
Los Angeles School Police Management Association
Los Angeles School Police Officers Association
Los Angeles Unified School District
Mayor Matt Mahan, City of San Jose
Murrieta Police Officers' Association
National Electrical Contractors Association
Newport Beach Police Association
Northern California Allied Trades
Office of Los Angeles Mayor Karen Bass
Pacific Gas and Electric Company and its Affiliated Entities
Palmdale Water District
Palos Verdes Police Officers Association
Peninsula Corridor Joint Powers Board
City of Placentia
Placer County Deputy Sheriffs' Association
Pomona Police Officers' Association
Puente Basin Water Agency
Recycled Materials Association - West Coast Chapter
Riverside Police Officers Association
Riverside Sheriffs' Association
Rowland Water District
San Francisco Bay Area Rapid Transit District
San Mateo County Transit District
San Mateo County Transportation Authority
Solid Waste Association of North America, CA Chapters Legislative Task Force
Southern California Glass Management Association
Southern California Public Power Authority
Southern California Regional Rail Authority
Sunline Transit Agency
United States Telecom Association
Valley Ag Water Coalition

Wall and Ceiling Alliance
Walnut Valley Water District
Western Line Constructors Chapter, Inc.
Western Painting and Coating Contractors Association

OPPOSITION: (Verified 9/4/25)

ACLU California Action
California Public Defenders Association
Californians United for a Responsible Budget
LA Defensa

ARGUMENTS IN SUPPORT: A broad coalition of supporters note generally that this bill will enhance tools to deter metal theft by requiring more stringent reporting requirements on junk dealers and recyclers, adding additional materials that are prohibited to be purchased or acquired by a junk dealer or recycler and increasing penalties for individuals who engage in metal theft.

ARGUMENTS IN OPPOSITION: Opponents noted concerns with a prior version of this bill, which would have established a new crime related to "organized metal theft."

ASSEMBLY FLOOR: 79-0, 6/3/25
AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Boerner, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Dixon, Elhawary, Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Irwin, Jackson, Kalra, Krell, Lackey, Lee, Lowenthal, Macedo, McKinnor, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

Prepared by: Elissa Silva / B., P. & E.D. / 916-651-4104
9/8/25 21:13:52

****** END ******

Senate Bill No. 346

Passed the Senate September 2, 2025

_____

Secretary of the Senate

Passed the Assembly August 29, 2025

_____

Chief Clerk of the Assembly

This bill was received by the Governor this _____ day of _____, 2025, at _____ o'clock ___M.

_____

Private Secretary of the Governor

CHAPTER _____

An act to add Chapter 4.6 (commencing with Section 50990) to Part 1 of Division 1 of Title 5 of the Government Code, relating to local government.

LEGISLATIVE COUNSEL'S DIGEST

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

Existing law authorizes a local authority, by ordinance or resolution, to regulate the occupancy of a room or rooms, or other living space, in a hotel, inn, tourist home or house, motel, or other lodging for a period of less than 30 days.

This bill would authorize a local agency, defined to mean a city, county, or city and county, to enact an ordinance to require a short-term rental facilitator, as defined, to report, in the form and manner prescribed by the local agency, the physical address, including 9-digit ZIP Code, of each short-term rental, as defined, during the reporting period. The bill would also authorize a local agency to request additional information, as provided, when the physical address is not sufficient for the local agency to identify a specific short-term rental. The bill would authorize the local agency to impose an administrative fine or penalty for failure to file the report, and would authorize the local agency to initiate an audit of a short-term rental facilitator, as described. The bill would require a short-term rental facilitator, in a jurisdiction that has adopted an ordinance, to include in the listing of a short-term rental any applicable local license number associated with the short-term rental and any transient occupancy tax certification issued by a local agency. The bill would state these provisions do not preempt a local agency from adopting an ordinance that regulates short-term rentals, short-term rental facilitators, or the payment and collection of transient occupancy taxes in a manner that differs from those described in the bill.

The people of the State of California do enact as follows:

SECTION 1. (a) Short-term rental facilitators are essentially online marketplaces that allow "guests" seeking accommodations and "hosts" offering accommodations to connect and enter rental agreements with one another.

