



# 2025 Housing Legislation Update

Regional Planning Committee | Item 6  
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## Key Milestones



**September 12, 2025**

Last day for bills to pass both houses



**October 13, 2025**

Last day for the governor to sign/veto



**January 1, 2026**

Legislation goes into effect  
(unless otherwise noted)

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## Senate Bill 79 (Weiner)

- Upzone around transit. Increase housing density based on the distance of the housing from a transit stop, the transit type, and the service frequency.
- 13 rounds of amendments
- Passed Assembly and Senate
  - Pending Governor's signature to become law
- Would go into effect July 1, 2026

## SB 79 (Weiner)

**“Tier 1 transit-oriented development stop”**  
means a transit-oriented development stop within an urban transit county served by heavy rail transit or very high frequency commuter rail (at least 72 trains per day).

**“Tier 2 transit-oriented development stop”**  
means a transit-oriented development stop within an urban transit county, excluding a Tier 1 transit-oriented development stop, served by light rail transit, by high-frequency commuter rail (at least 48 trains per day), or by bus service with dedicated lane and 15 min intervals.

## SB 79

- Requires the development to include at least 5 units and meet certain height, density and floor area ratio (FAR) standards
- Includes affordability requirements for projects with 10+ units
- Must comply with demolition and anti-displacement standards
- Eligible for streamlined ministerial approval pursuant to SB 423
- Estimated local impact:
  - Tier 1: No qualifying stops
  - Tier 2: MTS Trolley, NCTD Sprinter, and select rapid bus transit stops

## AB 130 and SB 131

- Part of 2025–26 budget trailer bills; effective July 1, 2025
- CEQA Reforms
  - Urban Infill Exemption
  - “Near Miss”
  - Housing Element Rezone Exemption
- Other changes to housing laws
  - Extension of REAP 2.0 expenditure deadline
  - Strengthened HCD oversight of RHNA

## AB 130 and SB 131

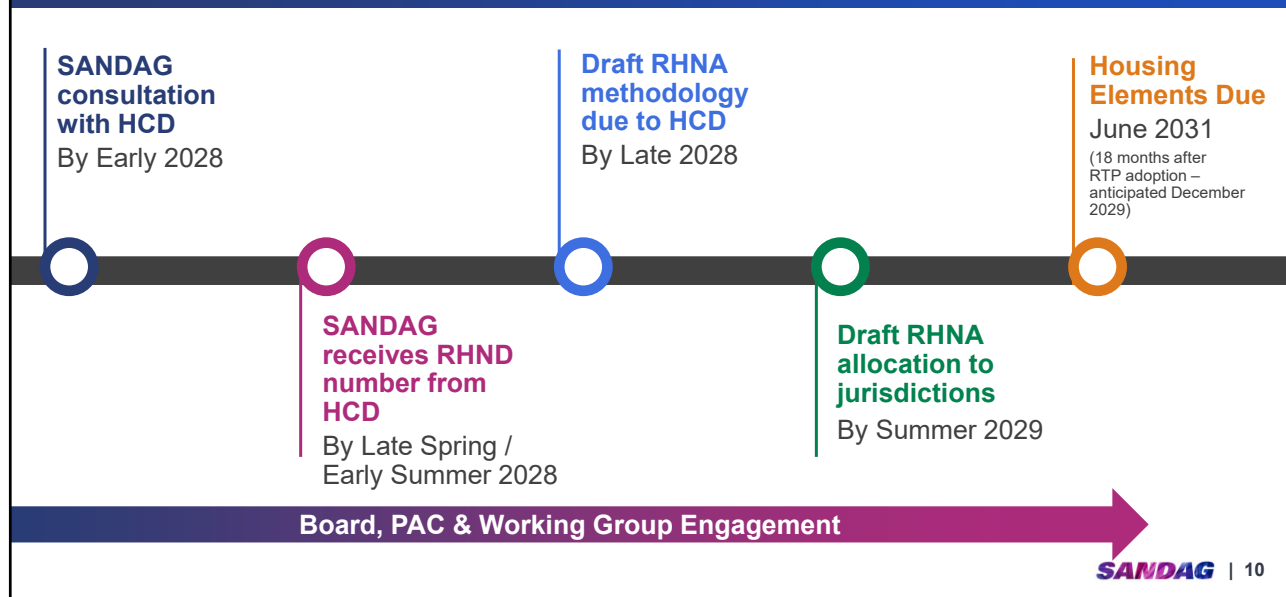
- Complete exemption from CEQA for certain urban infill housing development projects:
  - Housing Development Project
  - Project size: Up to 20 acres (or 5 acres for “builder’s remedy” projects)
  - Infill site (as defined in statute)
  - Consistent with general plan and zoning (density bonus or builder’s remedy doesn’t make inconsistent)
  - Density at least 50% of the Housing Element default density
- “Near miss” – reduced process.

These new statutory CEQA exemptions may lead to an increase of residential and mixed-use residential projects developed in urban areas within San Diego County.

## RHNA Timeline Changes

- **AB 650 (Papan)**  
Allows local governments to begin housing element updates six months earlier and requires HCD to provide clear, specific guidance on deficiencies; streamlines RHNA timelines to address 6th cycle challenges
- **SB 233 (Seyarto)**  
Extends HCD’s consultation deadline with councils of governments from 26 to 38 months before housing element updates (with limited 7th-cycle exceptions), aligning with AB 650’s RHNA timeline revisions
- **AB 1275 (Elhawary)**  
Makes related statutory changes to the RHNA framework to ensure consistency with AB 650 and SB 233, strengthening coordination of housing need determinations and allocations

## 7th Cycle RHNA Timeline Changes



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