

**SENATE JUDICIARY COMMITTEE**  
**Senator Thomas Umberg, Chair**  
**2025-2026 Regular Session**

SB 1091 (Caballero)  
Version: April 6, 2026  
Hearing Date: April 14, 2026  
Fiscal: Yes  
Urgency: No  
ID

**SUBJECT**

Community Anti-Displacement and Preservation Program

**DIGEST**

This bill establishes the Community Anti-Displacement and Preservation Program to fund the acquisition and rehabilitation of unrestricted housing developments of five or more units as deed or regulatory agreement-restricted affordable housing, as specified.

**EXECUTIVE SUMMARY**

California is experiencing a serious affordable housing crisis. For California renters, rents have increased dramatically in the past decade. As a result of these high rents, significant numbers of California renters pay a disproportionate amount of their income toward rent, and struggle to make ends meet. In addition, the state's affordable housing stock has lost dwindled significantly over the past decade, with thousands of more units at risk of being lost due to increased rents or conversion to market rate housing. SB 1091 aims to increase the state's affordable housing stock by creating a program, the Community Anti-Displacement and Preservation Program, through which certain affordable housing providers could receive loans to acquire and rehabilitate current housing that is not restricted by deed or a regulatory agreement as affordable housing.

The bill requires that acquired properties be restricted to be affordable rental housing or affordable for-sale homes for 55 or 45 years, respectively, and includes protections from eviction for current tenants. SB 1091 also applies various tenant protections, notwithstanding any other law, to tenants of developments funded by the program, except for the rent cap protections of the Tenant Protection Act. It requires the Department of Housing and Community Development to require standards for annual rent increases with the goal of ensuring affordability. SB 1091 is sponsored by the California Community Land Trust Network, Enterprise Community Partners, Housing California, and Public Advocates. It is supported by a number of nonprofits, housing organizations, and the San Diego Housing Commission, and the Committee has

received no timely letters of opposition. SB 1091 previously passed out of the Senate Housing Committee by a vote of 10 to 0.

### **PROPOSED CHANGES TO THE LAW**

Existing law:

- 1) Establishes the Department of Housing and Community Development (HCD) within the Business, Consumer Services, and Housing Agency to preserve and expand safe, affordable housing and mobilehomes in California. (Gov. Code § 12804.)
- 2) Establishes generally the relations between and responsibilities of landlords and tenants in residential leases (leasing of real property). (Civ. Code §§ 1940 et seq.)
- 3) Provides that an owner of residential real property, as defined, shall not, over the course of any 12-month period, increase the gross rental rate for a dwelling or a unit more than 5 percent plus the percentage change in the cost of living, or 10 percent, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months prior to the effective date of the increase. (Civ. Code § 1947.12.)
- 4) Provides that the rent increase protections of (3), above, do not apply to housing restricted by deed, regulatory restriction contained in an agreement with a government agency, or other recorded document as affordable housing for persons and families of very low, low, or moderate income, as defined, or subject to an agreement that provides housing subsidies for affordable housing for persons and families of very low, low, or moderate income, as defined. (Civ. Code § 1947.12 (d).)
- 5) Prohibits landlords of certain properties, until January 1, 2030, from evicting a residential tenant who has resided in the unit for 12 months or more, unless the landlord has at-fault or no-fault just cause.
  - a) Defines "at-fault" just cause to mean a tenant's:
    - i. default in the payment of rent;
    - ii. breach of a material term of the lease;
    - iii. maintaining or permitting a nuisance on the premises;
    - iv. committing waste on the premises;
    - v. refusal to execute a written extension or renewal of a lease for a tenancy in a mobilehome, as prescribed;
    - vi. criminal activity on the residential property;
    - vii. assigning or subletting the premises in violation of the lease;
    - viii. refusal to allow the owner to enter the property as authorized;
    - ix. using the premises for an unlawful purpose;

