

SOUTH BAY CITIES COUNCIL OF GOVERNMENTS

Legislative Matrix

Bills Recommended for Position

April 13, 2026 | Steering Committee

13 Bills Pending Position Recommendation



Author: Solache

HHAP Pathways for Cities Act

POSITION
SUPPORT

LCC Position: SPONSOR | **Status:** 4/7/26 – Re-referred to Assembly Committees on Housing & Community Development

Bill Summary

- Creates a path for smaller cities (under 300,000 pop.) to access state homelessness funding through their region
- Cities must have a compliant housing element and adopt encampment policies aligned with state guidance
- Requires cities to show how local efforts support regional homelessness strategies
- Mandates participation in a regionally coordinated action plan

Author: Blakespear

HHAP – Housing Element Reporting Requirement

POSITION
OPPOSE

LCC Position: OPPOSE UNLESS AMENDED | **Status:** 4/8/26 – Re-referred to Senate Committee on Housing

Bill Summary

- Requires cities not receiving HHAP funding to include homelessness data and action plans in their housing elements
- Mandates reporting on unhoused population trends and key steps being taken to reduce homelessness
- Applies to all cities, including charter cities
- Concern: Adds new mandates to housing element process without corresponding funding or support

Author: Wilson

Post-Entitlement Permit Plan Check Limits

POSITION
OPPOSE

LCC Position: OPPOSE UNLESS AMENDED | **Status:** 4/8/26 – Re-referred to Assembly Committee on Appropriations

Bill Summary

- Limits local agencies to a maximum of two plan checks for a building permit
- Additional reviews only allowed if agency makes written findings of a specific health/safety risk
- Concern: Restricts local discretion to address legitimate technical or safety issues beyond two rounds
- Applies the Housing Accountability Act to post-entitlement permits

Author: Muratsuchi

Housing Element: Substantial Compliance – Affordable Housing Overlay

POSITION
SUPPORT

LCC Position: PENDING | **Status:** 3/23/26 – Re-referred to Assembly Committee on Housing & Community Development

Bill Summary

- Allows cities to satisfy housing element zoning requirements using an affordable housing overlay zone
- Overlay must permit multifamily housing at required densities; may include mixed uses
- If a court finds a housing element out of compliance (even after HCD approved it), city has up to 275 days to fix it
- Provides cities a practical, flexible tool to meet state housing mandates

Author: Cabaldon

Affordable Housing Bond Act of 2026

POSITION
SUPPORT

LCC Position: SUPPORT | **Status:** 1/27/26 – In Assembly. Read first time. Held at Desk.

Bill Summary

- Authorizes a \$10 billion bond measure for the November 2026 statewide ballot
- Funds would go toward affordable rental housing and homeownership programs
- Provides significant new state investment to address California's housing affordability crisis
- Broad coalition support including the League of California Cities

Author: Grayson

Housing Development: Offsite/Onsite Improvement Cost Estimates

POSITION
OPPOSE

LCC Position: OPPOSE UNLESS AMENDED | **Status:** 4/8/26 – Re-referred to Senate Committees on Local Government

Bill Summary

- Requires local agencies to provide a list of required onsite/offsite improvements within 30 days of a preliminary housing application
- Must also include a cost estimate for those improvements
- Concern: 30-day timeline may be impractical; early cost estimates can be unreliable and create legal exposure
- Could expose cities to liability if actual costs differ from early estimates

Author: Cervantes

ADU Impact Fee Limitations

POSITION
OPPOSE

LCC Position: OPPOSE | **Status:** 4/8/26 – Re-referred to Senate Committee on Local Government

Bill Summary

- Further restricts local agencies' ability to charge impact fees on accessory dwelling units (ADUs)
- For ADUs over 750 sq. ft., cities could only charge fees proportional to the size of the unit
- Concern: Reduces revenue cities rely on to fund infrastructure needed to support new housing
- Erodes local authority to fund public services tied to new development

Author: Lowenthal

Short-Term Rentals During Emergencies and Special Events

POSITION
OPPOSE

LCC Position: OPPOSE | **Status:** 4/6/26 – Assembly Committee on Arts, Entertainment, Sports & Tourism – hearing canceled by author

