

2026 Planning Commissioners Academy

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LEAGUE OF
**CALIFORNIA
CITIES**

Strengthening California Cities
through Advocacy and Education

2026 Legislative Briefing

Presenters:

Brady Guertin

Legislative Advocate

Housing, Community, and Economic Development

Brady Guertin

Legislative Advocate, HCED

bguertin@calcities.org



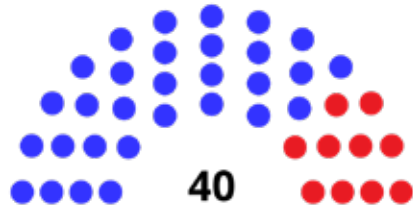
Agenda overview

- Welcome and Introduction
- Understanding the Current Legislative Landscape
- Budget Update
- Legislative Process
- Recapping 2025 Legislation
- Upcoming Key Bill Deadlines
- 2026 Legislative Update
- Discussion and Q/A

The Current Political Landscape

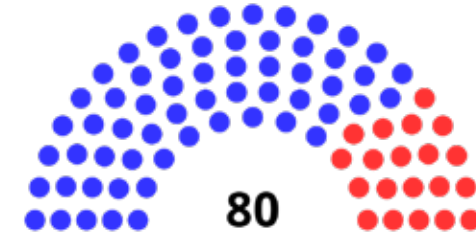
State Legislature

SENATE



- “The Upper House” with 40 members
- President Pro Tem
- Four Year Terms
- Term Limits: 3 terms (12 years)
- Party Demographics
 - § Dems 30
 - § Reps 10