(b) Many cities and counties impose a transient occupancy tax on guests who occupy those accommodations. The transient occupancy tax is payable with the host's charge for the accommodation.

(c) It is the intent of the Legislature to authorize cities and counties to adopt an ordinance that requires a short-term rental facilitator to transmit information that allows cities and counties to effectively enforce the payment of transient occupancy taxes by guests in these accommodations.

(d) As determined by the Ninth Circuit Court of Appeals in HomeAway.com, Inc. v. City of Santa Monica (9th Cir. 2019) 918 F.3d 676, requiring the transmittal of this information violates neither the federal Communications Decency Act nor the First Amendment.

SEC. 2. Chapter 4.6 (commencing with Section 50990) is added to Part 1 of Division 1 of Title 5 of the Government Code, to read:

Chapter 4.6. The Short-Term Rental Facilitator Act of 2025

50990. (a) This chapter shall be known, and may be cited, as the "Short-Term Rental Facilitator Act of 2025."

(b) This chapter shall only apply to a local agency that adopts an ordinance that makes the provisions of this chapter applicable within its jurisdictional boundaries.

50991. All of the following definitions shall apply for purposes of this chapter:

(a) "Hotel" means a commercially operated hotel, motel, bed and breakfast inn, or similar transient lodging establishment, when all or part of the transient occupancy is or would be subject to tax under Section 7280 of the Revenue and Taxation Code. For purposes of this chapter, a "hotel" shall not include a short-term rental facilitator as defined in subdivision (g).

(b) "Local agency" means a city, county, or city and county.

(c) “Marketplace” means a physical or electronic place, including, but not limited to, a store, booth, internet website, catalog, television or radio broadcast, or a dedicated sales software application, where a marketplace seller facilitates the occupancy of a short-term rental for delivery in this state regardless of whether the short-term rental, marketplace seller, or marketplace has a physical presence in this state.

(d) “Ordinance” refers to an ordinance of a local agency imposing a transient occupancy tax.

(e) “Purchaser” means a person who is required to pay the transient occupancy tax and who uses a short-term rental facilitator to facilitate the occupation of a short-term rental within the jurisdiction of the local agency imposing the transient occupancy tax.

(f) “Short-term rental” means the occupancy of a home, house, a room in a home or house, a campsite, or other lodging that is not a hotel in this state for a period of 30 consecutive days or less and under any other circumstances specified by the local agency in its ordinance that is facilitated by a short-term rental facilitator.

(g) “Short-term rental facilitator” means a person or entity that facilitates for consideration, regardless of whether it is deducted as fees from the transaction, the occupancy of a short-term rental that is not owned by the person facilitating the rental, through a marketplace operated by the person or a related person or entity, and that does both of the following:

(1) Directly or indirectly, through one or more related persons, engages in any of the following:

(A) Transmits or otherwise communicates the offer or acceptance between the purchaser and the operator.

(B) Owns or operates the infrastructure, electronic or physical, or technology that brings purchasers and operators together.

(C) Provides a virtual currency that purchasers are allowed or required to use to facilitate the occupancy of a short-term rental from the operator.

(D) Software development or research and development activities related to any of the activities described in paragraph (2), if such activities are directly related to facilitating short-term rentals.

(2) Directly or indirectly, through one or more related persons, engages in any of the following activities with respect to facilitating short-term rentals:

(A) Payment processing services.

(B) Listing homes, houses, or rooms in homes or houses, campsites, or other lodgings that are not a hotel or motel, and that are not owned by that person or a related person, for rental on a short-term basis.

(C) Setting prices.

(D) Branding short-term rentals as those of the short-term rental facilitator.

(E) Taking orders or reservations.

(h) "Transient Occupancy Tax" means a tax imposed by a local agency on the privilege of occupying a short-term rental as specified and defined by the local agency in its ordinance.

50992. For purposes of this chapter, a person is related to another person if both persons are related to each other pursuant to Section 267(b) of Title 26 of the United States Code, as that section was amended by Public Law 114-113, and the regulations thereunder.

50993. (a) Upon request by the local agency, each short-term rental facilitator shall report, in the form and manner prescribed by the local agency, the physical address, including nine-digit ZIP Code, of each short-term rental during the reporting period.