- x. failure to vacate when the tenant is an employee, agent, or licensee, and the tenant is terminated as an employee, agent, or licensee; and
  - xi. failure to deliver possession of property after providing the owner written notice of the tenant's intent to terminate the lease.
- b) Defines "no-fault" just cause to mean:
- i. when the owner or owner's spouse, domestic partner, children, grandchildren, parents, or grandparents intend to occupy the property for at least 12 months as their primary residence;
  - ii. a withdrawal of the property from the rental market;
  - iii. when the owner must evict the tenant to comply with a local ordinance or an order of a government agency or court, as prescribed; or
  - iv. when the owner intends to demolish or substantially remodel the property. (Civ. Code § 1946.2)
- 6) Specifies that the just-cause eviction requirements described in (5), above, do not apply to, among other housing, housing that is restricted as affordable housing by deed, agreement with a government agency, or other recorded document, as affordable housing for persons and families of very low, low, or moderate income, as defined. (Civ. Code § 1946.2(e).)
- 7) Establishes the Fair Employment and Housing Act to, among other things, prohibit discrimination in housing accommodations on the basis of race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information of that person. (Gov. Code §§ 12900 et seq.)

This bill:

- 1) Establishes the Community Anti-Displacement and Preservation Program (CAPP) to fund the acquisition and rehabilitation of unrestricted housing units as affordable housing and to safeguard against the displacement of current residents.
- 2) Defines unrestricted housing as a housing development or common interest development with five or more housing units that are not subject at the time of acquisition to any deed restrictions related to affordability, including developments in mixed-use buildings, as specified.
- 3) Defines an eligible borrower for the purposes of receiving CAPP loans to be an entity whose primary mission includes the development or ownership of housing that is affordable to low-income households and that has demonstrated experience in acquiring, rehabilitating, and operating multifamily housing for the benefit of low-income households, including: an eligible nonprofit corporation with a principal place of business in the state; a limited partnership or limited liability

company in which the managing general partner is an eligible nonprofit corporation that has its principal place of business in the state; a community land trust; and a local public entity.

- 4) Requires HCD to adopt regulations for the operating of CAPP, and exempts the adoption of such regulations from the rulemaking provisions of the Administrative Procedure Act.
- 5) Establishes the Community Anti-Displacement and Preservation Fund in the State Treasury, with all money in the fund to be available, upon appropriation by the Legislature, to HCD, and limits administrative expenses and technical assistance expenditures to 5% of the funds' deposits for each. Requires moneys appropriated and made available by the Legislature, any moneys that HCD receives in repayment of any loans made from the fund plus interest, and any other moneys that may be made available to HCD for CAPP purposes to be paid into the fund.
- 6) Instructs HCD to issue a request for qualifications to select a private sector entity or consortium to manage the program for a period of five years, with the option that the program manager be extended in additional five-year increments, and places various requirements on HCD's selection of the program manager.
- 7) Assigns responsibility to the selected program manager for reviewing and approving loan applications, originating and servicing loans, establishing, subject to HCD approval, terms and conditions for loan applications, and reporting to HCD to demonstrate compliance with program regulations.
- 8) Requires that loans provided under CAPP not exceed the cost of acquisition and rehabilitation of the development, and permits the program manager to establish a maximum loan to value ratio, with the approval of HCD. Permits HCD to establish priority uses of funds or establish set asides for specified project types, specified types of borrowers, based on levels of affordability, or to ensure geographic equity.
- 9) Requires that properties that will remain rental housing after acquisition or rehabilitation under CAPP be subject to a recorded regulatory agreement between the borrower and HCD that requires the units, upon first turnover of tenancy, to remain affordable to low-income households for at least 55 years, unless a local ordinance, or a federal, state, or local grant or tax credit or other financing requires a term greater than 55 years.
- 10) Requires, for properties that will be sold to low-income households at an affordable housing cost, that the property be subject to a recorded deed restriction of at least 45 years, a community land trust ground lease of 99 years, or a recorded equity sharing agreement.

