

October 10, 2025

Legislative Status Report

Overview

Status reports on SANDAG legislative activities are provided to the Executive Committee (EC) on a regular basis. In addition, staff regularly brings forward bills that advance SANDAG priorities and projects and align with SANDAG's Legislative Program.

Attachment 1 includes a summary from Ellison Wilson, LLC on state legislative activity related to SANDAG for August 2025. Attachment 2 includes a summary from Peyser Associates, LLC on federal legislative activity related to SANDAG for August 2025. Attachment 3 includes a summary on activities within SANDAG's Borders Program.

Action: **Approve**

The Executive Committee is asked to approve a "support" position on U.S. House of Representatives Bill 4576 – the Build More Housing Near Transit Act of 2025 authored by Representative Scott Peters.

Fiscal Impact:

None.

Schedule/Scope Impact:

None.

Key Considerations

SANDAG staff is recommending a "support" position on U.S. House of Representatives Bill 4576 (Peters) - Build More Housing Near Transit Act of 2025 (Attachment 4). Support of a bill means that SANDAG and its advocates will work to pursue passage of the legislation through letters of support, participation in hearings, and related activities.

H.R. 4576 (Peters):

The *Build More Housing Near Transit Act of 2025* authored by Representative Scott Peters (CA-50) encourages—but does not require—local jurisdictions to adopt pro-housing policies in areas served by public transit by offering incentives through the federal Capital Investment Grant program. Transit funding applicants may receive a small rating boost if they demonstrate that supportive, locally adopted policies, such as reducing parking minimums or dedicating public land for affordable housing, are in place near the project area. The bill does not mandate changes or override local zoning authority, but instead rewards jurisdictions that proactively coordinate housing and transit planning within their own land use frameworks.

The bill also requires that any pro-housing policies tied to the funding boost be linked to measurable outcomes, including the production or preservation of affordable housing over the life of the transit project. By focusing on collaboration rather than mandates, the bill aims to support regional housing and climate goals without imposing new administrative burdens or limiting local discretion.

Support for the bill aligns with SANDAG's 2025 Legislative Program by advancing affordable, transit-oriented housing and reducing greenhouse gas emissions through sustainable development near transit (Goals 10 and 13).

State Legislative Update

The first year of the 2025-2026 Legislative Session ended on September 13. Despite a cap limiting each Assemblymember and Senator to 35 bills this year, the Legislature introduced more than 2,350 bills prior to the February bill introduction deadline. In addition, nearly 150 other measures were introduced as resolutions, constitutional amendments, and extraordinary session bills. The Governor has until October 13 to sign or veto bills that passed the Legislature. Below is an update on bills from the 2025-2026 state legislative session on which SANDAG has taken a position.

California Senate Bill 79 (Wiener) - Oppose position: SB 79 authorizes specific maximum height and minimum density requirements within specified distances of qualifying transit stops, among other provisions. Despite a closely contested vote in the Assembly Appropriations Committee's Suspense File, SB 79 advanced (with amendments to remove Tier 3 transit-oriented development stops from the bill) through the Assembly and the Senate's concurrence vote and is now awaiting the Governor's signature.

California Assembly Bill 650 (Papan) - Support position: AB 650 would allow local governments to begin the housing element update process six months earlier than under current law. The measure is intended to provide greater certainty and reduce ambiguity in the housing element review process. AB 650 successfully advanced through the legislature and is currently awaiting signature by the Governor.

California Senate Bill 71 (Wiener) - Support position: SB 71 would expand and extend CEQA exemptions for transit projects, helping streamline implementation of priority transportation initiatives. This bill is currently pending the Governor's signature after a successful vote in the Assembly floor.

California Senate Bill 233 (Seyarto) - Support position: SB 233 would provide an additional year for the California Department of Housing and Community Development (HCD) to consult with Councils of Governments in the Regional Housing Needs Determination (RHND) process. This measure is also awaiting signature by the Governor.

California Assembly Bill 334 (Petrie-Norris) - Support position: AB 334 would facilitate California's participation in a nationally interoperable tolling system. After being amended in policy committees, AB 334 was converted into a two-year bill. As a result, it will not advance further during the 2025 session but may be reconsidered in 2026.

California Assembly Bill 655 (Alvarez) - Support position: AB 655 would add a legislative member to the California-Mexico Border Council, strengthening cross-border collaboration on policy matters of regional importance. The bill has been signed into law.

California Assembly Bill 259 (Blanca Rubio) - Support position: AB 259 would extend certain Brown Act teleconferencing procedures. Ultimately, the provisions of AB 259 were incorporated into SB 707 (Durazo), which has been sent to the Governor for signature.

California Assembly Bill 657 (Alvarez): [Otay Mesa East Toll Facility Act: public-private partnership agreements](#)

Assemblymember David Alvarez recently introduced legislation that could support the Otay Mesa East Port of Entry Project by providing additional flexibility around future financing tools and opportunities. The bill is scheduled to be considered by the legislature in next year's session. Staff are engaging in discussions with the author on the bill and will return to the EC before the end of the year to provide analysis and for the Board of Directors to consider formal sponsorship of the legislation.

Next Steps

Pending approval by the EC and Board, SANDAG will notify the author of H.R. 4576 of its position and advocate on behalf of its passage.

Hannah Stern, Acting Director of Public Affairs

- Attachments:
1. State Report from Ellison Wilson Advocacy, LLC
 2. Federal Report from Peter Peyser Associates, LLC
 3. Borders Report
 4. U.S. House of Representatives Bill 4576