The San Diego Union-Tribune

Monday | October 5, 2026

Housing Bills Introduced by California Legislators for the 2026 - 27 Session

How could they affect San Diego County?



Last week, September 30th, California Senators introduced five housing bills that address different parts of the state's housing problem. The bills include a focus on increasing housing, supporting families living by making housing affordable,

preventing evictions, speeding up housing approvals, and helping pay for infrastructure. These concerns are currently very relevant to San Diego County, since they claimed to be experiencing housing difficulties. According to the county, not enough homes have been built to keep up with the growth of the area, especially for low-income families.

High-Density Housing

Senator Christopher Cabaldon (D-3) introduced SB-40, which allows cities and counties to establish “High Density Friendly Zones.” These zones are important because it would make it easier to approve high-density residential development. The zones would also prioritize housing for different ranges of low-income households. Additionally, the bill creates a High Density Revolving Fund that would provide low-interest loans at 8 percent, with 5 percent of monthly rental revenue going back into the fund.

This bill could have a positive effect on San Diego County because by creating high-density housing in an area where it is expensive and difficult to find, it will create affordable housing.

Family Housing Stability Partnership Program

Senator Angelique Asby (D-8) introduced SB-11, which would create the Family Housing Stability Partnership Program through the Department of Housing projects that partner with local organizations. This essentially means that the program would provide funding for affordable housing projects that also partner with local organizations. These organizations would connect families with services such as housing assistance, employment services, transportation, and additional family support. If the bill were to pass it would provide 5 million dollars from the General Fund for the program.

Since San Diego already has organizations and programs that provide housing assistance and other support services, this bill could help strengthen those efforts and make them easier to achieve. By making affordable housing, employment, transportation, and family services available, it would help for families to remain stable.

Affordable Housing Act

Senator Maria Elena Durazo (D-26) introduced SB-13, the Affordable Housing Act. The bill would create an affordable housing assistance program that provides temporary rental assistance to low-income households who are experiencing housing instability or are at risk of eviction. The assistance would be distributed through local housing agencies and nonprofit organizations. This bill would prioritize households that cannot afford their rent, have received an eviction notice, or have limited income. If passed it would provide 2 million dollars from the General Fund.

This bill would be very important to San Diego County because currently there is inflation going on, so low-income households can find it difficult to pay rent as prices keep increasing. Temporary rental assistance could help prevent San Diego residents who are struggling to pay rent from eviction, meaning they could remain in their homes. Using local housing agencies and nonprofit organizations could also make it easier to assist those in need.

Housing Affordability and Production Grants

Senator Aisha Wahab (D-10) introduced SB-25. This creates the Housing Affordability and Production Grant Program. This program would provide grants to cities and counties that help reduce unnecessary delays in housing approvals. This can include public permitting, online development standards and fees, and a

designated contact for housing applications. The bill could provide 30 million dollars in competitive grants to help cities with these procedures.

For San Diego County, these grants could make the housing approval process faster and more organized. Since San Diego already has some efforts in place this will help strengthen it.

California Affordable Housing Development and Infrastructure Act

Senator Tim Grayson (D-9) introduced SB-62 which could provide 150 million dollars in grants to help pay for infrastructure needed for affordable housing. The funding could be used for water and wastewater systems, roads, transportation, stormwater, and utility connections. This bill prioritizes projects that include affordable housing and serve lower-income households. For San Diego County, this could help make transportation more convenient for San Diego County residents.

What does this mean for San Diego?

Together, these five bills address different parts of California's housing problem. These proposals could provide additional tools to address high housing costs, and the need for more affordable housing.