- 11) Requires HCD, or the local public entity if that entity funded the development, to monitor borrower compliance with the terms of the recorded regulatory agreement or recorded deed restriction.
- 12) Permits HCD to issue grants or loans from CAPP funds to local public entities upon request, and requires a local public entity that receives a grant or loan to use the funds to issue loans to eligible borrowers within its jurisdiction in accordance with CAPP's requirements and HCD regulations, as specified.
- 13) Specifies that, notwithstanding any other law, all specified tenant protections, or a more protective local policy, shall apply to all tenants of CAPP-funded projects, except for the rent cap provisions of Civil Code section 1947.12. Specifies that the just-cause eviction protections in Civil Code section 1946.2 or a more protective local policy, notwithstanding any basis for exemption, shall apply to CAPP-funded developments. Specifies that a household or member of a household that resides in a property acquired under CAPP at the time that the property is acquired may not be evicted, nor have their tenancy terminated, on the ground of their income or other eligibility requirements for deed-restricted units in the property.
- 14) Requires HCD to require, in its regulations and regulatory agreements with borrowers, standards for annual rent increases, with a goal of ensuring affordability for current and future residents. Requires that HCD includes in its regulations and regulatory agreements with borrowers language that implements the tenant protections described here and in (13), above, in tenant leases.
- 15) Requires HCD to contract with third-party consultants to assist with the development, implementation, and administration of the technical assistance and capacity building for the development and ongoing operation of projects funded by CAPP.

## COMMENTS

### 1. Author's statement

According to the author:

As California's affordable housing crisis worsens, unsubsidized affordable housing is disappearing, and fewer low-income families can find stable housing. As rent outpaces demand, housing becomes less accessible and more unaffordable, displacing people from their homes and communities. To address this, SB 1091 will create the Community Anti-Displacement and Preservation Program (CAPP). The purpose of CAPP is to stabilize low-income families and tenant displacement through the acquisition and rehabilitation of existing rental housing. The conversion of this housing into long-term affordable options will

keep families housed and in their communities. Acquisition and preservation of unsubsidized affordable housing is a proven successful local model that prevents displacement and grows the supply of affordable housing. SB 1091 is one important step to avoid displacement, homelessness, and to stabilize families in their communities in homes they can afford.

## 2. California's affordable housing crisis

California is experiencing a serious affordable housing crisis. About 44% of all individuals in the state, or 17 million Californians, rent their apartments or homes.<sup>1</sup> For these Californians, rents have increased dramatically in the past decade. In 2024, the median gross rent in the state was \$2,104, which represents about a thirty percent increase from 2019.<sup>2</sup> As a result of these high rents, significant numbers of California renters pay a disproportionate amount of their income toward rent and struggle to make ends meet. 54 percent of California renters are cost-burdened, in which their rent costs exceeded 30 percent of their household income, and 29 percent are severely cost-burdened, in which they spend more than half of their income on housing costs.<sup>3</sup> Moreover, 79 percent of extremely low-income households, and 52 percent of low-income households, are severely cost burdened.<sup>4</sup> Data and multiple studies also have demonstrated a strong link between homelessness and the cost of housing, suggesting that California's increases in residential rental rates contributes directly to the state's growing population of individuals experiencing homelessness.<sup>5</sup> The state's high rents significantly affect people of color, who disproportionately account for the state's renters.<sup>6</sup>

A contributor to these high rents is the state's lack of affordable housing, as the state is experiencing a record shortfall of available housing estimated at around 1,306,149 affordable homes.<sup>7</sup> Although the state built more homes in the last few years than it has

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<sup>1</sup> Monica Davalos et al, California's 17 Million Renters Face Housing Instability and Inequity Before and After COVID-19, California Budget & Policy Center (Jan. 2021), available at <https://calbudgetcenter.org/resources/renters-face-housing-instability-and-inequity-before-and-after-covid-19/>.

