

To: The Honorable David Mourra and Members of the City Council
CC: LaTanya Bellow, City Manager

From: Niccolo De Luca, Vice President, Townsend Public Affairs, Inc.
Carlin Shelby, Senior Associate
Kerri West, Senior Associate
Joseph Melo, Federal Senior Associate

Date: May 27, 2025

Subject: Recommended State Legislative Positions

AB 11 (Lee, D) The Social Housing Act.

Summary: Would enact the Social Housing Act and would create the California Housing Authority as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority. (Based on 12/02/2024 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB11

Recommended Position: Watch

Legislative Policy Topic: **Housing and Greater Access**

AB 69 (Calderon, D) FAIR Plan policy renewals.

Summary: The California FAIR Plan Association is a joint reinsurance association in which all insurers licensed to write basic property insurance participate to administer a program for the equitable apportionment of basic property insurance for persons who are unable to obtain that coverage through normal channels. Current law requires the association to implement programs to help reduce the number of existing FAIR Plan policies. This bill would require a broker of record to determine if a FAIR Plan policy can be moved to a voluntary market insurance company before the policy is renewed. (Based on 12/10/2024 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB69

Recommended Position: Support

Legislative Policy Topic: **Housing and Greater Access**

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

Summary: Current law establishes the Department of Housing and Community Development (department) in the Business, Consumer Services, and Housing Agency. The California Building Standards Law establishes the California Building Standards Commission (commission) within the Department of General Services. Existing law requires the commission to approve and adopt

building standards and to codify those standards in the California Building Standards Code (code). The State Housing Law establishes statewide construction and occupancy standards for buildings used for human habitation. Current law requires, among other things, the building standards adopted and submitted by the department for approval by the commission, as specified, to be adopted by reference, with certain exceptions. Current law authorizes any city or county to make changes in those building standards that are published in the code, including to green building standards. Current law requires the governing body of a city or county, before making modifications or changes to those green building standards, to make an express finding that those modifications or changes are reasonably necessary because of local climatic, geological, or topographical conditions. This bill would, from June 1, 2025, to June 1, 2031, inclusive, prohibit a city or county from making changes that are applicable to residential units to the above-described building standards unless a certain condition is met, including that the commission deems those changes or modifications necessary as emergency standards to protect health and safety. (Based on 05/13/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB306

Recommended Position: Support if amended

Legislative Policy Topic: **Housing and Greater Access**

AB 353 (Boerner, D) Communications: broadband internet service providers: affordable home internet.

Summary: The Digital Equity Bill of Rights provides that it is the principle of the state to ensure digital equity for all residents of the state, that residents shall have access to broadband that meets specific requirements, and that it is the policy of the state that, to the extent technically feasible, broadband internet subscribers benefit from equal access to broadband internet service within the service area of a broadband provider. This bill would require every California internet service provider, except as specified, to offer for purchase to eligible households, as defined, within their California service territory affordable home internet service that meets minimum speed requirements. The bill would also require every California internet service provider to make commercially reasonable efforts to promote and advertise the availability of affordable home internet service for eligible households, as provided. (Based on 05/05/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB353

Recommended Position: Watch

Legislative Policy Topic: **Economic Development**

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

Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. CEQA exempts from its requirements various projects, including, but not limited to, housing projects that meet certain requirements. This bill would exempt from the requirements of CEQA a housing development project, as defined, that meets certain conditions relating to, for example, size, density, and location, including specific requirements for any housing on the project site located within 500 feet of a freeway. The bill would require a local government, as a condition of approval for the development, to require the development proponent to complete a specified environmental assessment regarding hazardous substance releases. If a recognized environmental condition is found, the bill would require the development proponent to complete a preliminary endangerment assessment and specified mitigation based on that assessment. Because a lead agency would be required to determine whether a housing development project qualifies for this exemption, the bill would impose a state-mandated local program. (Based on 05/05/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB609

Recommended Position: Support

Legislative Policy Topic: **Housing and Greater Access**

AB 661 (Lee, D) The California Guaranteed Income Statewide Feasibility Study Act.

