



NH&RA | NATIONAL HOUSING &
REHABILITATION ASSOCIATION

From Sacramento to Capitol Hill: State and Federal Policy Updates



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Who is the **CCA**H California Council for Affordable Housing

- Originally formed in 1978 as the Rural Housing Coalition.
- Relunched in 1998 as the California Council for Affordable Housing.

At the end of 2024 we were:

- Made up of 109 member companies whom we estimate are responsible in some way, shape or form for almost 200,000 units of affordable rental housing, statewide.
- They have either built it...
- Manage it...
- Serve its residents...
- Hold the paper on it...
- ...And sometimes they do more than one of or all of the above.

And that number is growing as our members break ground on new projects.



The Sacramento Situation

LOTS of new lawmakers

LOTS of housing bills

Despite a cap placed on the number of bills permitted per lawmaker, the 2025-26 California State legislative session introduced a staggering 2,350 bills for the 2025-26 legislative session.

- About 220* of those bills were focused on housing.
- A search of the Legiscan system on *keyword housing* pulls up 588 bills or about 25% (+-) of the total bill proposed that mention housing.
- Insurance is also a hot bill topic as premiums rise.
- Rent Control is hotly debated

data



California's Bill Introduction History

Highest to Lowest by Year

2007 2,803	2023 2,632	2019 2,576	2017 2,495	2009 2,423	2011 2,381
2021 2,369	2025 2,350	2015 2,297	2013 2,256	2020 2,203	2018 2,177
2024 2,124	2008 2,062	2022 2,020	2016 1,993	2014 1,930	2012 1,899
			2010 1,871		



The composition of the Legislature has changed

- Since the 2022 elections, almost 55% of the 120-person Legislature has changed over to newly elected lawmakers.
 - 29 new sworn in for the 2025-26 session
 - 37 new sworn in for the 2023-24 session
- For the first time ever, almost 59 of the lawmakers are female, double the number serving just 7 years ago



So, With All These Bills What CCAH Is Monitoring / Engaging On?



CCAHA Sponsored Bill – **SB 686**

Our Top Priority

- HCD currently has a prohibition on pre-term full or partial repayments for loans the state makes to affordable housing developers.
- This prohibition can lead to the original developer losing ownership of the project to an owner who does not preserve the project as an affordable housing development.
- **SB 686** will allow the pre full loan term sale, refinancing and extraction of equity of housing projects that were funded by HCD loans in order to deploy additional affordable housing opportunities.
- This bill will unlock millions of dollars in loan repayments for HCD which can then be redeployed into new loans to create more affordable housing.
- Previously ran the bill as AB 515 (2023) and AB 2638 (2024)



CCAH Currently **Opposed**/Opposed Unless Amended

- ❖ Bills that would require prevailing wage, PLAs or union labor on affordable housing projects or LIHTC.
- ❖ Bills that introduce additional rent control to affordable housing projects.
- ❖ Bills that negatively impact density bonuses.
- ❖ Bills that reduce funding for affordable housing.

Some examples of these are AB 87 (Boerner) / SB 92 (Blakespear) and AB 246 (Bryan)



CCAH Currently **Supports**/Supports if Amended

- ✓ Housing Bond bills.
- ✓ Bills that speed up or require state agencies or local jurisdictions to respond to requests from developers for post entitlement phase permits within specified timeframes.
- ✓ Bills that freeze changes to building standards for a specified time period although we would like changes that would improve such building standards to be considered.
- ✓ Bills that remove impediments to modular housing as a building method.
- ✓ Bills that promote CEQA reform.
- ✓ Bills that promote faster utility hookups for affordable housing.
- ✓ Bills that will ease costs affiliated with the insurance crisis.



CCAH Currently Supports/Supports if Amended (Cont'd)

- ✓ Bills that create upzoning around major transit stops, increasing the amount of land available for multifamily development.
- ✓ Bills that provide resources for preservation of affordable housing and / or create ways to support solving homelessness without using LIHTC for that purpose

Some examples of these are AB 301 (Schiavo), AB 306 (Schultz), AB 557 (McKinnor), AB 609 (Wicks), SB 21 (Durazo), AB 736 (Wicks) / SB 417 (Cabaldon), SB 79 (Wiener), SB 607 (Wiener).



**Just for fun, let's also insert a
government reorg.**



Governor's Proposed Reorg of BCSH



Governor Gavin Newsom recently released a proposed plan reorganizing and creating two new agencies from what is currently the Business, Consumer Services, and Housing Agency. The reorg proposes the two new agencies to be named:

- California Housing and Homelessness Agency (CHHA)

AND

- Business and Consumer Services Agency. (BCSA)



According to the Administration, the proposed reorg would:

- Address concerns that the Business, Consumer Services and Housing Agency (BCSH) is fragmented and covers too many disconnected policy issues and programs.
- Address this fragmentation by consolidating all housing, homelessness, and civil rights entities within the new CHHA, and all consumer protection entities within the new BCSEA.
- Improve the State's ability to prioritize and focus on key policy issue areas.
- Provide a clear focus for each new agency on its main mission.
- Allow for more focused leadership and improved program delivery.
- Create better service for affordable housing developers by creating a one stop shop.



Little Hoover Commission Role

The Commission's mission is to investigate state government operations and policy, and – through reports and legislative proposals – make recommendations to the Governor and Legislature to promote economy, efficiency and improved service in state operations. In addition, the Commission has a statutory obligation to review and make recommendations on all proposed government reorganization plans.



And what do we think?



The Pros

- ✓ The idea of a “one stop shop” is appealing.
- ✓ The creation of a standalone housing agency will foster greater focus, coordination, and ultimately, increased efficiency in addressing California's housing crisis.
- ✓ This proposal directly addresses long-standing concerns about the fragmented nature of California's housing programs. By simplifying these processes, the reorganization could reduce administrative burdens, accelerate project timelines, and ultimately lead to a faster deployment of resources for affordable housing.



We also have concerns...



- ❖ The potential for increased bureaucracy inherent in the creation of a new, large governmental entity.
- ❖ The experience of the 2012 reorganization that led to the creation of the BCSH itself serves as a reminder of the potential for transitional challenges.
- ❖ Of particular concern is the potential relocation of the Tax Credit Allocation Committee (TCAC) and the California Debt Limit Allocation Committee (CDLAC) under the purview of the new housing agency.



Resources

- SB 686 [FACT SHEET](#)
- SB 686 [FAQ](#)
- [Governor's Reorg Plan PDF](#)
- [Turner Center Report on Governor's Reorg](#)
- Little Hoover Commission Hearings
 - [Day 1](#)
 - [Day 2](#)



Thank You!

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