<sup>2</sup> U.S. Census Bureau, Table: Median Gross Rent by Bedroom, American Community Survey, ACS-1 Year Data Profile Estimates, Table DP04 (2019, 2024) (accessed May 28, 2026), available at <https://data.census.gov/>.

<sup>3</sup> California Housing Partnership, "Housing Needs Dashboard," May 2025, available at <https://chpc.net/housingneeds/> (*hereafter* Housing Needs Dashboard).

<sup>4</sup> *Id.*

<sup>5</sup> Margot Kushel et al, "California Statewide Study of People Experiencing Homelessness, UCSF Benioff Homelessness and Housing Initiative (Jun. 2023), available at <https://homelessness.ucsf.edu/our-impact/studies/california-statewide-study-people-experiencing-homelessness>; Alex Horowitz et al, "How housing costs drive levels of homelessness: data from metro areas highlights strong connection," The Pew Charitable Trusts (ug. 22, 2023), available at <https://www.pewtrusts.org/en/research-and-analysis/articles/2023/08/22/how-housing-costs-drive-levels-of-homelessness>.

<sup>6</sup> Davalos *supra* note 1, p. 6.

<sup>7</sup> Housing Needs Dashboard, Note 4.

in many years prior, production is still below what the state estimates is needed to be produced every year in order to meet the state's needs.<sup>8</sup> Given these numbers, it is essential that the state build more housing, and do so quickly.

Affordable housing in the state takes numerous forms. One form is subsidized affordable housing, in which its affordability is maintained and required through government assistance. According to the Senate Housing Committee's analysis of SB 1091:

Since the 1960s, developers have constructed at least 425,000 units of affordable rental housing in California with the assistance of federal, state, and local subsidies that require owners to maintain rents at affordable levels for specified periods of time. Examples include: federal project-based Section 8 Housing Choice Vouchers (HCV), Federal Housing Administration (FHA) mortgages, low-income housing tax credits (LIHTC), state housing programs, and city and county redevelopment funds. The affordability restrictions on assisted units typically last 30 to 55 years, depending on the program.

While subsidized affordable housing developments provide long-term, affordable housing, such housing has been shrinking over the past decade. That is because, at the end of the affordability restrictions, the owner of the housing development may, under certain circumstances, convert the units into market-rate housing. According to the California Housing Partnership, the state lost 18,056 affordable homes between 2000 and 2024 due to expiring affordability restrictions.<sup>9</sup> Moreover, 6,800 affordable homes may lose their affordability restrictions in the next year, and 47,869 affordable homes are at risk of losing their affordability restrictions in the next 10 years.<sup>10</sup>

The other type of affordable housing in California is unsubsidized affordable housing, in which the housing is priced as affordable housing through market forces. This housing may be affordable due to their age or location, and offer rents considered affordable without any government assistance. Unsubsidized affordable housing substantially outnumbers subsidized affordable housing in the state, with an estimated 901,764 unsubsidized affordable homes across the state.<sup>11</sup> According to the California Housing Partnership, these developments have been increasingly targeted for acquisition and conversion by entities looking to maximize rents, a process that is

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<sup>8</sup> Ben Christopher, "California is losing population and building new houses. When will home prices come down?" CalMatters (May 16, 2023), <https://calmatters.org/housing/2023/05/california-exodus-housing-cost/>.

<sup>9</sup> Danielle Mazzella, *Report 2025: Affordable Homes At Risk*, California Housing Partnership (Apr. 10, 2025), available at <https://chpc.net/resources/2023-subsidized-affordable-housing-at-risk-report/>.

