

Legislative Update

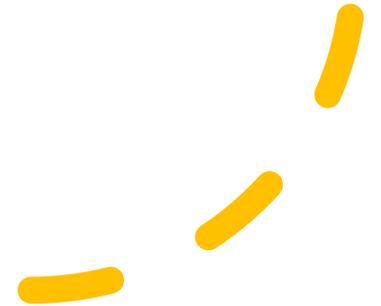
Brian Augusta - Public Interest Advocates

Presentation to Berkeley
Rent Stabilization Board

June 16, 2025

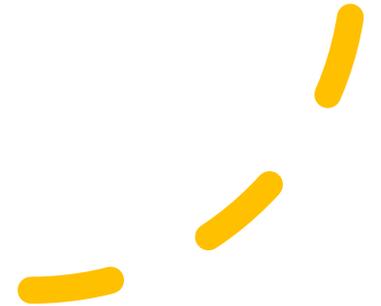
AB 282 (Pellerin) Preferences for Voucher Households

- Provides that it is not source of income discrimination to prioritize applicants for tenancy who qualify for or participate in government-sponsored rental assistance or subsidy programs, vouchers, or certificate systems.
- Status: Passed by the Assembly and sent to the Senate



AB 736 (Wicks) Affordable Housing Bond

- Places a \$10 billion bond on the June 2026 primary ballot to fund a variety of affordable housing programs.
- Status: Passed the Assembly and sent to the Senate



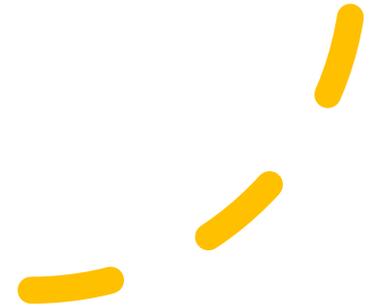
SB 417 (Cabaldon) Affordable Housing Bond

- Places a \$10 billion bond on the June 2026 primary ballot to fund a variety of affordable housing programs.
- Status: In Senate Rules



AB 893 (Fong) "Campus Development Zones"

- Expands the applicability of AB 2011 streamlining to "campus development zones," defined as areas within a half-mile radius of a main campus, as defined by existing law.
- Status: Awaiting hearing in Senate Housing



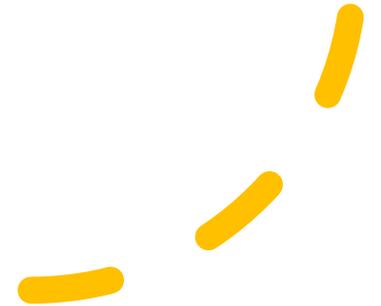


SB 36
(Umberg)
Price
Gouging
Enforcement

- Increases penalties for violations of Penal Code 396 and expands the covered geography of protections to any county in which a disaster is declared in addition to all adjacent counties.
 - Status: Awaiting hearing in Senate Judiciary
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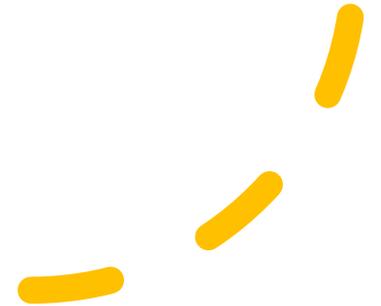
SB 436
(Wahab)
14-Day
Notice to
Quit

- Extends the three-day notice to quit for nonpayment of rent to 14 days.
- Status: Awaiting hearing in Assembly



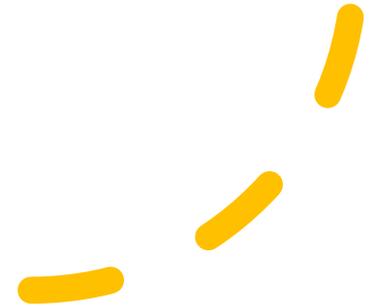
SB 634 (Pérez) Local government: homelessness

- Prohibits a local ordinance that penalizes a person or organization who is assisting a person who is homeless with any act related to basic survival.
- Status: Awaiting hearing in Assembly Local Government



SB 79 (Weiner) Upzoning Near Transit

- Provides significant increases in density for housing development on residential, commercial, and certain light industrial sites near transit with streamlined development approvals.
- **Status:** Awaiting hearing in Assembly Housing





Public Interest Advocates

1107 9th Street, Suite 601
Sacramento, CA 95814

To: Commissioners, Berkeley Rent Stabilization Board
DéSeana Williams, Executive Director
Matthew Brown, General Counsel

From: Brian Augusta

Date: June 10, 2025

Re: **State Legislative Update for the June 2025 Board Meeting**

At your April meeting, Public Interest Advocates presented a summary of several bills of interest to the Board. In a motion approved by the Board, you acted on several bills and also directed us to report back at your May board meeting on a handful of additional bills that the board had not yet considered. Unfortunately, technical difficulties prevented me from presenting this item remotely at the May board meeting, so the item was continued to the June 16th Board meeting.