ASSEMBLY

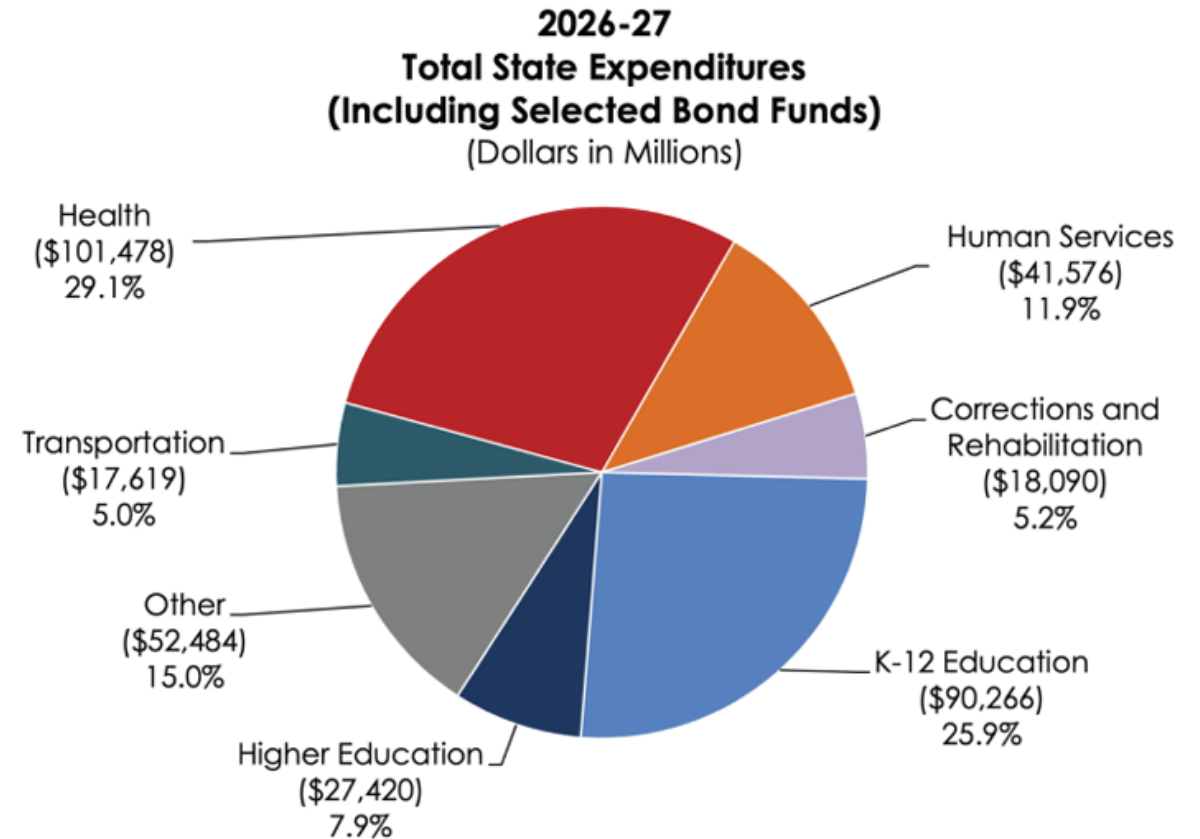


- “Lower House” with 80 members
- Speaker
- Two-year terms
- Term Limits: 6 terms (12 years)
- Party Demographics
 - § Dems 60
 - § Reps 20

Budget Update

Hot off the press!

- Governor Newsom unveils his FY 2026-27 spending plan.
- \$348.9 billion balanced budget.
- \$23 billion in reserves.
- \$2.9 billion deficit.
- Outyear deficits north of \$20 billion.



Housing, Community, and Economic Development in the Budget

- No new funding for some of the most effective programs local governments have historically used to help promote affordable housing.
- Up to \$560 million available in the Cap-and-Invest program to support affordable housing and sustainable communities.
- The Governor released 5 priorities for the year: coordinate financing, prioritize efficiency, modernize the Affordable Housing and Sustainable Communities Program, preservation and sustainability, and rebuilding after the Los Angeles fires.
- Cal Cities continues to advocate for ongoing funding for affordable housing as budget negotiations continue this spring

Legislative Process

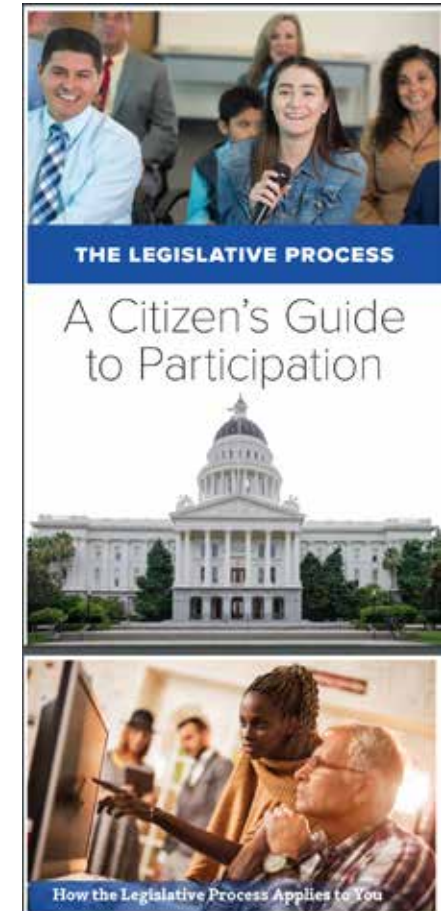
Our State Legislature

- The State Legislature has two houses (bicameral).
- State Assembly
 - 80 legislators
 - Elections every two years
- State Senate
 - 40 legislators
 - Elections every four years



Glossary of Legislative Bill Terms

- **AB:** Assembly bill
- **SB:** Senate bill
- **ACA:** Assembly constitutional amendment
- **SCA:** Senate constitutional amendment
- **AJR:** Assembly joint resolution
- **SJR:** Senate joint resolution
- **ACR:** Assembly concurrent resolution
- **SCR:** Senate concurrent resolution
- **HR:** House resolution (Assembly)
- **SR:** Senate resolution



