

File No. 260776

Committee Item No. _____

Board Item No. 19

COMMITTEE/BOARD OF SUPERVISORS

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Date: _____

Board of Supervisors Meeting

Date: July 7, 2026

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- AB 1573
- CSAC LCC Standing 6/30/26
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Prepared by: Jocelyn Wong

Date: July 2, 2026

Prepared by: _____

Date: _____

1 [Supporting California State Assembly Bill No. 1573 (Bryan) - The Unseen and Unheard
2 Housing Act]

3 **Resolution supporting California State Assembly Bill No. 1573 (AB 1573) introduced by**
4 **Assembly Member Isaac Bryan and coauthored by Assembly Member Catherine**
5 **Stefani, which would amend Section 65582 of the California Government Code to**
6 **provide that victims of domestic violence, sexual assault, and human trafficking may**
7 **be included in the definition of “target population” under California’s Housing Element**
8 **requirements, thereby ensuring that cities and counties assess the supportive housing**
9 **needs of survivors when updating their general plans.**

10

11 WHEREAS, California's Planning and Zoning Law requires each city and county to
12 adopt a housing element as part of its General Plan, including an analysis of supportive
13 housing needs for "target populations", currently defined under Government Code, Section
14 65582 to include persons with low incomes who have one or more disabilities, individuals
15 eligible for developmental disability services, and other specified populations such as veterans
16 and the elderly; and

17 WHEREAS, Jurisdictions are required to determine the number of people in each
18 target population and factor their housing needs into the overall housing element, along with
19 analysis of all the programs available for each population; and

20 WHEREAS, Survivors of domestic violence, sexual assault, and human trafficking are
21 currently not enumerated in the statutory definition of "target population", leaving their specific
22 housing needs unexamined; and

23 WHEREAS, Data from the California Statewide Study of People Experiencing
24 Homelessness indicates that those with a history of homelessness are three times more likely
25 to report a history of sexual violence; and

1 WHEREAS, 20% of unhoused women in California report domestic violence as a
2 precursor to their homelessness; and

3 WHEREAS, Survivors of domestic violence, sexual assault, and human trafficking are
4 disproportionately represented among individuals experiencing homelessness, remain
5 unhoused for longer periods, and are less likely to obtain permanent housing than the broader
6 unhoused population; and

7 WHEREAS, Domestic violence survivors return to homelessness at a rate nearly 50%
8 more frequently than the broader population of unhoused people; and

9 WHEREAS, California State Assembly Bill No. 1573 (AB 1573), the Unseen and
10 Unheard Housing Act, introduced by Assembly Member Isaac Bryan and coauthored by
11 Assembly Member Catherine Stefani, would amend Government Code, Section 65582 by
12 providing that the definition of "target population" may include victims of domestic violence,
13 victims of crimes involving sexual assault, and victims of human trafficking; and

14 WHEREAS, Explicit recognition of survivors of domestic violence, sexual assault, and
15 human trafficking as a target population would move California toward a more inclusive
16 planning framework and affirm that these populations have distinct supportive housing needs
17 that warrant targeted interventions; and

18 WHEREAS, Including survivors as a target population would strengthen the ability of
19 cities and counties to design programs and allocate resources that support survivors in
20 achieving housing stability; now, therefore, be it

21 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
22 encourages timely adoption of AB 1573 to ensure cities and counties assess and plan for the
23 supportive housing needs of survivors and improve housing outcomes for one of the most
24 underserved populations within the unhoused community; and, be it

25

1 FURTHER RESOLVED, That the Clerk of the Board shall send a copy of this
2 Resolution to Governor Gavin Newsom, President pro-Tempore Monique Limón, Speaker of
3 the State Assembly Robert Rivas, and the offices of San Francisco's State delegation.

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AMENDED IN SENATE JUNE 1, 2026
AMENDED IN ASSEMBLY MARCH 16, 2026
CALIFORNIA LEGISLATURE—2025–26 REGULAR SESSION

ASSEMBLY BILL

No. 1573

**Introduced by Assembly Member Bryan
(Principal coauthor: Assembly Member Stefani)**

January 12, 2026

An act to amend Section 65582 of the Government Code, relating to land use.

LEGISLATIVE COUNSEL'S DIGEST

AB 1573, as amended, Bryan. Land use: housing elements: target population.

The Planning and Zoning Law requires a city or county to adopt a general plan for land use development that includes, among other things, a housing element containing specified information, including an analysis of its special housing, emergency shelter, and supportive housing needs, as defined. Existing law defines the term “target population” for purposes of requirements applicable to the housing element to include certain persons, including persons with low incomes who have one or more disabilities and individuals eligible for specified developmental disability services.

This ~~bill~~ *bill, the Unseen and Unheard Housing Act*, would provide that the definition of the term “target population” for the purposes of requirements applicable to the housing element, as described above, may include victims of domestic violence, victims of sexual assault, and victims of human trafficking, as specified.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

1 SECTION 1. This act shall be known, and may be cited, as the
2 Unseen and Unheard Housing Act.

3 ~~SECTION 1.~~

4 SEC. 2. Section 65582 of the Government Code is amended
5 to read:

6 65582. As used in this article, the following definitions apply
7 unless specified otherwise:

8 (a) “Above moderate income” means income exceeding the
9 moderate-income level described in Section 50093 of the Health
10 and Safety Code.

11 (b) “Acutely low income” has the same meaning as in Section
12 50063.5 of the Health and Safety Code.