This memo provides an update on the bills that the Board has taken positions on so far, as well as a summary of additional bills the Board may wish to consider. This is updated from a similar report that was submitted for the May board meeting, including removing SB 368 (Smallwood-Cuevas): Price Gouging Enforcement, and SB 592 (Smallwood-Cuevas): Property Tax Relief for Tenant and CLT Residential Property Purchases as those two bills were held on the Appropriations Committee suspense file.

Update on Bills from April Board Meeting

AB 246 (Bryan) – Interrupted Social Security Payments and UDs

Board position: Support if Amended to cover Housing Choice Vouchers

Status: Passed the Assembly; pending in the Senate.

Summary: Until 2029, would prohibit UDs where a tenant reliant on Social Security has had their payments interrupted by the government, subject to specific procedural criteria.

AB 878 (Kalra) – Reasonable Accommodation for Survivors in Rental Housing

Board Position: Support

Status: Passed the Assembly; pending in the Senate.

Summary: Requires a landlord to provide reasonable accommodations to survivors of domestic violence.

AB 1248 (Haney) – Definition of Rent

Board Position: Support

Status: On the Assembly Floor. Two-year bill, eligible to be considered in January 2026.

Summary: Defines rent to include the tenant's total monthly payment to the landlord, including the costs for any housing-related services, and prohibits landlords from charging fees separate from rent with narrow exceptions.

AB 1157 (Kalra) – Tenant Protection Act Changes

Board Position: Support

Status: Two-year bill, eligible for a hearing in Assembly Judiciary next January.

Summary: Lowers the rent cap applicable under the Tenant Protection Act (TPA), removes the single-family home exemption, and deletes the sunset, making the law permanent.

AB 1183 (Lowenthal) – Pre-Rental Habitability Inspections

Board Position: Oppose

Status: wo-year bill, eligible for a hearing in Assembly Judiciary next January.

Summary: Allows a landlord to request an inspection of a unit prior to offering it for rent to determine whether the unit complies with habitability requirements and, if the inspection report shows no violations, presumes that the unit is in compliance for an as-yet unspecified number of years. The bill provides that if a tenant reports any habitability issues to the landlord during the period of time the unit is presumed habitable, the landlord has an as-yet unspecified number of days to cure or correct without being found in violation of habitability requirements.

Additional Bills for Consideration

AB 282 (Pellerin) – Preferences for Voucher Households

Provides that it is not source of income discrimination to prioritize applicants for tenancy who qualify for or participate in government-sponsored rental assistance or subsidy programs, vouchers, or certificate systems.

Status: Passed the Assembly; pending in the Senate.

AB 736 (Wicks) – Affordable Housing Bond & SB 417 (Cabaldon)

Both bills place a \$10 billion bond on the June 2026 primary ballot to fund a variety of affordable housing programs.

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AB 893 (Fong) – AB 2011 Expansion to "Campus Development Zones"

Expands the applicability of AB 2011 streamlining to "campus development zones," defined as areas within a half-mile radius of a main campus, as defined by existing law.

Status: Passed the Assembly; pending in the Senate.

SB 36 (Umberg) – Price Gouging Enforcement

Increases penalties for violations of Penal Code 396 and expands the covered geography of protections to any county in which a disaster is declared in addition to all adjacent counties.

Status: Passed the Senate; pending in the Assembly.

SB 79 (Wiener) – Upzoning Near Transit

Requires significant upzoning for housing near transit stops; makes projects proposed on upzoned sites eligible for SB 35 streamlining.

Status: Passed the Senate; pending in the Assembly.

SB 436 (Wahab) – 14-day Notice to Quit

Extends 3-day notice to quit for nonpayment of rent to 14 days.

Status: Passed the Senate; pending in the Assembly.

SB 634 (Pérez) – Local government: homelessness

Prohibits local ordinances, policy, or guidance, that prohibits a person or organization who is assisting a person who is homeless with any act related to basic survival.

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