(b) If the information provided by the short-term rental facilitator pursuant to subdivision (a) is not sufficient for the local agency to identify a specific short-term rental at the provided address, the local agency may request the following:

(1) The assessor parcel number of each short-term rental.

(2) The URL associated with the specific short-term rental listing.

(3) Information exclusively related to the identification of an accessory dwelling unit, guest house, or single unit of a timeshare or multifamily housing project located at a single address, which is located at the address or assessor parcel number requested.

(c) Except as provided in subdivision (d), the reporting period in subdivision (a) may be no more frequently than in intervals of every 3 months within a 12-month period.

(d) The reporting period in subdivision (a) may be monthly if a local agency requires remittance of transient occupancy tax monthly.

(e) A local agency may make the failure of a short-term rental facilitator to report the information required by this section subject to an administrative fine or penalty pursuant to Section 53069.4.

50994. A short-term rental facilitator shall include in the listing of a short-term rental any applicable local license number associated with the short-term rental and any transient occupancy tax certification issued by a local agency.

50995. (a) A local agency may conduct an audit or otherwise examine the records of the short-term rental facilitator documenting the receipt of the transient occupancy tax due and payable to the local agency if the short-term rental facilitator is responsible for collecting and remitting the transient occupancy tax to the local agency pursuant to a local ordinance or collection agreement.

(b) Any costs associated with an audit or examination shall be paid for by the local agency.

50996. Nothing in this chapter shall be construed to preempt a local agency from adopting an ordinance that regulates short-term rentals, short-term rental facilitators, or the payment and collection of transient occupancy taxes in a manner different from the procedures prescribed in this chapter.

Approved _____, 2025

_____

Governor

Office of Senate Floor Analyses
(916) 651-1520 Fax: (916) 327-4478

UNFINISHED BUSINESS

Bill No: SB 346
Author: Durazo (D), et al.
Amended: 7/7/25
Vote: 21

SENATE LOCAL GOVERNMENT COMMITTEE: 7-0, 3/19/25
AYES: Durazo, Choi, Arreguín, Cabaldon, Laird, Seyarto, Wiener

SENATE JUDICIARY COMMITTEE: 12-0, 5/6/25
AYES: Umberg, Niello, Allen, Arreguín, Ashby, Caballero, Durazo, Laird, Stern, Valladares, Wahab, Weber Pierson
NO VOTE RECORDED: Wiener

SENATE FLOOR: 38-0, 5/27/25
AYES: Allen, Alvarado-Gil, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove, Hurtado, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh, Padilla, Pérez, Richardson, Rubio, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson
NO VOTE RECORDED: Reyes, Wiener

ASSEMBLY FLOOR: 64-0, 8/29/25 - See last page for vote

SUBJECT: Local agencies: transient occupancy taxes: short-term rental facilitator

SOURCE: California Association of Treasurers and Tax Collectors
League of California Cities

DIGEST: This bill 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.

Assembly Amendments explicitly include campsites in the definition of short-term rental, limit the information that local agencies may require, and make other minor changes.

ANALYSIS:

Existing law:

1) Authorizes the legislative body of any city, county, or city and county to levy a tax on the privilege of occupying a room or rooms, or other living space, in a hotel, inn, tourist home or house, motel, or other lodging unless the occupancy is for a period of more than 30 days. The tax, when levied by the legislative body of a county, applies only to the unincorporated areas of the county.

2) Authorizes a local agency, by ordinance, to make any violation of any ordinance enacted by the local agency subject to an administrative fine or penalty. The local agency shall set forth the administrative procedures that shall govern the imposition, enforcement, collection, and administrative review by the local agency of those administrative fines or penalties, as specified. The local agency must provide for a reasonable period of time for the violator to correct or otherwise remedy a violation and any final determination must be subject to appeal to the superior court.

3) Authorizes a county or city to make and enforce within its limits all local, police, sanitary, and other ordinances and regulations not in conflict with general laws.

4) Authorizes a county or city to impose fines for violating short-term rental ordinances as an infraction subject to the following fine amounts:

   a) A fine not exceeding $1,500 for a first violation;

   b) A fine not exceeding $3,000 for a second violation of the same ordinance within one year; and,

   c) A fine not exceeding $5,000 for each additional violation of the same ordinance within one year of the first violation.

