

Date of Hearing: June 24, 2026

ASSEMBLY COMMITTEE ON APPROPRIATIONS
Buffy Wicks, Chair
SB 722 (Wahab and Wiener) – As Amended January 15, 2026

Policy Committee:	Housing and Community Development	Vote:	12 - 0
	Local Government		10 - 0

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

SUMMARY:

This bill, an urgency measure, amends SB 79 (Wiener), Chapter 512, Statutes of 2025, to exempt parcels or sites subject to the Mobilehome Residency Law, Mobilehome Parks Act, the Recreational Vehicle Park Occupancy Law, and the Special Occupancy Parks Act from SB 79's provisions.

FISCAL EFFECT:

No state costs.

COMMENTS:

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

SB 79 is unintentionally putting at risk vital naturally occurring affordable housing at a time when the preservation of every housing unit is key to battling the ongoing housing crisis. Half of the ten largest mobile home parks in California are in my district. Three of those are in Sunnyvale, including the largest mobile home park in the state with 900 spaces. All three will be vulnerable to SB 79 redevelopment without these amendments that Senator Wiener and I agreed to.

2) **Background.** In recent years, the state has taken a series of actions to address local constraints on housing production by both expanding allowable residential density and shifting project approvals from discretionary review to more predictable, ministerial processes governed by objective standards. For example, SB 79 established a statewide framework to increase residential density near major transit stops by allowing qualifying housing developments on sites zoned for residential, mixed-use, or commercial development within specified distances of transit in urban transit counties.

Previously, AB 2011 (Wicks), Chapter 647, Statutes of 2022, created a ministerial, streamlined approval process for 100% affordable housing projects in commercial zones and for mixed-income housing projects along commercial corridors. However, AB 2011 exempted developments that would require the demolition of certain types of housing, including parcels or sites subject to the Mobilehome Residency Law, Mobilehome Parks Act, the Recreational Vehicle Park Occupancy Law, and the Special Occupancy Parks Act.

Due to concerns about the potential impact of SB 79 on mobilehome parks in the author's district, the author and Senator Wiener, author of SB 79, reached an agreement at the end of the 2025 legislative session, memorialized in a letter submitted to the Senate Daily Journal, to exempt from the provisions of SB 79 sites subject to the Mobilehome Residency Law, the Mobilehome Parks Act, the Recreational Vehicle Park Occupancy Law, and the Special Occupancy Parks Act. This bill reflects that agreement.

- 3) **Related Legislation.** AB 2576 (Harabedian), of the current legislative session, expands the historic sites exclusion in SB 79 to include a contributing site within a historic district and a parcel individually listed as a historical resource in the State Historic Resources Inventory designated before January 1, 2025. AB 2576 is pending in the Senate Housing Committee.

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