<sup>10</sup> *Id.*

<sup>11</sup> Matt Alvarez-Nissen, *Unsubsidized Affordable Homes At-Risk Report*, California Housing Partnership (Apr. 27, 2025), available at <https://calhousingpartnership.org/unsubsidized-affordable-homes-at-risk-report/>.

eliminating affordable housing from the state's housing stock and displacing residents who previously had affordable housing. Since 2020, an estimated 189,051 unsubsidized affordable homes are no longer affordable.<sup>12</sup> In addition, an estimated 39,738 homes are currently at very high risk of losing their affordability, and another 268,693 to 333,819 are at high or moderate risk of losing their affordability in the next five years, the highest concentration of which are in the Bay Area and Southern California.<sup>13</sup>

3. SB 1091 creates a program to rehabilitate and transform older housing into affordable housing

When the state loses unsubsidized or subsidized affordable housing, tenants who can no longer afford the rent are displaced. This disrupts communities and families, and worsens the affordable housing crisis in the state by shrinking the state's affordable housing stock. To help address this issue, SB 1091 would create the Community Anti-Displacement and Preservation Program (CAPP) to fund the acquisition and rehabilitation of unsubsidized housing through loans to nonprofit affordable housing providers. To ensure the affordability of the acquired properties, CAPP would require that these developments have affordability restrictions attached to their deeds, like current subsidized housing developments. It would require an affordability restriction of 55 years for properties that will be maintained as a rental property, and an affordability restriction of 45 years, or a community land trust ground lease of 99 years, for properties that will be sold as affordable housing. In addition, to ensure that tenants in acquired properties are not displaced by the funded acquisitions, CAPP would prohibit the eviction or termination of current tenants' leases on the basis of their income or other eligibility requirements for the new, deed-restricted units on the property.

4. SB 1091 includes a number of provisions regarding landlord-tenant law for tenants of funded projects

SB 1091 includes a number of provisions related to the tenant protections that would apply to tenants of funded projects. Tenants enjoy a number of protections under California law. These protections place limits on the application fees that landlords may charge a prospective tenant (Civ. Code § 1950.6), limit deposits that landlords may charge a tenant at the initiation of their tenancy to one month's rent (Civ. Code § 1950.5), require certain notices when a landlord intends to raise the tenant's rent or terminate a tenancy (Civ. Code §§ 827, 1946.1), and require that landlords maintain premises and facilities to certain standards (Civ. Code § 1941.1), among other protections. California law also prohibits landlords from retaliating against tenants for exercising their rights (Civ. Code § 1942.5), and prohibits landlords from discriminating

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<sup>12</sup> *Id.*

<sup>13</sup> *Id.*

against tenants based on a number of protected characteristics. (Gov. Code §§ 12955 et seq.)

In 2019, the Legislature passed the Tenant Protection Act of 2019 (AB 1482, Chiu, Ch. 597, Stats. 2019). The Tenant Protection Act established just-cause protections for most tenants in California, requiring that landlords may only evict a tenant who has resided in the unit for a year or more for specified reasons. (Civ. Code § 1946.2.) These permitted reasons are grouped into two categories: at-fault just cause, and no-fault just cause. At-fault just cause reasons include the non-payment of rent, violating a material condition of the lease, and committing criminal activity on the premises, while no-fault just cause reasons include eviction so that the owner or their family can move into the unit, withdrawal of the property from the rental market, or the demolition or substantial remodel of the property. (Civ. Code § 1946.2.) If the landlord evicts a tenant for a no-fault just cause, the landlord must provide the tenant relocation assistance in the amount of one month's rent. (Civ. Code § 1946.2(d).) The Tenant Protection Act also established limits on the amount that rent may be increased by a landlord. It limited rent increases to no more than five percent plus the percent change in the cost of living, or 10 percent, whichever is lower. (Civ. Code § 1947.12.)

However, the Tenant Protection Act exempted certain housing developments from its provisions. Among other exemptions, it exempts housing built within the past 15 years and housing restricted by deed or regulation as affordable housing for persons or families of very low, low, or moderate income, as defined in statute. (Civ. Code §§ 1947.12(d), 1946.2(e).)

The Low-Income Housing Tax Credit (LIHTC) program is one deed restricted affordable housing program. It provides reduced tax liability to developers that acquire, rehabilitate, or construct affordable rental housing with recorded affordability restrictions. Part of why LIHTC and similar deed-restricted affordable housing programs are exempted from rent caps is because such programs already include a gross rent cap that is part of the affordability requirements. The gross rent cap for LIHTC is based upon a percentage of the Area Median Income (AMI) for the property's county. However, the rules for LIHTC did not originally limit how much a LIHTC property could increase rent from one year to the next, as long as the rent was below the gross rent cap for the unit. In 2024, the Legislature placed a rent increase cap on all LIHTC properties through AB 846 (Bonta, Ch. 674, Stats. 2024), by requiring that the California Tax Credit Allocation Committee adopt regulations to establish a limit on annual rent increases for tenants of current and future LIHTC properties.

SB 1091 specifies that all tenant protections and protections against housing discrimination shall apply to tenants of housing developments funded by CAPP, except for the rent cap provisions of the Tenant Protection Act. Instead, SB 1091 requires HCD to require standards for rent increases at CAPP properties with the goal of ensuring affordability for current and future tenants. Without the specific exemption in SB 1091,

it is possible that CAPP properties already would qualify for the exemption from rent caps included in the Tenant Protection Act. However, regardless of whether the exemption would apply to a CAPP property, SB 1091 explicitly exempts CAPP properties. This means that rents for such properties could increase more than the limit created by the Tenant Protection Act, though they could also in theory be capped at a lower rate, depending upon what HCD determines is necessary to ensure affordability. Nonetheless, this is a regime of rent increase regulation different from existing regimes for subsidized and unsubsidized housing in California.

SB 1091 also explicitly applies the Tenant Protection Act's just cause eviction protections to all CAPP-funded housing. For the same reasons discussed previously with regard to the Tenant Protection Act's rent cap, it is possible that CAPP-funded housing would otherwise be exempt from the just cause provisions of the Tenant Protection Act. Thus, SB 1091 applies just cause protections to all CAPP-funded housing, regardless of how those just cause provisions would otherwise apply to such housing under current landlord-tenant law. This would ensure that tenants in CAPP-funded properties are protected from arbitrary eviction. However, tenants and existing tenants could still be evicted for a just cause, including for a substantial remodel. If the developer evicts a tenant for a no-fault just cause, such as for a substantial remodel, the developer would have to provide relocation assistance pursuant to the current just-cause protections. Considering that one of the goals of SB 1091 is to prevent displacement, the application of these just-cause protections will help ensure that tenants, including existing tenants, are protected from unjust or arbitrary evictions. However, since an existing tenant could still be evicted for a substantial remodel, and in theory not be permitted to return due to their income, the author may want to consider additional protections for existing tenants of CAPP-acquired developments to ensure that such tenants are not evicted by the rehabilitation in contravention of the program's goal of preventing displacement.

##### 5. Arguments in support

According to the California Community Land Trust Network, Enterprise, Housing California, and Public Advocates, which are the sponsors of SB 1091:

There are more than 900,000 unsubsidized affordable homes across California where low-income households live, primarily people of color. As rents outpace wage growth and these properties are bought and sold on the private market, this housing becomes less accessible and less affordable, leading to the displacement of people from their homes and communities. These properties are often prime targets for large institutional investors. This trend is visible across the state. Since mid-2020, an estimated 189,051 formerly unsubsidized affordable homes are no longer affordable to low-income households. These homes are concentrated in the Bay Area and Southern California regions of the state, as well as Sacramento and Fresno counties, but no region is immune to this challenge. Simply put, there are fewer and fewer affordable options for low-income

Californians and affordable housing production is not keeping pace with this loss. The California Housing Partnership reports that more than 330,000 multifamily unsubsidized affordable homes are at risk of losing their affordability in the next five years.

Acquisition and preservation of unsubsidized affordable housing has proven to be a successful local model to prevent displacement and homelessness and grow the supply of affordable housing – keeping existing housing in the hands of the community, rather than outside investors. Moreover, acquisition preservation creates new affordable homes immediately, since the buildings are already built. These projects generally close in several months, rather than years. Currently, only a limited patchwork of local resources are available to do this work, and only a select number of communities are able to utilize this important strategy.

SB 1091 would create a new state program to provide the resources that community organizations, nonprofit affordable housing developers, and local jurisdictions need to acquire unsubsidized rental housing from the private market where tenants are at risk of displacement and to preserve the housing as affordable rental housing or homeownership opportunities. CAPP will prevent displacement and homelessness by stabilizing low-income families in their communities, while also growing California’s supply of deed-restricted affordable homes for the future.

CAPP would also advance several, interconnected state goals in addition to increasing the supply of affordable housing, including reducing greenhouse gas emissions by preventing families from being displaced and forced to commute long distances to jobs and services, and supporting equitable place-based investment in historically disinvested neighborhoods now facing displacement pressures.

### SUPPORT

California Community Land Trust Network (co-sponsor)  
Enterprise Community Partners, Inc. (co-sponsor)  
Housing California (co-sponsor)  
Public Advocates (co-sponsor)  
Access Reproductive Justice  
American Planning Association, California Chapter  
Multi-faith Action Coalition  
San Diego Housing Commission

### OPPOSITION

None received

## RELATED LEGISLATION

### Pending Legislation:

SB 417 (Cabaldon, 2026) authorizes the Affordable Housing Bond Act of 2026 to place a \$10 billion housing bond on the November 3, 2026, statewide general election ballot to fund production of affordable housing and home ownership programs. SB 417 is currently being held at the desk of the Assembly.

SB 492 (Menjivar, 2025) enacts the Youth Housing Bond Act of 2026 to place a \$1,000,000,000 bond on the November 3, 2026, statewide general election ballot to fund the acquisition, renovation, construction, and purchase of equipment for youth centers and youth housing. SB 492 is currently being held at the desk of the Assembly.

AB 11 (Lee, 2025) enacts the Social Housing Act to create the California Housing Authority to develop social housing, prioritizing the development of specified property for social housing, as specified. AB 11 is currently pending before the Senate Housing Committee.

AB 736 (Wicks, 2025) authorizes the Affordable Housing Bond Act of 2026 to place a \$10 billion housing bond on the June 2, 2026, statewide general election ballot to fund production of affordable housing and home ownership programs. AB 736 is currently pending before the Senate Rules Committee.

AB 2166 (Carrillo, 2026) establishes, upon appropriation of the Legislature, the Multi-family Backstop Financing Program to provide state-backed credit backstops for payment and performance bonds to support multi-family housing projects. AB 2166 is currently pending before the Assembly Committee on Housing and Community Development.

### Prior Legislation:

SB 225 (Caballero, 2023) would have established the Community Anti-Displacement and Preservation Program for purposes of funding the acquisition and rehabilitation of unrestricted housing units and attaching long-term affordability restrictions; and would have applied to all housing developments of any number of units. SB 225 died on the inactive file in the Assembly.

SB 490 (Caballero, Ch. 602, Stats. 2021) would have established, upon appropriation by the Legislature, the Community Anti-Displacement and Preservation Technical Assistance Program to provide technical assistance to qualified entities regarding the acquisition, operation, and rehabilitation of affordable housing. SB 490 was substantially amended into a different subject before its passage and enactment.

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AB 1482 (Chiu, Ch. 674, Stats. 2019) established the Tenant Protection Act of 2019 to provide just-cause eviction protections and rent caps for tenants, except for those in deed-restricted housing developments and other specified exceptions.

**PRIOR VOTES:**

Senate Housing Committee (Ayes 10, Noes 0)

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