5) Specifies that the above penalty limits apply only to infractions that pose a threat to public health and safety, and do not apply to a first time offense of failure to register or pay a business license fee. Additionally, the local agency must establish a process for granting a hardship waiver to reduce the amount of the fine.

This bill:

1) Establishes the "Short-Term Rental Facilitator Act of 2025," which applies only to those local agencies that adopt an ordinance that makes these provisions applicable.

2) Requires each short-term rental facilitator to report, pursuant to a specified schedule and in the form and manner prescribed by the local agency, the physical address including nine-digit zip code of each short-term rental during the reporting period. If the information provided by the short-term rental facilitator is not sufficient for the local agency to identify a specific short-term rental at the provided address, the local agency may request the following:

   a) The assessor parcel number of the host property.

   b) The URL associated with the specific host property listing.

   c) Information exclusively related to the identification of an accessory dwelling unit, guest house, or single unit of a timeshare or multifamily housing project located at a single address, which is located at the address or assessor parcel number requested.

3) A local agency may make the failure of a short-term rental facilitator to report the information required by this section subject to an administrative fine or penalty, as specified.

4) Allows a local agency to conduct an audit or otherwise examine the records of the short-term rental facilitator documenting the receipt of the transient occupancy tax due and payable to the local agency, if the short-term rental facilitator is responsible for collecting and remitting the transient occupancy tax to the local agency pursuant to a local ordinance or collection agreement.

5) Provides that any costs associated with an audit or examination must be paid for by the local agency.

FISCAL EFFECT: Appropriation: No Fiscal Com.: No Local: No

SUPPORT: (Verified 8/30/25)

California Association of County Treasurers and Tax Collectors (Source)
League of California Cities (Source)
James W. Hamilton, San Luis Obispo County Treasurer-tax Collector (Co-Sponsor)

Asian American Hotel Owners Association
Better Neighbors LA
Board of Supervisors for the City and County of San Francisco
California Association of County Treasurers & Tax Collectors
California Business Roundtable
California Contract Cities Association
California Hotel & Lodging Association
California State Association of Counties
California State Council of Service Employees International Union (seiu California)
California Yimby
Century City Chamber of Commerce
City of Alameda
City of Alhambra
City of Arcata
City of Belmont
City of Beverly Hills
City of Big Bear Lake
City of Buena Park
City of Carlsbad
City of Carpinteria
City of Claremont - Mayor Corey Calaycay
City of Concord
City of Downey
City of Duarte
City of Dublin
City of Ferndale
City of Folsom
City of Fullerton
City of Garden Grove
City of Goleta
City of Grand Terrace
City of Hanford
City of Hesperia
City of Huntington Beach
City of Indian Wells
City of Indio
City of LA Habra
City of Laguna Beach
City of Lake Forest

City of Lakeport
City of Lakewood
City of Lakewood CA
City of Lathrop
City of Long Beach
City of Los Alamitos
City of Los Angeles
City of Madera
City of Manhattan Beach
City of Manteca
City of Milpitas
City of Morgan Hill
City of Morro Bay
City of Napa
City of Norwalk
City of Ontario
City of Orinda
City of Oxnard
City of Palm Desert
City of Palo Alto
City of Paramount
City of Pasadena
City of Pismo Beach
City of Placentia
City of Rancho Cucamonga
City of Rancho Mirage
City of Redding
City of Reedley
City of Riverbank
City of Riverside
City of San Bernardino
City of San Luis Obispo
City of Santa Barbara
City of Santa Monica
City of Simi Valley
City of Stanton
City of Sunnyvale
City of Temecula
City of Thousand Oaks
City of Tulare