Bill Summary

- Creates a statewide registry for homeowners to offer short-term rentals during declared emergencies or special events
- Prohibits cities from enforcing local STR regulations against registered participants during these periods
- Applies to all cities, including charter cities — overrides local control
- Concern: Strips cities of ability to enforce health, safety, and neighborhood protection rules during already stressful events

Author: Gipson

California Advanced Services Fund – Broadband Consortia Grants

POSITION
SUPPORT

LCC Position: MONITOR | **Status:** 4/7/26 – Referred to Assembly Committees on Appropriations

Bill Summary

- Provides multi-year grants to regional broadband consortia to close the digital divide
- Base grant of at least \$200,000/year per consortium, up to \$500,000 based on unserved and low-income households
- Funds activities promoting digital inclusion, equity, and regional economic development
- Reduces audit burden while maintaining annual reporting to the commission

Author: Haney

Public Works: Prevailing Wage Rate Changes

POSITION
OPPOSE

LCC Position: OPPOSE | **Status:** 1/29/26 – In Senate. Read first time. To Committee on Rules for assignment.

Bill Summary

- Requires local agencies to apply updated prevailing wage rates to public works contracts after bid notice or award, starting July 1, 2027
- Concern: Could significantly increase project costs mid-process, disrupting budgets and contracts already in progress
- Some housing projects would be exempt from these provisions
- Creates unpredictability for local governments planning infrastructure projects

Author: Davies

E-Bike Safety Training Requirement for School Parking

POSITION
SUPPORT

LCC Position: SUPPORT | **Status:** 3/16/26 – Assembly Committee on Transportation – hearing canceled by author

Bill Summary

- Requires K-12 students to complete a CHP e-bike safety course before parking their e-bike on campus
- Students must submit proof of completion to their school prior to using campus bike parking
- School districts that already have e-bike safety policies in place by January 1, 2027 are exempt
- Addresses growing safety concerns as e-bike use by students continues to increase

Author: Wicks

Pedestrian and Bicycle Facility Approvals

POSITION
OPPOSE

LCC Position: OPPOSE | **Status:** 4/6/26 – Re-referred to Assembly Committee on Transportation, hearing postponed

Bill Summary

- Prohibits cities from holding additional community meetings on pedestrian/bike projects already in an approved plan
- Bars cities from canceling a project after construction approval without specific written findings
- Reduces the signature threshold for traffic calming petitions to a simple majority within 1,000 feet
- Concern: Removes meaningful community input and local discretion in project implementation

Author: Wilson

E-Bike Equipment Standards and Speed Limits

POSITION
SUPPORT

LCC Position: SUPPORT | **Status:** 4/7/26 – Re-referred to Assembly Committee on Judiciary

Bill Summary

- Requires all Class 1 and Class 2 e-bikes sold after January 1, 2029 to have a speedometer and front/rear lights
- E-bike manufacturers must include a written summary of California e-bike laws with each bike sold
- Local agencies may set speed limits of 10–20 mph on bike paths and multi-use trails
- Riders under 16 years old may not exceed 15 mph on highways or paths

Bills Recommended for Position

RECOMMEND SUPPORT (6)

- AB 1708 (Solache) – HHAP Pathways for Cities Act
- AB 2741 (Muratsuchi) – Housing Element: Substantial Compliance – Affordable Housing Overlay
- SB 417 (Cabaldon) – Affordable Housing Bond Act of 2026
- AB 2279 (Gipson) – California Advanced Services Fund – Broadband Consortia Grants
- AB 1569 (Davies) – E-Bike Safety Training Requirement for School Parking
- AB 2346 (Wilson) – E-Bike Equipment Standards and Speed Limits

RECOMMEND OPPOSE (7)

- SB 866 (Blakespear) – HHAP – Housing Element Reporting Requirement
- AB 1621 (Wilson) – Post-Entitlement Permit Plan Check Limits
- SB 1014 (Grayson) – Housing Development: Offsite/Onsite Improvement Cost Estimates
- SB 1117 (Cervantes) – ADU Impact Fee Limitations
- AB 1953 (Lowenthal) – Short-Term Rentals During Emergencies and Special Events
- AB 1198 (Haney) – Public Works: Prevailing Wage Rate Changes
- AB 1976 (Wicks) – Pedestrian and Bicycle Facility Approvals