
SENATE COMMITTEE ON APPROPRIATIONS

Senator Anna Caballero, Chair
2025 - 2026 Regular Session

AB 670 (Quirk-Silva) - Planning and zoning: housing element: converted affordable housing units

Version: June 23, 2025

Urgency: No

Hearing Date: August 29, 2025

Policy Vote: HOUSING 11 - 0

Mandate: No

Consultant: Mark McKenzie

Bill Summary: AB 670 would require local agencies to include additional information regarding the demolition and replacement of housing units, as specified, in their annual progress reports (APRs) submitted to the Department of Housing and Community Development (HCD), beginning with the report due on April 1, 2027. The bill would also authorize a local agency to count the number of unrestricted multifamily housing units that were converted to long-term, deed-restricted affordable housing units towards meeting the jurisdiction's share of the regional housing need, as reported in its APR, beginning with the report due on April 1, 2027.

******* ANALYSIS ADDENDUM – SUSPENSE FILE *******

**The following information is revised to reflect amendments
adopted by the committee on August 29, 2025**

Fiscal Impact:

- 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)

Author Amendments: Make technical changes necessary to avoid chaptering out provisions of AB 130 (Budget Committee), Chap. 22/2025, the recently enacted housing budget trailer bill.

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