Summary: Current law requires the State Department of Social Services, subject to an appropriation for this purpose in the annual Budget Act, to administer the California Guaranteed Income Pilot Program to provide grants to eligible entities for the purpose of administering pilot programs and projects that provide a guaranteed income to participants. Current law requires the department to prioritize funding for pilot programs and projects that serve California residents who age out of the extended foster care program and pregnant individuals. Current law requires the department, in consultation with relevant stakeholders, to determine the methodology for, and manner of, distributing those grants, subject to certain requirements. Current law requires the department to review and evaluate the pilot programs and projects funded pursuant to these provisions, provide a report to the Legislature regarding that review and evaluation, and post a copy of the report on its internet website. This bill, the California Guaranteed Income Research and Expansion Act, would require the State Department of Social Services to contract with one or more entities, subject to specified requirements, to develop and provide comprehensive recommendations on how to design, fund, and implement a permanent, statewide Guaranteed Income Program. The bill would require the contractor, among other things, to examine the benefits and challenges of scaling up permanent guaranteed income programs to reach a larger proportion of California's socially and economically vulnerable populations, focusing on regions with a high cost of living and insights from best practices and lessons learned from the California Guaranteed Income Pilot Program.

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB661

Recommended Position: Watch as it's a two year bill

Legislative Policy Topic: **Economic Development**

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

Summary: Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 04/10/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB736

Recommended Position: Support

Legislative Policy Topic: **Housing and Greater Access**

AB 888 (Calderon, D) California Safe Homes grant program.

Summary: Would establish the California Safe Homes grant program to be developed by the Department of Insurance to reduce local and statewide wildfire losses, among other things. The bill would require the department to prioritize specified needs when awarding grant funds, and would require eligible program applicants, which would include individuals, cities, counties, and special districts, to meet specified criteria. The bill would establish the Sustainable Insurance Account within the Insurance Fund and would make the funds available to the department upon appropriation by the Legislature. The bill would require the department to collect specified information about the performance of the program and, on or before January 1, 2027, and every 2 years thereafter, to publish a performance report that would be posted to its internet website and submitted to the Legislature. (Based on 04/22/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB888

Recommended Position: Watch

Legislative Policy Topic: **Housing and Greater Access**

AB 1162 (Bonta, D) Challenges to housing and community-serving projects.

Summary. Authorizes community-serving projects, as defined, that are directly or substantially connected to an affordable housing project to avail themselves of the litigation bonding requirements imposed on vexatious plaintiffs that sue affordable housing projects under the California Environmental Quality Act.

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1162

Recommended Position: Support

Legislative Policy Topic: **Housing and Greater Access**

AB 1236 (Rodriguez, Celeste, D) Insurance: Climate and Sustainability Insurance and Risk Reduction Grant Program.

Summary: Current law requires the Insurance Commissioner to convene a working group to identify, assess, and recommend risk transfer market mechanisms that promote investment in natural infrastructure to reduce the risks of climate change related to catastrophic events, create incentives for investment in natural infrastructure to reduce risks to communities, and provide mitigation incentives for private investment in natural lands to lessen exposure and reduce climate risks to public safety, property, utilities, and infrastructure. This bill would require the Department of Insurance to establish and administer the Climate and Sustainability Insurance and Risk Reduction Grant Program, to be funded upon appropriation by the Legislature, for the purpose of achieving specified goals, including developing proofs of concept that expand insurance options and testing community-purchased insurance to reduce overall insurance costs, as specified. The bill would require the department to report to the Senate Committee on Insurance and the Assembly Committee on Insurance on program results on or before January 1, 2029, and on or before January 1 every 3 years thereafter. The bill would repeal these provisions on January 1, 2035. (Based on 04/10/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1236

Recommended Position: Watch as it's a two year bill

Legislative Policy Topic: **Climate Resiliency**

AB 1240 (Lee, D) Single-family residential real property: corporate entity: ownership.

Summary: Current law provides that real property within the state is governed by the law of this state, except where title is in the United States. Existing law generally regulates the obligations of owners with respect to real property. This bill would prohibit a business entity, as defined, that has an interest in more than 1,000 single-family residential properties from purchasing, acquiring, or otherwise obtaining an ownership interest in another single-family residential property and subsequently leasing the property, as specified. The bill would authorize the Attorney General to bring a civil action for a violation of these provisions, and would require a court in a civil action in which the Attorney General prevails to order specified relief, including that the business entity pay a civil penalty of \$100,000 for each violation and that the business entity sell the property to an independent third party within one year of the date that the court enters judgment. (Based on 02/21/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1240

Recommended Position: Watch

Legislative Policy Topic: **Housing and Greater Access**

AB 1248 (Haney, D) Hiring of real property: fees and charges.

