



OFFICE OF THE GOVERNOR

OCT 13 2025

To the Members of the California State Senate:

I am signing Senate Bill 838, which revises the definition of housing development project in the Housing Accountability Act to exclude specified mixed-use projects that include hotel or motel space in the commercial portion of a project.

I support reasonable limits on the use of state housing accountability measures to keep these tools focused on producing long-term, permanent housing. At the same time, it is critical that projects with vested rights remain protected under the standards and rules in place prior to these bills taking effect.

While this bill does not apply retroactively and therefore does not change the standards that apply to projects vested before its effective date, I encourage the Legislature to revisit its provisions next year to reaffirm that the limits apply only prospectively, thereby maintaining certainty for projects that have already received vested protections under existing law.

Sincerely,

Gavin Newsom

