

Date of Hearing: August 20, 2025

ASSEMBLY COMMITTEE ON APPROPRIATIONS

Buffy Wicks, Chair

SB 262 (Wahab) – As Amended July 7, 2025

Policy Committee:	Housing and Community Development	Vote:	10 - 2
	Local Government		8 - 2

Urgency: No State Mandated Local Program: No Reimbursable: No

SUMMARY:

This bill expands the list of activities the Department of Housing and Community Development (HCD) may consider as prohousing local policies to include safe parking programs, safe camping programs, and the adoption of ordinances that expedite the approval of low-barrier navigation centers (LBNC), emergency shelters, or supportive housing.

Specifically, this bill:

- 1) Modifies the definition of “prohousing local policies” to include policies that keep people housed.
- 2) Adds the following to the list of prohousing local policies HCD may consider in designating a jurisdiction as prohousing:
 - a) A safe parking program that provides parking locations and options for individuals and families living in their vehicles, as specified.
 - b) A safe camping program that provides safe camping locations and options for individuals and families experiencing unsheltered homelessness.
 - c) Adoption of ordinances, processes, or other mechanisms that expedite, or remove barriers to, the approval of any of the following:
 - i) Low-barrier navigation centers (LBNC) beyond the requirements in existing law governing LBNC.
 - ii) Emergency shelters beyond the requirements in Housing Element Law.
 - iii) Supportive housing beyond the requirements in existing law governing supportive housing.
- 3) Prohibits additional points or preference awarded for a prohousing local policy described above from exceeding the minimum value of points or preferences awarded for a prohousing local policy that directly relates to the planning, approval, or construction of housing.

FISCAL EFFECT:

HCD estimates minor and absorbable costs to adopt updated regulations.

COMMENTS:1) **Purpose.** According to the author:

In order to properly address the housing crisis, we must not only address development but also stabilize residents in the housing they currently live-in. While the current Enhancement Factors includes points for policies that reduce displacement, specifying these three programs will augment the applications of jurisdictions already making efforts to reduce displacement and encourage other jurisdictions to examine these programs. In 2023, SafeParking LA achieved a 34% placement rate for participants who exited the program. Prohousing should not solely be about building more units, but should also include stabilizing residents in their communities.

2) **Prohousing Designation.** Existing law, AB 101 (Committee on Budget), Chapter 26, Statutes of 2019, requires HCD to designate cities and counties as prohousing if their local policies facilitate the planning, approval, or construction of housing. “Prohousing” jurisdictions may earn a competitive advantage in applying for certain state programs, including, but not limited to, the Affordable Housing and Sustainable Communities Program, the Transformative Climate Communities Program, and the Infill Incentive Grant Programs, as specified.

AB 101 provided examples of prohousing local policies, but gave HCD discretion over the final criteria, which HCD adopted through regulations in April 2022. This bill adds safe parking and safe camping programs, as well as the adoption of ordinances or processes to expedite LBNCs, emergency shelters, or supportive housing to the statutory list of examples of prohousing local policies. HCD would need to update its regulations for these changes to take effect.

3) **Prior Legislation.** AB 529 (Gabriel), Chapter 743, Statutes of 2023, among other changes, added adaptive reuse ordinances to the list of prohousing local policies HCD may consider as prohousing local policies.

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