State of California

CalHFA California Housing Finance Agency

Public Meeting Agenda

California Housing Finance Agency Board of Directors
Tuesday, May 23, 2023
10:00 a.m.

California Housing Finance Agency
500 Capitol Mall
5th Floor Conference Center
Sacramento, CA 95814
(916) 326-8000 (CalHFA Receptionist)

This meeting is also available via Zoom
Click on the link to register:
https://events.zoom.us/ev/AkYhVr_30enNPbsP9diNn73RvEoRgVEn4oO7Ve34jnMD5pD6WmLV~AggLXsr32QYFjq8BlYLZ5I06Dg

1. Roll Call

2. Approval of the meeting minutes of the March 7, 2023 meeting 1

3. Chairperson/Executive Director comments

4. Closed session pursuant to Government Code section 11126(e)(1) to discuss pending litigation

5. Discussion, recommendation, and possible action to authorize a National Mortgage Settlement counseling program extension (Kathy Phillips and Claire Tauriainen)

   Resolution No. 23-07 7

6. Discussion, recommendation, and possible action to adopt: (Rebecca Franklin and Erwin Tam).. 9

   A. Proposed Strategic Plan for Fiscal Years 2023/24 to 2025/26 11

   Resolution No. 23-08 25

   B. Proposed Business Plan for Fiscal Year 2023/24

   Resolution No. 23-09 28

C. Proposed Operating Budget for Fiscal Year 2023/24 31

Resolution No. 23-10... 45

7. CalHFA financial update (Erwin Tam)

8. Update on California Dream for All program (Ellen Martin) 47

9. Informational reports:

A. Multifamily Loan Production report 50

B. Single Family Loan Production report.. 58

C. Asset Management Quarterly Portfolio report.. 64

D. Mixed-Income Program report 67

E. Legislative Update report.. 72

10. Other Board matters

11. Public comment: Opportunity for members of the public to address the Board on matters within the Board's authority

12. Adjournment

PARKING: Public parking for 500 Capitol Mall is available at:1) Building parking structure with entrance on N street ($2 per 20 minutes, $6 per hour, $24 daily maximum); 2) Limited metered street parking; and 3) Other nearby parking structures (costs vary)

MINUTES

California Housing Finance Agency (CalHFA)
Board of Directors Meeting
March 7, 2023
Meeting noticed on February 24, 2023

1. ROLL CALL

The California Housing Finance Agency Board of Directors Meeting was called to order at 9:08 a.m. by Chair Cervantes. A quorum of members was present.

MEMBERS PRESENT:	Avila Farias, Castro Ramírez, Cervantes, Imbasciani, Johnson Hall, Ma, Prince, Velasquez, Russell, White, Williams
MEMBERS ARRIVING AFTER ROLL CALL:	Cabildo*
MEMBERS ABSENT:	Assefa, Sotelo, Miller (for Stephenshaw)
STAFF PRESENT:	Claire Tauriainen, Melissa Flores, Don Cavier, Ellen Martin, Rebecca Franklin, Kate Ferguson, Erwin Tam
GUEST SPEAKERS:	Dr. Lindsey Piegza, Managing Director, Chief Economist, *Stifel, Nicolaus & Company, Incorporated*
	Michael Novogradac, Managing Partner, *Novogradac & Company*
	Albert Luong, Director, *Barclays*
	Jed Guenther, SVP of Community Lending, *Bayview Asset Management*
	Elizabeth Vernon, Vice President of Capital Markets, *Lakeview Loan Servicing*
	Justin Cooper, Partner, *Orrick*

Early departures: Imbasciani (replaced by Feigles), Ma (replaced by Fernandez), Castro Ramírez (replaced by Grant), Velasquez

*Appeared remotely

2. Approval of the Minutes – January 19, 2023

On a motion by Avila Farias, the minutes were approved by unanimous consent of all members in attendance.

3. Chairperson/Executive Director comments

Chairperson comments:

- Chair Cervantes recognized member Imbasciani for his eight years of outstanding service on the Board, for the work he has done for California veterans, and wished him success in his future endeavors. Several other Board members joined Chair Cervantes in wishing member Imbasciani well.

Executive Director comments:

- Executive Director Johnson Hall shared that she and CalHFA staff recently held a California Mortgage Relief program press conference, hosted by Neighborworks of Sacramento, announcing new expansions to the program.

- She recently spoke on a panel, moderated by member White, at the African American Real Estate Professionals of Los Angeles' annual market trends breakfast. She also addressed Habitat for Humanity in Sacramento, ahead of their legislative advocacy day.

WORKSHOP (Informational)

4. Presentations and discussions

A. Perspectives on the economy, current housing markets and updates on federal housing policy initiatives

Presented by Dr. Lindsey Piegza and Michael Novogradac

Piegza and Novogradac provided the Board with an overview on current economic conditions, housing market conditions and updates on federal housing policy initiatives.

B. Credit strengths and the capital markets

Presented by Albert Luong

Luong provided the Board with an overview of CalHFA's credit strengths and current capital markets conditions.

C. Single Family: Overview of current homeownership market conditions, capital market volatility and the potential impact of supply and rising interest rates on lending volume.

Presented by Jed Guenther and Elizabeth Vernon

Guenther and Vernon provided the Board with an overview of what homeownership conditions look like in the current market, volatility within the capital markets and the potential impact of these conditions may have to the supply of housing.

D. Wrap-up questions and discussions

The Board engaged in a brief discussion regarding workshop topics.

5. <u>Mid-year Business Plan and Operating Budget update for FY 2022/23</u>

Presented by Don Cavier, Ellen Martin, Kate Ferguson, and Rebecca Franklin

Cavier, Martin, Ferguson and Franklin provided the Board with a mid-year business plan update. Cavier reviewed the Agency's strategic goals and discussed how staff continue to develop specific strategies and key action items to support the goals, while Franklin discussed changes made to the business planning process, including using a three-year outlook. Martin and Ferguson reviewed key accomplishments in the Single Family and Multifamily divisions.

6. <u>Housing finance landscape in California</u>

Presented by Justin Cooper

Cooper provided the Board with an overview of middle-income housing in California and possible financing strategies for middle-income housing production.

7. <u>CalHFA Multifamily housing production pilot program</u>

Presented by Erwin Tam

Tam gave an overview of a multifamily housing production pilot program and sought input the Board regarding the program.

Public comment regarding this item was provided by Melissa Payne.

BUSINESS ITEMS

8. Resolution authorizing the financing of the Agency's multifamily housing program, the issuance of multifamily bonds, the Agency's multifamily bond indentures, credit facilities for multifamily purposes, and related financial agreements and contracts for services – Resolution No. 23-02

Presented by Erwin Tam

On a motion by Russell, the Board approved staff recommendation for **Resolution No. 23-02.** The votes were as follows:

AYES:	Avila Farias, Cabildo, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Prince, Russell, White, Williams
NOES:	None
ABSTENTIONS:	None
ABSENT:	Sotelo, Velasquez

9. Resolution authorizing the financing of the Agency's multifamily housing program from non-bond sources and related financial agreements and contracts for services – Resolution No. 23-03

Presented by Erwin Tam

On a motion by Russell, the Board approved staff recommendation for **Resolution No. 23-03**. The votes were as follows:

AYES:	Avila Farias, Cabildo, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Prince, Russell, White, Williams
NOES:	None
ABSTENTIONS:	None
ABSENT:	Sotelo, Velasquez

10. Resolution authorizing the Agency's single family bond indentures, the issuance of single family bonds, credit facilities for homeownership purposes, and related financial agreements and contracts for services – Resolution No. 23-04

Presented by Erwin Tam

On a motion by White, the Board approved staff recommendation for **Resolution No. 23-04**. The votes were as follows:

AYES:	Avila Farias, Cabildo, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Prince, Russell, White, Williams
NOES:	None
ABSTENTIONS:	None
ABSENT:	Sotelo, Velasquez

11. Resolution authorizing the Agency's single family non-bond financing mechanisms for homeownership purposes, and related financial agreements and contracts for services – Resolution No. 23-05

Presented by Erwin Tam

On a motion by Avila Farias, the Board approved staff recommendation for **Resolution No. 23-05**. The votes were as follows:

AYES:	Avila Farias, Cabildo, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Prince, Russell, White, Williams
NOES:	None
ABSTENTIONS:	None
ABSENT:	Sotelo, Velasquez

12. Resolution to approve applications to the California Debt Limit Allocation Committee for private activity bond allocations for the Agency's multifamily programs – Resolution No. 23-06

Presented by Erwin Tam

On a motion by White, the Board approved staff recommendation for **Resolution No. 23-06.** The votes were as follows:

AYES:	Avila Farias, Cervantes, Feigles (for Imbasciani), Fernandez (for Ma), Grant (for Castro Ramírez), Russell, White, Williams
NOES:	Prince
ABSTENTIONS:	Cabildo
ABSENT:	Sotelo, Velasquez

13. Informational reports

Chair Cervantes asked if there were any comments regarding the informational reports and member Russell commended Rebecca Franklin for her nimble work on the California Mortgage Relief program where she serves as President.

14. Other Board matters

Chair Cervantes asked if there were any other Board matters to be discussed and member Avila Farias asked for an Accessory Dwelling Unit program update at a future meeting.

15. Public comment

Chair Cervantes asked if there were any comments from the public and there were none.

16. Adjournment

As there was no further business to be conducted, Chair Cervantes adjourned the meeting at 3:11 pm.

BOARD OF DIRECTORS
OF THE CALIFORNIA HOUSING FINANCE AGENCY

RESOLUTION NO. 23-07

RESOLUTION AUTHORIZING EXTENSION OF AND ADDITIONAL FUNDING FOR THE NMS STATEWIDE HOUSING COUNSELING PROGRAM

WHEREAS, the Governor's 2020-2021 budget allocated $300 million to CalHFA from the National Mortgage Settlement fund for the purpose of providing housing counseling services by HUD-certified counselors to homeowners, former homeowners, or renters and to provide mortgage assistance to qualified California households, including mortgage assistance for owners of residential properties with one to four units,

WHEREAS, to date, the CalHFA Board of Directors has approved a total of ninety-one million five hundred thousand dollars ($91,500,000) of the NMS funds to be used for complimentary housing counseling for all Californians in need which has resulted in 57,086 California households receiving support from HUD-certified counselors,

WHEREAS, the NMS housing counseling program is scheduled to sunset in June of 2023,

WHEREAS, there is still great demand for housing counseling services for those at risk of or experiencing homelessness, those at risk of eviction or foreclosure, those who seek greater financial literacy, and those who aspire to purchase their first home,

WHEREAS, the Board of Directors of CalHFA recognizes the value in continuing to fund statewide housing counseling services,

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors (the "Board") of the California Housing Finance Agency as follows:

1. The Board of Directors authorizes staff to amend the existing Services Agreements with HUD Intermediaries.
2. The Board of Directors authorizes an additional allocation of up to fifty million dollars ($50,000,000.00) for the purpose of housing counseling, and to be used solely for housing counseling services through December 31, 2025.

SECRETARY'S CERTIFICATE

I, Claire Tauriainen, the undersigned, do hereby certify that I am the duly authorized Secretary of the Board of Directors of the California Housing Finance Agency, and hereby further certify that the foregoing is a full, true, and correct copy of Resolution No. 23-07 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 23rd day of May 2023, at which meeting all said directors had due notice, a quorum was present and that at said meeting said resolution was adopted by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

IN WITNESS WHEREOF, I have executed this certificate hereto this 23rd day of May 2023.

ATTEST: ___________________________________

CLAIRE TAURIAINEN
Secretary of the Board of Directors of the
California Housing Finance Agency

State of California

M E M O R A N D U M

To: CalHFA Board of Directors **Date:** May 23, 2023

From: Rebecca Franklin, Interim Chief Deputy Director
CALIFORNIA HOUSING FINANCE AGENCY

Subject: Proposed Strategic Plan for Fiscal Year 2023-26
and Operating Budget for 2023-24

EXECUTIVE SUMMARY

This item provides the CalHFA Board of Directors with the updated Strategic Plan for the Fiscal Years 2023-24 to 2025-26, with a focus on CalHFA's goals and objectives for the next three years as well as the key annual initiatives and production goals which are highlighted in this document in lieu of a separate Business Plan. The new Strategic Plan was formed in alignment with CalHFA'S vision and mission and aims to amplify the Agency's commitment and continuous efforts to serve the diverse communities of California.

FY 2023-26 STRATEGIC PLAN

The Strategic Plan provides a detailed account of CalHFA's goals, how they will be achieved and the three-year objectives that will be completed in service of those goals. Additionally, each goal's success is determined by a set of measures, through a framework that was newly developed by CalHFA's senior leadership team. The annual initiatives and production goals are designed to support the Strategic Plan objectives, and ensure continued relevance in the housing markets.

Inspired by the Agency's mission of ***investing in diverse communities with financing programs that help more Californians have a place to call home***, CalHFA developed the following four goals to focus its strategies and business decisions for the next year.

1. **Lending Impact** - Focus lending activities on broadening access to affordable housing opportunities for a diverse population.
2. **Financial Sustainability** - Leverage opportunities and create innovative products that ensure financial sustainability and continue to serve the affordable housing market.

3. **Trusted Advisor** - Affirm CalHFA as a trusted housing finance advisor that understands the needs of California's diverse communities.
4. **Operational Excellence** - Invest in continuous improvement and cultivate an inclusive and highly qualified workforce.

With these goals serving as a compass, the initiatives were formulated through a comprehensive analysis of the Agency's current and future needs to broaden CalHFA's business and operation. For Fiscal Year 2023-24, CalHFA is focusing on broadening its program strategies to further its reach to the diverse population of California, pursuing to expand its business lines, deepening strategic partnerships, and increasing operational efficiency.

Once the Strategic Plan goals, objectives, and initiatives were solidified in CalHFA's business planning sessions, the Agency developed a budget that supports the achievement of the goals.

ATTACHMENTS

6-A FY 2023-24 to 2025-26 Proposed Strategic Plan and FY 2023-24 Proposed Operating Revenues and Budget

1. CalHFA Operating Budget
2. Summary of Personnel and Division Budgets
3. 2245 CA Housing Finance Agency – Position/Salary Detail
4. Out of State Travel
5. Schedule of Contracts

CalHFA

CALIFORNIA HOUSING FINANCE AGENCY

STRATEGIC **PLAN**

FISCAL YEARS 2023-24 TO 2025-26

FY 2023–24 Operating Revenues & Budget

Introduction

Greetings,

It is my pleasure to present the California Housing Finance Agency's (CalHFA) first three year Strategic Plan.

This is my ninth year in a leadership position at CalHFA, seven as a member of the Board of Directors before being appointed Executive Director by Governor Gavin Newsom in 2021, and I have always been pleased with the organization's culture of thoughtful and creative planning. I believe it has led CalHFA to successful outcomes in support of its mission to invest in diverse communities with financing programs that help more Californians have a place to call home, while maintaining fiscal prudence.

The 2023-26 Strategic Plan that is detailed on the following pages is meant to build on that success by providing overarching three-year goals and a blueprint to reach those goals through a progression of single-year initiatives and multiyear objectives.

My vision for this organization is to be a model affordable housing organization in the State of California and the most respected housing finance agency in the United States. While these are lofty goals, this Strategic Plan lays out a detailed roadmap to get there with trackable metrics along the way.

Sincerely,

TIENA JOHNSON HALL

Executive Director

California Housing Finance Agency

Guiding Principles

MISSION

Investing in diverse communities with financing programs that help more Californians have a place to call home.

VISION

All Californians living in homes they can afford.

GOAL 1

Lending Impact

Focus lending activities on broadening access to affordable housing opportunities for California's diverse population.

Measures

1. Increase Single Family first mortgage dollar lending volume and number of loans 5% by 2026.
2. Increase Multifamily dollar lending volume, unit production, and conduit issuer volume 5% by 2026.

OBJECTIVE 1

Maintain culturally competent outreach to Californians ensuring broad access across racial, ethnic, gender, geographic, and affordability demographics.

FY 2023–24 INITIATIVES

1. Update Tribal Consultation Policy and review existing products and outreach, in coordination with tribes.
2. Continue to implement Affirmatively Furthering Fair Housing programmatic changes.
3. Evaluate new opportunities to engage and reach underserved communities.
4. Explore data collection methodologies to collect relevant demographic, geography, and affordability data to support program needs and advance equity.

OBJECTIVE 2

Expand Single Family program opportunities.

FY 2023–24 INITIATIVES

1. Research and implement 2-unit, owner-occupied property eligibility for all programs.
2. Evaluate opportunities to increase first mortgage lending by completing studies to identify total addressable market and competitiveness of CalHFA's program terms compared to competitors in each market segment.
3. Implement one-time federal and state funded housing programs.

Single Family Production Goals for Fiscal Year 2023–24

Finance $2.2 billion in single family lending, serving 5,660 homebuyers	Volume	Fee Income	Homeowners
First mortgage securitization	$2,148,500,000	$18,799,375	5,660
Zero Interest Program (ZIP) closing cost assistance	$2,200,000	-	-
MyHome down payment assistance	$78,200,000	$3,910,000	-
	$2,228,900,000	**$22,709,375**	**5,660**

OBJECTIVE 3

Build the Multifamily portfolio through preservation of existing projects and expansion of new lending and subsidy opportunities.

FY 2023–24 INITIATIVES

1. Explore a preservation product to support our portfolio and provide new opportunities for the market.
2. Maximize deployment of recycled bonds to increase the production of affordable multifamily housing in California.

Multifamily Production Goals for Fiscal Year 2023–24

Finance $2.1 billion in multifamily lending, investing in 4,458 units	Volume	Fee Income	Units
Conduit Issuance	$1,269,901,116	$3,269,594	1,668
Conduit Issuance (Recycled Bonds)	$329,395,335	$412,500	750
Permanent Loan Conversions	$121,411,000	$319,075	-
Permanent Loan Commitments	$252,000,000	-	-
Mixed-Income Program (MIP) Subsidy Loan Commitments	$50,000,000	$2,929,224	2,040
Mixed-Income Program (MIP) Subsidy Loan Conversions	$102,790,968	$2,239,082	-
	$2,125,498,419	**$9,169,475**	**4,458**

GOAL 2

Financial Sustainability

Leverage opportunities and create innovative products that ensure CalHFA's financial sustainability and continued ability to serve the affordable housing market.

Measures

1. Maintain risk-adjusted rate of return on restricted assets.
2. Identify and implement new revenue generating strategies.
3. Grow the Agency's balance sheet, increasing total assets by 5% by 2026.
4. Maintain financial liquidity with a minimum of 20% of net assets as short-term investments.

OBJECTIVE 1

Evaluate and establish new revenue generating business lines with targeted rates of return.

FY 2023–24 INITIATIVES

1. Explore opportunities to build, finance, operate and maintain affordable multifamily housing in California in partnership with local public agencies.
2. Establish third delivery method for Multifamily lending through Fannie Mae and Federal Home Loan Mortgage corporations.

OBJECTIVE 2

Grow the Agency's balance sheet, preserve liquidity, and fund operating and financial risk reserves.

FY 2023–24 INITIATIVES

1. Issue Broker-dealer Request for Quote (RFQ) and Letter of Credit / Direct Loan RFQ for liquidity needs.
2. Evaluate current funding levels for reserve funds including hedge reserve fund and emergency reserve account.
3. Evaluate funding additional reserves for economic uncertainty.

OBJECTIVE 3

Achieve and maintain CalHFA Issuer Ratings of "Aa2" rating from Moody's Investors Service and "AA" rating from S&P Global Ratings.

FY 2023–24 INITIATIVES

1. Achieve upgrade from Moody's by addressing termination of outstanding orphan swap portfolio, profitability margins, and loan losses.
2. Monitor and maintain key financial metrics including:
    - Return on total assets
    - Net interest margin
    - Equity to assets ratio
3. Conduct annual review for fees and pricing for all Single Family and Multifamily programs to ensure that each program is financially sustainable and meets net revenue targets.

GOAL 3

Trusted Advisor

Affirm CalHFA as a trusted housing finance advisor that understands the needs of California's diverse communities.

Measures

1. Increase public presence and publications 10% by 2026.
2. Partner, fund, and/or participate in housing finance data analytics reports.
3. Receive industry recognition and/or awards for CalHFA specific programs.

OBJECTIVE 1

Increase our understanding of community needs and systemic biases within our housing finance ecosystems.

FY 2023–24 INITIATIVES

1. Hire Director of Business Development and Stakeholder Relations.
2. Increase relationships and continuum of engagement with community leaders and Community Based Organizations (CBO) especially from communities that have been historically disadvantaged and underserved.

OBJECTIVE 2

Increase activities and partnerships to strengthen trust with external partners and general public.

FY 2023–24 INITIATIVES

1. Promote best practices and successes from CalHFA programs and across the affordable housing industries.
2. Enhance partnerships and participation in academic, non-profit and industry groups.
3. Work collaboratively with other State Housing Agencies to create and implement a MOU that will address how each agency can align and compliment compliance functions.
4. Identify risks associated with agency activities in compliance with the State Leadership Accountability Act (SLAA) report.

GOAL 4

Operational Excellence

Invest in continuous improvement and cultivate an inclusive and highly qualified workforce.

Measures

1. Implement informed decision-making tools and processes.
2. Increase CalHFA's Great Place to Work certification score 5% by 2026.
3. Fill 80% of all key positions.

OBJECTIVE 1

Embed diversity, equity, accessibility, and inclusion practices.

FY 2023–24 INITIATIVES

1. Develop and deploy diversity and inclusion education for all staff.
2. Establish and maintain multiple channels for employees to share and receive feedback that supports a healthy feedback culture.
3. Evaluate internal compliance with Americans with Disabilities Act guidelines and continuously monitor for needed improvements.

OBJECTIVE 2

Attract highly qualified talent.

FY 2023–24 INITIATIVES

1. Develop Career Development Plans.
2. Establish budget/benchmark (such as General Salary Increase) through salary surveys for salary ranges.

OBJECTIVE 3

Retain highly qualified talent.

FY 2023–24 INITIATIVES

1. Refresh Succession Planning and Workforce Plan.
2. Research and implement key drivers of employee engagement.

OBJECTIVE 4

Innovate and streamline business processes to increase operational efficiency and service delivery.

FY 2023–24 INITIATIVES

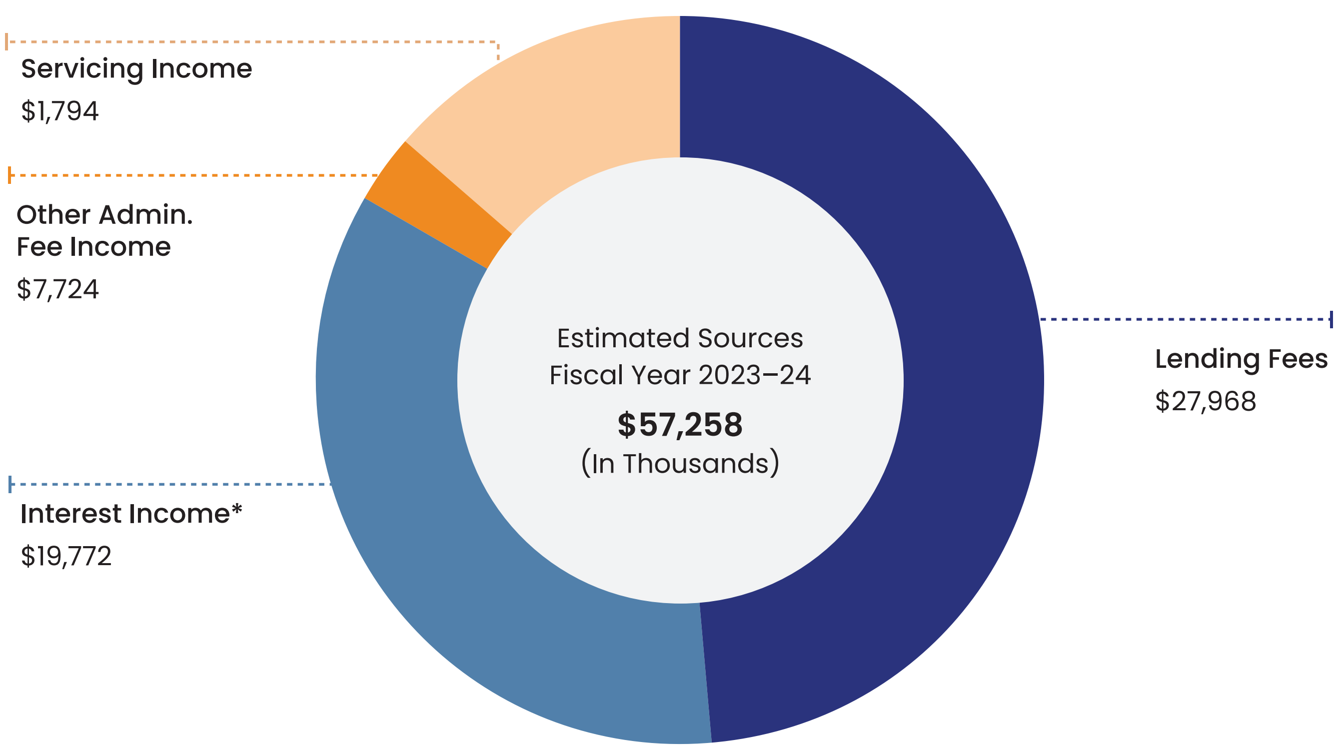
1. Research, develop and implement various automated and/or streamlined processes.
2. Develop enterprise data governance and reporting.
3. Evaluate and enhance lending and servicing platforms (Single Family & Multifamily).
4. Research and implement Single Family technology solutions and security enhancement .
5. Enhance Senior Loan Committee and Multifamily lending approval process.
6. Integrate Project Management Office in strategic business decisions and establish a standardized cost-benefit analysis methodology.

FY 2023–24 Operating Revenues & Budget

OPERATING REVENUES

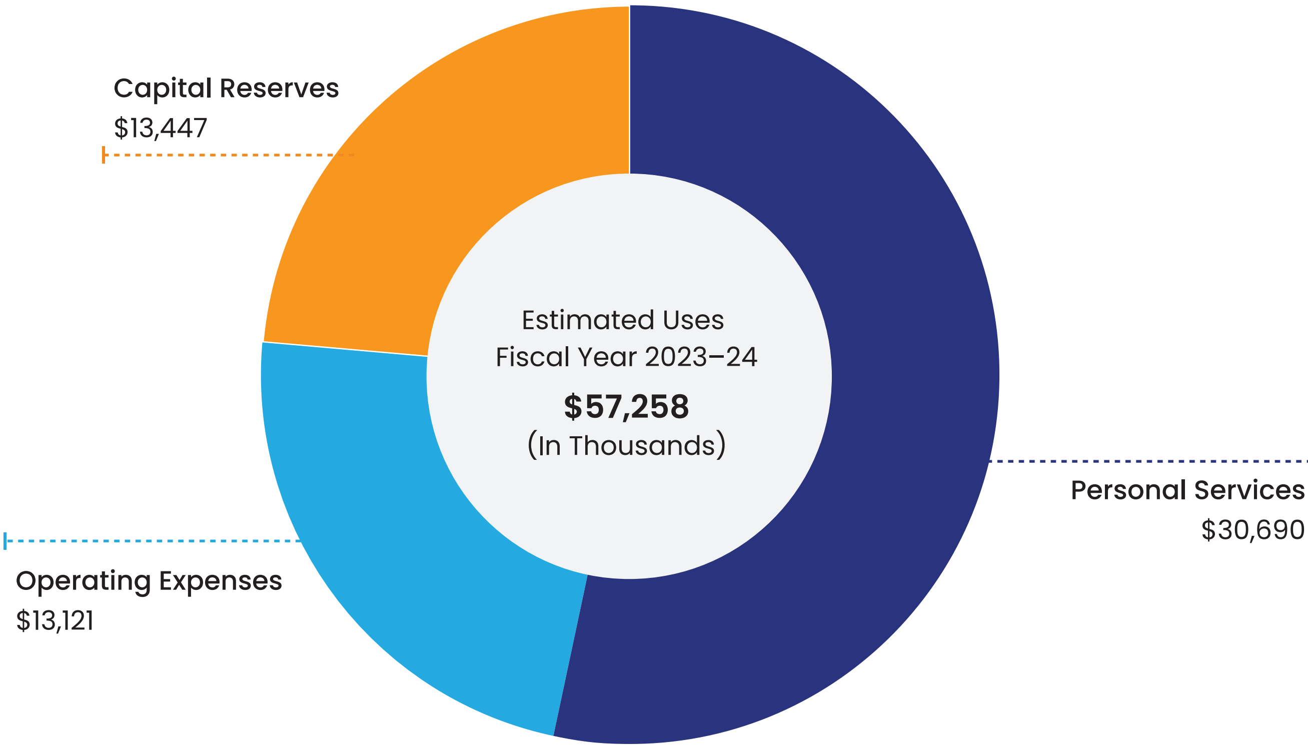
CALIFORNIA HOUSING FINANCE AGENCY
FISCAL YEAR 2023–24 REVENUE BUDGET
(IN THOUSANDS)