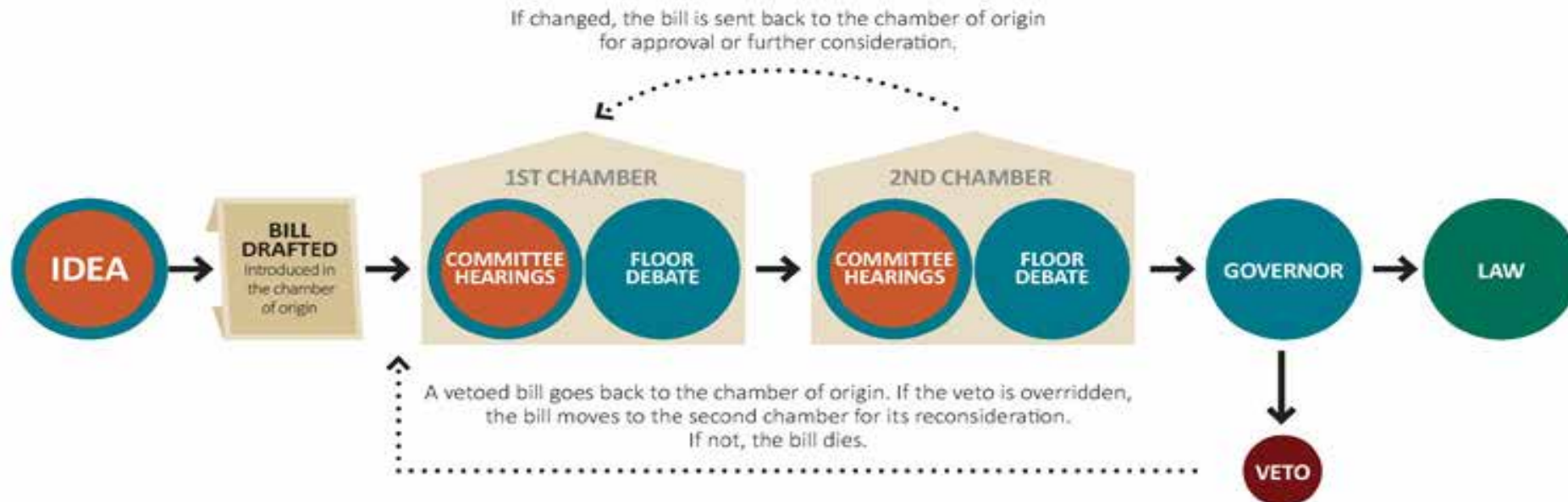
Committees

- Legislative committees play a critical role in the analysis and fate of a bill.
- **Assembly:** 33 standing committees
- **Senate:** 22 standing committees
- Both houses have budget subcommittees and a litany of special, select, joint, and other committees.



How Does a Bill Become a Law in California?

State Legislative Process



Get Involved

The colors indicate how the public can affect legislation at different points in the legislative process above:

Ways to Contact Legislators	Legislature's website	Letters	Emails	Social media	Phone calls	Town halls	Face-to-face meeting
	Learn the process	View livestream of hearing or floor session	Attend Committee hearing/floor session	Committee testimony	Contact your legislator		

Recapping 2025 Legislative Trends

- § Cal Cities had a position on 25 bills, 13 made it to the Governor's desk, and the Governor vetoed 1 of the 13.
- § Cal Cities was a lead witness consistently in committee hearings throughout last year's legislative session for housing issues.

Trends:

- § Streamlining permit review of student housing
- § Regional Housing Needs Allocation (RHNA) Credit for a variety of development projects.
- § Numerous ministerial approval laws and reductions in environmental review.
- § Reducing the cost to build housing.

2026 Legislative Update

Upcoming Senate and Assembly Important Dates

- **Governor's proposed budget:** Jan. 10
- **Bill introduction deadline:** Feb. 20
- **Policy committee**
deadline: Apr 24 (Fiscal bills) May 8 (nonfiscal bills)
- **"Suspense File" Deadline:** May 15
- **House of origin**
deadline: May 29
- **Budget must be passed:**
June 15
- **Last day for Legislature to act on bills:** Aug. 31

Agenda

- Sponsored Bill
- Housing Element/Annual Progress Reports
- Planning/Zoning
- Permitting
- Permit Fees
- Housing Finance
- Open Mic/Discussion about this year's legislative focus

Sponsored Bill

- [AB 2296](#) (Papan): Land use

Housing Element/Annual Progress Reports (APRs)

- [AB 1573](#) (Bryan): Land Use: Housing Elements: Target Population
- [AB 1623](#) (Davies): Planning and Zoning: Regional Housing Needs Allocation and Annual Report: Student Housing Quarters
- [AB 2295](#) (Johnson): Regional Housing Need: Affordable Housing
- [AB 2351](#) (Bonta): General Plan: Annual Report: Shelter Beds
- [AB 2400](#) (Wallis): General Plan: Annual Report: Suite-Style Student Housing Quarters
- [SB 457](#) (Becker): Housing Element Compliance: Committed Assistance: In-Kind Services
- [SB 967](#) (Blakespear): Planning and Zoning: Housing Element: Housing Units: Acutely Low Income Households

