

Summer Legislative
Update
Brian Augusta - Public
Interest Advocates

Presentation to Berkeley
Rent Stabilization Board
June 16, 2026

AB 2020
(Gabriel)
—
Transfer
of Excess
Reserves

Allows HCD to authorize an affordable housing property owner to transfer excess reserves or excess operating income from one rental property to another.

Status: Set for hearing Wednesday, June 24, 1:30 p.m. in Sen. Housing, State Capitol, Room 112

AB 2128
(Haney) –
Prohibition on
Work
Requirements
and Time
Limits in
Federally
Funded
Housing

Prohibits public housing authorities and owners of properties subsidized by the Department of Housing and Urban Development (HUD) from imposing work requirements and time limits on tenants.

Status: Pending on Floor



AB 2162 (Bryan) – Housing Navigation for Young Adults

Allows for funds appropriated for the Housing Navigation and Maintenance Program to provide housing navigation for young adults from 18-28, extending the maximum age from 24, and prioritizes those who had been in the state's foster care or probation systems as well as nonminor dependents. The bill also provides examples of eligible uses and requires more detailed reporting to the Department of Housing and Community Development regarding the number of young adults served.

Status: Set for hearing Monday, June 29 in Sen. Human Services, 1021 O Street, Room 2200

AB 2626
(Gabriel)
– HCD
Waiver of
Loan
Payments

Permits the Department of Housing and Community Development (HCD) to waive payment of residual receipts or minimum annual loan payments used to cover the cost of compliance monitoring to improve the fiscal health of a development financed with HCD resources.

Status: Set for hearing Wednesday, June 24. in Sen. Housing

AB 2689
(Ávila
Farías) –
LIHTC
Evictions

Makes it a good cause for eviction/lease nonrenewal if a household's income exceeds 140% of AMI for at least two consecutive years and 30% of the household's monthly income exceeds the fair market rent for the county where the unit is located.

Status: Pending in Sen Judiciary currently scheduled

SB 868
(Wiener) –
Portable
Solar
Generation
Devices

Exempts portable solar generation devices from and state or utility requirements to connect to the electrical distribution system.

Status: Pending in Appropriations



SB 1091
(Caballero) –
Community
Anti-
Displacement
and
Preservation
Program.

Establishes the Community Anti-Displacement and Preservation Program (CAPP) to fund the acquisition and rehabilitation of private market housing units that are affordable but not restricted to certain income levels, sometimes called naturally occurring affordable housing. CAPP would attach long-term affordability requirements to acquired or rehabilitated units while safeguarding against displacement of existing residents.

Status: Set for hearing Tuesday, June 30 in Asm. Judiciary

SB 1160
(Durazo) –
Eviction
Data
Collection
and
Reporting

Requires courts to report eviction data to the Judicial Council and requires Judicial Council to post the data online every four months.

Status: Set for hearing Tuesday, June 23,. in Asm. Judiciary

SB 1296
(Durazo) –
Mandatory
Pet Policy
Disclosure

Requires landlords who allow
pets to provide disclosures
explaining their pet policies.

Status: Pending on Floor



DIED

- **AB 1771 (Alvarez)** – Elimination of Property Manager Requirement
- **AB 1695 (Ortega)** – Smoking Ban in State-Funded Subsidized Housing
- **AB 2616 (McKinnor)** – Cooling Devices in Rental Housing
- **AB 1963 (McKinnor)** – Prospective Tenant Screening
- **AB 2350 (McKinnor)** – Rent Now Pay Later Loans
- **AB 2064 (Sharp-Collins)** – Discrimination: criminal history.
- **AB 2389 (Irwin)** – Solar Energy Systems
- **SB 1155 (Smallwood-Cuevas)** – Eviction Pause for Nonpayment During Government Shutdown
- **SB 1243 (Durazo)** – Immigrant Eviction Protections