City of Tustin
City of Upland
City of Visalia
City of Vista
City of Walnut Creek
City of Wildomar
Civitas
Council Member Norma Campos Kurtz, City of Anaheim
County of Contra Costa
County of Fresno
County of Humboldt
County of Imperial
County of Lake
County of Los Angeles
County of Marin
County of Merced
County of Mono
County of Monterey
County of Napa
County of Orange
County of Placer
County of Plumas
County of Riverside
County of Sacramento
County of San Bernardino
County of San Luis Obispo
County of San Mateo
County of Santa Clara
County of Solano
County of Sonoma
County of Trinity
Long Beach Area Chamber of Commerce
Los Angeles County Business Federation
Mammoth Lakes Tourism
Mayor's and Councilimembers' Association of Sonoma County Legislative Committee
Muniservices
Northeast Los Angeles Hotel Owners Association
Redwood Empire Division, League of California Cities
Rural County Representatives of California

San Francisco Board of Supervisors
San Rafael/marin County Council of Mayors & Council Members; City of
Santa Barbara South Coast Chamber of Commerce
South Bay Cities Council of Governments
The San Francisco Peninsula
Torrance Area Chamber of Commerce
Town of Truckee
Treasurer-tax Collector Shari Freidenrich, County of Orange
Unite Here International Union, Afl-cio
Urban Counties of California
Visit Berkeley
Visit Huntington Beach
Visit Oceanside
Visit Rancho Cordova
Visit Sacramento
Visit San Luis Obispo
Visit Santa Barbara
Visit Temecula Valley
Visit the Santa Ynez Valley
Visit Ventura
Visit Yosemite Madera County
Visit Yosemite/madera County
West Hollywood Chamber of Commerce
West Hollywood/hernan Molina, Governmental Affairs Liaison
Westside Council of Chambers of Commerce

OPPOSITION: (Verified 8/30/25)

Airbnb, INC
Booking.com, B.v.
California Outdoors Recreation Partnership (CORP)
Expedia Group
Outdoor Industry Association (OIA)
Technet
Travel Technology Association

ARGUMENTS IN SUPPORT: According to the California Association of Treasurers and Tax Collectors, one of the sponsors of the measure, "In the ongoing absence of State Statute mandating that short-term rental platforms provide specific information to the local tax authority to ensure TOT is applied, collected, and remitted accurately, the platform operators will continue to participate in

evading local tax and land use laws. Because current statute does not reflect the evolution of the internet's use to facilitate short-term rentals, platform operators have continuously avoided reporting the locations of the short-term rental housing they make available on their website… SB 346 will increase TOT compliance and ensure that local agencies are not receiving unlawfully-generated tax revenue from properties not authorized to be used for short-term rental lodging. In communities facing housing shortfalls and a lack of workforce housing, more tools are needed to control the erosion of long-term housing stock. However, absent State action to compel platforms to cooperate fully with local agencies regarding the location of properties listed on their site, TOT collection will remain a concern with respect to accuracy and lawfulness, and local governments will remain hampered in their abilities to truly preserve housing stock in their jurisdictions. SB 346 will ensure that this business model - that purposefully obscures the location and legality of their revenue streams to maximize profit and minimize tax obligations and land use control – is finally ended. This legislation is vitally needed to modernize California statute and provide the tools needed to fairly and effectively apply existing laws to evolving technologies."

ARGUMENTS IN OPPOSITION: According to the short-term rental platform Airbnb, "While the stated intent of SB 346 is to help local governments collect tourism taxes, the language requires a potentially broad collection of hosts' private and sensitive information that is unnecessary for tax collection, threatens hosts' privacy, and violates federal law. Cities and counties already have the ability to formally audit short-term rental platforms regarding their tax remittance. As currently written, SB 346 would empower jurisdictions to collect hosts' private information without legal due process, such as their home parcel number or "any identifiable information" from a platform, with an undefined ability to use it – even for purposes unrelated to tax collection. To protect hosts' privacy, accommodations platforms should only share limited amounts of information for the sole purpose of ensuring the integrity of tourism tax collection and returns to local governments. Several federal courts have already ruled that non-public information, like addresses of short-term rental hosts, are considered private business records and platforms must be afforded due process before those records could be accessed. To that end, Airbnb has worked hand-in-hand with local governments over the past ten years to help verify the accuracy of tourism occupancy tax (TOT) collection. For example, we regularly share addresses and gross receipts with local governments during the course of an audit, while implementing guardrails to ensure the information is only used to verify the accuracy of the tourism taxes remitted. Without clear guardrails in SB 346 on how hosts' private information will be used, we cannot ensure our hosts' information will be protected. We request an

amendment that requires local governments to provide a valid legal request to short-term rental platforms in order to obtain private business records."