Summary: Current law regulates the hiring of real property and imposes various requirements on landlords relating to the application for, and leasing of, residential rental property. Current law prohibits a landlord or its agent from charging a tenant a fee for serving, posting, or otherwise delivering a notice of termination of a hiring of residential property, as specified. Current law also prohibits a landlord or its agent from charging a tenant any fee for payment by check for rent or security deposit, as provided. This bill would require, for new residential tenancies beginning on or after January 1, 2026, that a tenant only be obligated to pay rent and prescribed fees or charges, including, among other things, a

security deposit and rent stabilization fees charged to a landlord and passed on to the tenant, as specified. The bill would require, for residential tenancies that began before January 1, 2026, that a tenant only be obligated to pay rent, the fees and charges described above, any fees or charges that were charged at the start of the tenancy, except as specified, and fees or charges for specified utilities, including the use of a ratio utility billing system, as defined, that meets specified criteria.

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260AB1248

Recommended Position: Support

Legislative Policy Topic: **Housing and Greater Access**

SB 63 (Wiener, D) San Francisco Bay area: local revenue measure: transportation funding.

Summary: Current law creates the Metropolitan Transportation Commission as a local area planning agency for the 9-county San Francisco Bay area with comprehensive regional transportation planning and other related responsibilities. Current law creates various transit districts located in the San Francisco Bay area, with specified powers and duties relating to providing public transit services. This bill would establish the Transportation Revenue Measure District with jurisdiction extending throughout the boundaries of the Counties of Alameda and Contra Costa and the City and County of San Francisco and would require the district to be governed by the same board that governs the commission, thereby imposing a state-mandated local program. The bill would authorize a retail transactions and use tax applicable to the entire district to be imposed by the board of the district or by a qualified voter initiative for a duration of 10 to 15 years, inclusive, and generally in an amount of 0.5%, subject to voter approval at the November 3, 2026, statewide general election. (Based on 04/29/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB63

Recommended Position: Support

Legislative Policy Topic: **Transportation and Infrastructure**

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

Summary: Current law prescribes requirements for the disposal of surplus land by a local agency. Current law defines "surplus land" for these purposes to mean land owned in fee simple by any local agency for which the local agency's governing body takes formal action declaring that the land is surplus and is not necessary for the agency's use. Current law defines "agency's use" for these purposes to include land that is being used for agency work or operations, as provided. Current law exempts from this definition of "agency's use" certain commercial or industrial uses, except that in the case of a local agency that is a district, except a local agency whose primary purpose or mission is to supply the public with a transportation system, "agency's use" may include commercial or industrial uses or activities, as specified. This bill would additionally include land leased to support public transit operations in the definition of "agency's use," as described above. (Based on 05/13/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB79

Recommended Position: Support

Legislative Policy Topic: **Housing and Greater Access**

SB 239 (Arreguin, D) Open meetings: teleconferencing: subsidiary body.

Summary: The Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. The act generally requires for teleconferencing that the legislative body of a local agency that elects to use teleconferencing post agendas at all teleconference locations, identify each teleconference location in the notice and agenda of the meeting or proceeding, and have each teleconference location be accessible to the public. Current law also requires that, during the teleconference, at least a quorum of the members of the legislative body participate from locations within the boundaries of the territory over which the local agency exercises jurisdiction, except as specified. Current law, until January 1, 2026, authorizes specified neighborhood city

councils to use alternate teleconferencing provisions related to notice, agenda, and public participation, as prescribed, if, among other requirements, the city council has adopted an authorizing resolution and 2/3 of the neighborhood city council votes to use alternate teleconference provisions, as specified. This bill would authorize a subsidiary body, as defined, to use alternative teleconferencing provisions and would impose requirements for notice, agenda, and public participation, as prescribed. The bill would require the subsidiary body to post the agenda at each physical meeting location designated by the subsidiary body, as specified. The bill would require the members of the subsidiary body to visibly appear on camera during the open portion of a meeting that is publicly accessible via the internet or other online platform, as specified. (Based on 04/07/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB239

Recommended Position: Support

Legislative Policy Topic: **Miscellaneous**

SB 295 (Hurtado, D) California Preventing Algorithmic Collusion Act of 2025.

Summary: Current law imposes various responsibilities on the Attorney General related to consumer protection, including, among others, the supervision of charitable trusts and the enforcement of antitrust laws. Current law, commonly known as the Cartwright Act, identifies certain acts that are unlawful restraints of trade and unlawful trusts and prescribes provisions for its enforcement through civil actions. This bill would enact the California Preventing Algorithmic Collusion Act of 2025, to require a person, as defined, upon request of the Attorney General, to provide to the Attorney General information related to pricing algorithms, as defined. The bill would require specified officers to certify the accuracy of the report, subject to civil penalties, as specified. (Based on 05/05/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB295

Recommended Position: Support

Legislative Policy Topic: **Housing and Greater Access**

SB 332 (Wahab, D) Investor-Owned Utilities Accountability Act.

Summary: Would require the State Energy Resources Conservation and Development Commission, in coordination with the public advisor and the Public Utilities Commission (PUC), on or before March 31, 2026, to issue a request for proposals for a team to develop a study. The bill would require the study to conduct a historical energy justice assessment of the investor-owned utility's (IOU) operations and impacts and complete a comparative analysis of the benefits and challenges of transitioning the IOUs to a successor entity in order to identify a recommended model. The bill would require the Energy Commission, on or before June 30, 2026, to select the study team that is awarded the contract. The bill would require the Energy Commission to hold a public proceeding and submit a report of the study team's findings and recommendations to the Legislature no later than 24 months after selecting the study team, as specified. (Based on 04/23/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB332

Recommended Position: Watch

Legislative Policy Topic: **Climate Resiliency**

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

Summary: Would enact the Affordable Housing Bond Act of 2026, which, if adopted, would authorize the issuance of bonds in the amount of \$10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and home ownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program. (Based on 02/18/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB417

Recommended Position: Support

Legislative Policy Topic: **Housing and Greater Access**

SB 456 (Ashby, D) Contractors: exemptions: muralists.

Summary: Current law makes it a misdemeanor for a person to engage in the business, or act in the capacity, of a contractor without a license, unless exempted. Current law exempts from the Contractors State License Law, among other things, a nonprofit corporation providing assistance to an owner, as specified. This bill would exempt from that law an artist who draws, paints, applies, executes, restores, or conserves a mural, as defined, pursuant to an agreement with a person who could legally authorize the work. (Based on 04/02/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB456

Recommended Position: Support

Legislative Policy Topic: **Economic Development**

SB 692 (Arreguin, D) Vehicles: homelessness.

Summary: Current law makes it unlawful for a peace officer or an unauthorized person to remove an unattended vehicle from a highway, except as provided. Under current law, the removal of a vehicle is a seizure, subject to the limits set forth in jurisprudence for the Fourth Amendment of the United States Constitution. Current law authorizes a city, county, or city and county to adopt an ordinance establishing procedures for the abatement and removal, as public nuisances, of abandoned, wrecked, dismantled, or inoperative vehicles or parts of vehicles from private or public property. Existing law requires that any ordinance for the removal of abandoned vehicles contain certain provisions, including a provision exempting vehicles under certain circumstances, and a provision providing no less than a 10-day notice of intention to abate and remove the vehicle or part thereof as a public nuisance, unless the property owner and the owner of the vehicle sign releases. Current law also exempts from the 10-day notice prior to removal provision, a vehicle meeting specified requirements, including being valued at less than \$200 and being determined to be a public nuisance, if the property owner has signed a release. This bill would additionally authorize a city, county, or city and county to adopt an ordinance for the abatement and removal of vehicles formerly used as shelter by a person. The bill would require an ordinance establishing procedures for the removal of abandoned vehicles to contain a provision making the ordinance applicable to public agencies operating certain vehicle buyback programs, as specified. (Based on 04/09/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB692

Recommended Position: Support

Legislative Policy Topic: **Public Safety**

SB 707 (Durazo, D) Open meetings: meeting and teleconference requirements.

Summary: The Ralph M. Brown Act requires, with specified exceptions, that all meetings of a legislative body, as defined, of a local agency be open and public and that all persons be permitted to attend and participate. This bill would, until January 1, 2030, require a city council or a county board of supervisors to comply with additional meeting requirements, including that all open and public meetings include an opportunity for members of the public to attend via a 2-way telephonic service or a 2-way audiovisual platform, as defined, that a system is in place for requesting and receiving interpretation services for public meetings, as specified, and that the city council or county board of supervisors encourage residents to participate in public meetings, as specified. (Based on 04/07/2025 text)

Additional Information: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202520260SB707

Recommended Position: Oppose unless amended

Legislative Policy Topic: **Miscellaneous**