Planning/Zoning

- [AB 1674](#) (Ahrens): Food Affordability Act
- [AB 1751](#) (Quirk-Silva): Missing Middle Townhome Ownership Act
- [AB 1997](#) (Lee): Land Use: Housing Development Approvals: Timelines and Processes
- [AB 2118](#) (Hoover): Affordable Housing and High Road Jobs Act of 2022: Use By Right: Objective Standards
- [AB 2139](#) (Garcia): Surplus Lands: Economic Opportunities
- [AB 2288](#) (Quirk-Silva): Adaptive Reuse: Industrial Zones
- [AB 2433](#) (Alvarez): Housing Development: Affordable Homes Bonus.

Planning/Zoning

- [AB 2601](#) (Lee): Planning and Zoning: Housing Development: Streamlined Approval and Subdivisions
- [AB 2676](#) (Gallagher): Housing Crisis Act of 2019
- [SB 677](#) (Wiener): Housing Development: Transit-Oriented Development
- [SB 722](#) (Wahab): Transit-Oriented Housing Development: Excluded Parcels and Sites
- [SB 908](#) (Wiener): Housing Development: Transit-Oriented Development
- [SB 1086](#) (Dahle): Zoning: Allowed Uses: Microschools and Micro-Education Entities

Planning/Zoning

- [SB 1116](#) (Caballero): Planning and Zoning: Housing Development Projects: Subdivisions
- [SB 1117](#) (Cervantes): Accessory Dwelling Units and Junior Accessory Dwelling Units
- [SB 1216](#) (Cabaldon): Planning and Zoning Law: Housing Leadership Designation
- [SB 1258](#) (Wiener): Streamlined Housing Approvals: Hazardous Waste Sites
- [SB 1317](#) (Arreguin): Exempt Surplus Land: Locally Owned Land
- [SB 1383](#) (Arreguin): Housing Development Projects: Postentitlement Phase Permits

Permitting

- [AB 1621](#) (Wilson): Planning and Zoning Law: Postentitlement Phase Permits: Housing Accountability Act
- [AB 1693](#) (Zbur): Accelerated Retailer Building Plan Approval: Tenant Improvements
- [AB 1738](#) (Carrillo): State Housing Law: Remote Inspections
- [AB 2418](#) (M. Gonzalez): Local Building Permits: Nonresidential Private Permitting Review
- [AB 2748](#) (Quirk-Silva): Building Standards: Affordable Housing Developments: Electric Vehicle Charging
- [SB 995](#) (Perez): Involuntary Residential Facilities: Health and Safety Inspections

Permit Fees

- [AB 2180](#) (Ward): Local Government: Proposition 218 Omnibus Implementation Act: Proportional Cost of Service
- [SB 1014](#) (Grayson): Development Projects: Onsite and Offsite Improvements
- [SB 1036](#) (Grayson): Mitigation Fee Act

Housing Finance

- [AB 736](#) (Wicks): The Affordable Housing Bond Act of 2026
- [AB 1714](#) (Tangipa): Personal Income Tax: Credit: First-Time Homebuyer Program: Required Repairs
- [AB 2020](#) (Gabriel): Housing Programs: Financing
- [AB 2128](#) (Quirk-Silva): Housing Authorities: Term Limits and Work Requirements
- [AB 2214](#) (Jackson): Local Agency Investment Fund: Community Reinvestment Account

Housing Finance

- [AB 2264](#) (Lackey): District Agricultural Associations: Real Property: Affordable Housing
- [AB 2320](#) (Ta): Multifamily Housing Program: Homekey: Adaptive Reuse
- [AB 2387](#) (Alvarez): California Dream for All Program: First-Generation Homebuyers
- [SB 417](#) (Cabaldon): The Affordable Housing Bond Act of 2026
- [SB 750](#) (Cortese): California Housing Finance and Credit Act

Discussion and Q and A

Stay Engaged: HCED Live Bill List

- [Housing, Community, and Economic Development Hot Bills](#)
- [Housing, Community, and Economic Development Priority Bills](#)

QUESTIONS?

Brady Guertin

Legislative Advocate, HCED
bguertin@calcities.org • 916-658-8255



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