ASSEMBLY FLOOR: 64-0, 8/29/25
AYES: Addis, Aguiar-Curry, Ahrens, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Boerner, Bonta, Calderon, Caloza, Carrillo, Castillo, Connolly, Davies, DeMaio, Dixon, Fong, Gabriel, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Irwin, Jackson, Kalra, Krell, Lackey, Macedo, Muratsuchi, Nguyen, Ortega, Pacheco, Papan, Patel, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Celeste Rodriguez, Michelle Rodriguez, Rogers, Blanca Rubio, Sanchez, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Tangipa, Wallis, Ward, Wicks, Wilson, Zbur, Rivas
NO VOTE RECORDED: Alanis, Alvarez, Berman, Bryan, Chen, Elhawary, Ellis, Flora, Gallagher, Hoover, Lee, Lowenthal, McKinnor, Patterson, Valencia

Prepared by: Jonathan Peterson / L. GOV. / (916) 651-4119
8/30/25 19:58:48

****** END ******

CITIES ASSOCIATION
OF SANTA CLARA COUNTY

P.O. Box 3144
Los Altos, CA 94024
www.citiesassociation.org
408-766-9534

July 15, 2025

The Honorable Diane Papan
California State Capitol
1021 O Street
Sacramento, CA 95814

Re: AB 650 Notice of Support

Dear Assembly Member Papan:

This Letter serves to notice the support of the Cities Association of Santa Clara County JPA for your measure, Assembly Bill 650.

The Cities Association of Santa Clara County is an interjurisdictional body whose members comprise all 15 municipal corporations in Santa Clara County: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, San Jose, Santa Clara, Saratoga, and Sunnyvale. A key element of our mission is to act as a collective voice for our cities toward our representatives in Sacramento with respect to our legislative needs. AB 650 answers specific needs our member cities broadly share.

All of our cities underwent significant challenges throughout the development of the 6th RHNA Cycle Housing Element update. AB 650 would assist local governments, such as our members', in updating their Housing Element a year earlier than present law facilitates, provide significantly greater certainty in the Housing Element review process, and ensure that local governments have adequate time to respond to the California Department of Housing and Community Development's (HCD) review letters, and improve the opportunity for jurisdictions to enter into RHNA subregions.

As you are aware, since 1969, California's local governments have planned and selected sites for housing at all income levels through the Housing Element of said local government's General Plan. Currently, every five to eight years, local governments are required to adopt an updated Housing Element laying out where and how project applicants are encouraged to build residential developments within their respective communities based on a regionally assigned fair-share allocation and obtain certification from HCD. The process is complex. Recent legislation has increased this complexity as the Legislature strives to help cities plan for some 2.5 million new homes statewide.

During the 6th RHNA cycle, our member cities experienced various challenges in obtaining certification from HCD. Some of the challenges include a short timeline for completing these complex documents and responding to HCD's feedback, a lack of clarity regarding what the state expects from local governments when reviewing additional housing element drafts, and the introduction of new requirements late in the review process. These challenges created a bottleneck in the availability of

qualified consultants to help cities with this planning process. That bottleneck exacerbated all points in the update process. Numerous cities, as a result, adopted their revised Housing Elements late, resulting in uncertainty for the development community, and exposure to the "builder's remedy" of the Housing Accountability Act for many.

AB 650 would address these issues by *allowing* our member cities to begin updating their Housing Element six months earlier. The bill would also require HCD to provide specific text and analysis that must be included to resolve deficiencies HCD identifies, reducing the potential for cities to be penalized, while simultaneously serving the goal of achieving timely adoption of a certified Housing Element.

Sincerely,

Larry Klein
President, Cities Association of Santa Clara
Mayor, City of Sunnyvale

J.R. Fruen
Chair, CASCC Legislative Action Committee
Councilmember, City of Cupertino

Cc:
Asm. Marc Berman
Asm. Alex Lee
Asm. Evan Low
Asm. Ash Kalra
Asm. Gail Pellerin
Asm. Robert Rivas
Sen. Josh Becker
Sen. Dave Cortese
Sen. Aisha Wahab