
CONSENT

Bill No: SB 1426
Author: Committee on Housing
Introduced: 2/24/26
Vote: 27 - Urgency

SENATE HOUSING COMMITTEE: 10-0, 4/7/26
AYES: Arreguín, Seyarto, Cabaldon, Caballero, Cortese, Durazo, Gonzalez,
Grayson, Ochoa Bogh, Padilla

SUBJECT: Planning and zoning: annual report

SOURCE: Author

DIGEST: This bill makes nonsubstantive changes to reorganize various provisions related to annual planning reports (APRs) that local governments are required to submit to the Department of Housing and Community Development (HCD) and the Governor's Office of Land Use and Climate Innovation (GO-LUCI).

ANALYSIS:

Existing law:

- 1) Requires each city and county to submit an APR to HCD and GO-LUCI by April 1st of each year. The report is to evaluate the general plan's implementation, including how local housing needs have been met (e.g., construction of new units, changes to zoning laws, facilitating regulatory hurdles to housing development, etc.).
- 2) Requires HCD to post all city and county APRs on their website within a reasonable time after receipt.

This bill:

- 1) Adds the following APR reporting requirements to the section of the Government Code that delineates APR requirements:

- a) The status of land exempt from the Surplus Land Act (SLA) for the purposes of developing a low barrier navigation center.
 - b) Information regarding the disposal of Surplus Land as required in the SLA.
 - c) Information regarding sites identified in a local government's housing element that contain permanent housing units located on a military base undergoing closure or conversion pursuant to federal law.
 - d) Information related to a local government's use of the adequate sites alternative to satisfy up to 25 percent of the obligation to identify adequate sites as a part of the housing element.
 - e) A list of sites owned by a local government that have been sold, leased, or disposed of, as specified.
 - f) The number of housing units approved in a workforce housing opportunity zone.
 - g) The number of units built under SB 9 (Atkins, Chapter 162, Statutes of 2021).
 - h) The number of units built under the Middle-Class Housing Act.
- 2) Removes the reporting requirements identified in 1) from the separate sections of the Government Code that currently house these requirements.

Background

APR Reporting. Planning and Zoning Law requires each city and county's legislative body to adopt a "general plan" for land use within its jurisdiction, which includes an assessment of the development, zoning, and affordability of housing, known as a "housing element." The local government planning agency in each city and county must then submit an APR by April 1st of each year to the local legislative body, GO-LUCI, and HCD. The APR must include information about all proposed and approved development projects, a list of rezoned sites to accommodate housing for each income level, and information on density bonus applications and approvals, among other provisions. The report documents a local government's progress towards meeting its general plan goals and RHNA.

Comments

Senate Housing Committee bill policy. This Senate Housing Committee bill must abide by the Senate Housing Committee policy on omnibus bills and make non-substantive and non-policy changes to committee-related statutes. Committee staff provided the proposed statutory reorganization to all majority and minority consultants in both the Senate and Assembly, as well as all known or presumed interested parties. Proposals in the bill must reflect a consensus and be without opposition from legislative members, agencies, and other stakeholders.

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

SUPPORT: (Verified 4/9/2026)

None received

OPPOSITION: (Verified 4/9/2026)

None received

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4/10/26 12:30:54

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