13 (c) “All income levels” or “all household income levels” means
14 lower income, moderate income, and above moderate income
15 levels.

16 (d) “Community,” “locality,” “local government,” or
17 “jurisdiction” means a city, city and county, or county.

18 (e) “Council of governments” means a single or multicounty
19 council created by a joint powers agreement pursuant to Chapter
20 5 (commencing with Section 6500) of Division 7 of Title 1.

21 (f) “Department” means the Department of Housing and
22 Community Development.

23 (g) “Emergency shelter” has the same meaning as defined in
24 subdivision (e) of Section 50801 of the Health and Safety Code.

25 (h) “Extremely low income” means the income for households
26 exceeding the income limit for acutely low income households,
27 as defined in this section, and does not exceed the limit for
28 extremely low income households, as defined in Section 50106 of
29 the Health and Safety Code.

30 (i) “Frequent user coordinated care housing services” means
31 housing combined with other supportive services for homeless
32 persons identified by a city or county as the most costly, frequent
33 users of publicly funded emergency services.

1 (j) “Housing element” or “element” means the housing element
2 of the community’s general plan, as required pursuant to this article
3 and subdivision (c) of Section 65302.

4 (k) “Low income” means the income for households exceeding
5 the income limit for very low income households, as defined in
6 this section, and does not exceed the income limit for lower income
7 households, as defined in subdivision (a) of Section 50079.5 of
8 the Health and Safety Code.

9 (l) “Lower income” means income that is low income, very low
10 income, extremely low income, or acutely low income.

11 (m) “Moderate income” means the income for households
12 exceeding the limit for lower income households, as defined in
13 this section, and does not exceed the income limit for
14 moderate-income households, as defined in Section 50093 of the
15 Health and Safety Code.

16 (n) “Supportive housing” means housing with no limit on length
17 of stay, that is occupied by the target population, and that is linked
18 to an onsite or offsite service that assists the supportive housing
19 resident in retaining the housing, improving their health status,
20 and maximizing their ability to live and, when possible, work in
21 the community.

22 (o) “Supportive services” include, but are not limited to, a
23 combination of subsidized, permanent housing, intensive case
24 management, medical and mental health care, substance abuse
25 treatment, employment services, and benefits advocacy.

26 (p) “Target population” means persons with low incomes who
27 have one or more disabilities, including mental illness, HIV or
28 AIDS, substance abuse, or other chronic health conditions, or
29 individuals eligible for services provided pursuant to the Lanterman
30 Developmental Disabilities Services Act (Division 4.5
31 (commencing with Section 4500) of the Welfare and Institutions
32 Code), and may include, among other populations, adults,
33 emancipated minors, families with children, elderly persons, young
34 adults aging out of the foster care system, individuals exiting from
35 institutional settings, veterans, victims of domestic violence, as
36 defined in Section 6211 of the Family Code, victims of crimes
37 involving sexual assault, as described in Section 261, 261.5, 286,
38 287, or 289 of the Penal Code, or victims of human trafficking, as
39 that crime is described in Section 236.1 of the Penal Code, and
40 homeless people.

1 (q) “Transitional housing” means buildings configured as rental
2 housing developments, but operated under program requirements
3 that require the termination of assistance and recirculating of the
4 assisted unit to another eligible program recipient at a
5 predetermined future point in time that shall be no less than six
6 months from the beginning of the assistance.

7 (r) “Very low income” means income for households exceeding
8 the income limit for extremely low income households, as defined
9 in this section, and does not exceed the income limit for very low
10 income households, as defined in Section 50105 of the Health and
11 Safety Code.

O

From: [Bejoy, Renil \(BOS\)](#)
To: [BOS Legislation, \(BOS\)](#)
Cc: [Marie, Sophie \(BOS\)](#); [Somera, Alisa \(BOS\)](#)
Subject: D8 Mandelman - Introduction - AB 1573 Resolution of Support
Date: Tuesday, June 30, 2026 1:18:10 PM
Attachments: [AB 1573 Reso of Support vF.doc](#)
[D8 Mandelman Intro Form Resolution of Support AB 1573.pdf](#)
[AB 1573 text.pdf](#)

Good afternoon!

At today's board meeting Supervisor Mandelman will be introducing a resolution of support for AB 1573, the Unseen and Unheard Housing Act. We are asking for this item to be placed on the FAWCR and I can confirm the resolution is non-controversial.

CSAC and the League of California Cities have not taken a position on the bill. Please let me know if you need anything else!

Thank you!

Best,
Renil Bejoy
Legislative Aide
Office of Board President Mandelman, District 8
415-554-4488

Introduction Form

(by a Member of the Board of Supervisors or the Mayor)



I hereby submit the following item for introduction (select only one):

- 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- 2. Request for next printed agenda (For Adoption Without Committee Reference)
(Routine, non-controversial and/or commendatory matters only)
- 3. Request for Hearing on a subject matter at Committee
- 4. Request for Letter beginning with "Supervisor inquires..."
- 5. City Attorney Request
- 6. Call File No. from Committee.
- 7. Budget and Legislative Analyst Request (attached written Motion)
- 8. Substitute Legislation File No.
- 9. Reactivate File No.
- 10. Topic submitted for Mayoral Appearance before the Board on

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- Small Business Commission Youth Commission Ethics Commission
- Planning Commission Building Inspection Commission Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- Yes No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Subject:

Long Title or text listed:

Signature of Sponsoring Supervisor: