

SENATE THIRD READING
SB 262 (Wahab)
As Amended September 3, 2025
Majority vote

SUMMARY

Makes changes to the prohousing designation program (PDP).

Major Provisions

- 1) Amends the definition of "prohousing local policies" in the PDP to also include policies that keep people housed.
- 2) Adds the following to the list of "prohousing local policies" that the Department of Housing and Community Development (HCD) may consider when designating a jurisdiction as prohousing under the PDP:
 - a) A safe parking program that provides parking locations and options for individuals and families living in their vehicles that does all of the following:
 - i) Provides a bathroom facility and onsite security;
 - ii) Establishes an application or enrollment process for the program that may include a background check requirement; and
 - iii) Establishes rules and regulations for the program;
 - b) A safe camping program that provides safe camping locations and options for individuals and families experiencing unsheltered homelessness; and
 - 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 beyond the requirements of specified law;
 - ii) Emergency shelters beyond the requirements of specified law; or
 - iii) Supportive housing beyond the requirements of specified law.
- 3) Provides that any additional points or preferences awarded for a prohousing local policy under 2) above must not exceed the minimum value of points or preferences awarded for a prohousing local policy that directly relates to the planning, approval, or construction of housing.

COMMENTS

Prohousing Designation for Locals: In 2019, the Legislature enacted AB 101 (Committee on Budget), Chapter 26, Statutes of 2019, that required HCD to designate cities and counties as prohousing if their local policies facilitate the planning, approval, or construction of housing. Prohousing jurisdictions receive a competitive advantage in applying for certain state programs,

including to the Affordable Housing and Sustainable Communities Program, Transformative Climate Communities Program, and portions of the Infill Incentive Grant Program.

Although AB 101 provided examples of prohousing local policies, HCD had discretion over the final designation criteria, which they adopted via emergency regulations in July 2021 and subsequently converted to permanent regulations in April 2022 (California Code of Regulations, Title 25, Sections 6600-6608). This bill updates the definition of prohousing to also include policies that keep people housed, and adds several new options for HCD to consider when designating a local government as "prohousing," including the establishment of safe parking and safe camping programs as well as operation of LBNCs and other noncongregate shelters. These new policies, however, shall not exceed the minimum value of points awarded for a prohousing local policy that relates to the planning, approval, or construction of housing.

As the list of prohousing local policies in statute is permissive and HCD has already adopted permanent regulations establishing the PDP criteria, the expansion of criteria in this bill may not result in changes to HCD's specific regulations.

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."

Arguments in Support

According to the City of Foster City, "The City of Foster City is actively engaged in maintaining compliance with housing element requirements and continuously seeks opportunities to work towards prohousing policies. SB 262 provides a meaningful framework for acknowledging the multi-faceted approach necessary to solve homelessness and preserve affordable housing in high-cost communities like ours."

Arguments in Opposition

None on file for the current version of the bill.

FISCAL COMMENTS

According to the Assembly Committee on Appropriations:

HCD estimates minor and absorbable costs to adopt updated regulations.

VOTES

SENATE FLOOR: 24-13-3

YES: Allen, Archuleta, Arreguín, Ashby, Becker, Cervantes, Cortese, Durazo, Gonzalez, Grayson, Hurtado, Laird, Limón, McGuire, McNeerney, Menjivar, Padilla, Pérez, Richardson, Rubio, Smallwood-Cuevas, Umberg, Wahab, Weber Pierson

NO: Alvarado-Gil, Cabaldon, Caballero, Choi, Dahle, Grove, Jones, Niello, Ochoa Bogh, Seyarto, Strickland, Valladares, Wiener

ABS, ABST OR NV: Blakespear, Reyes, Stern

ASM HOUSING AND COMMUNITY DEVELOPMENT: 10-2-0

YES: Haney, Patterson, Ávila Farías, Ward, Garcia, Kalra, Lee, Quirk-Silva, Wicks, Wilson

NO: Ta, Tangipa

ASM LOCAL GOVERNMENT: 8-2-0

YES: Carrillo, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson

NO: Ta, Hoover

ASM APPROPRIATIONS: 11-4-0

YES: Wicks, Arambula, Calderon, Caloza, Elhawary, Fong, Mark González, Hart, Pacheco, Pellerin, Solache

NO: Dixon, Jeff Gonzalez, Ta, Tangipa

UPDATED

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