Single Family Lending		Multifamily Lending	
Lending Fees	$18,799	Lending Fees	$9,169
Interest Income*	6,970	Interest Income	12,802
Servicing Income	485	Servicing Income	1,309
Other Admin. Fee Income	3,910	Other Admin. Fee Income	3,814
TOTAL	**$30,164**	**TOTAL**	**$27,094**
		TOTAL EST. REVENUES	**$57,258**



* *Includes investment income.*

OPERATING BUDGET



The Agency proposes an operating budget of $43.8 million, representing the appropriations required to support the operational initiatives for the fiscal year 2023-24. The proposed budget reflects an increase in appropriations compared with the prior year. This increase is attributable to the general increase in salaries and benefits for employees as well as funding existing vacant positions to build our team for current and future programs. The CalHFA Board and Leadership have made operational efficiency a top priority.

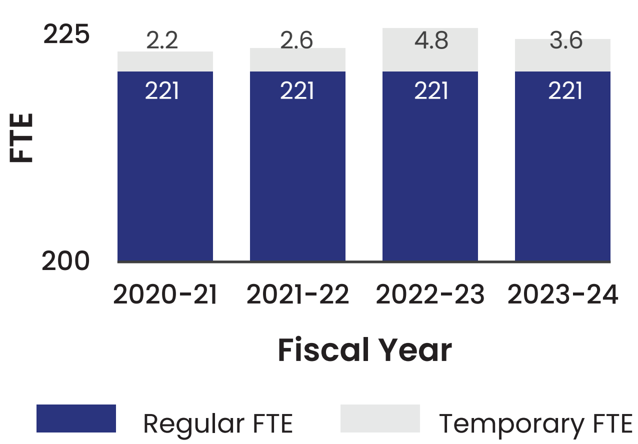
In alignment with the multi-year strategic plan, the 2023-24 operating budget seeks to deliver impactful results that also maintain CalHFA's financial sustainability.

As a self-funded State agency, CalHFA's management philosophy remains centered in accountability and efficiency. The Agency's business lines continue to effectively deliver our lending products throughout California. The agency's other operational divisions provide essential support to achieve CalHFA's mission.

Overall this 2023–24 budget provides CalHFA with the flexibility to address the current uncertainty in the affordable housing and financial markets.

CALIFORNIA HOUSING FINANCE AGENCY FISCAL YEAR 2023–24 OPERATING BUDGET (IN THOUSANDS)	Adopted Budget 2020–21	Adopted Budget 2021–22	Adopted Budget 2022–23	Proposed Budget 2023–24	Variance FY 22/23 to FY 23/24	
OPERATING EXPENSES						
Salaries and Benefits	$25,565	$25,601	$27,794	$30,364	$2,570	8%
Temp Services/Other	177	198	392	326	(66)	-20%
Personal Services	**$25,742**	**$25,799**	**$28,186**	**$30,690**	**$2,504**	**8%**
General Expense	$745	$951	$903	$722	$(181)	-25%
Communications	429	384	419	480	61	13%
Travel	498	363	456	528	72	14%
Training	256	242	223	251	28	11%
Facilities Operation	2,868	2,894	2,941	2,609	(332)	-13%
Consulting & Professional Services	5,634	4,311	4,584	4,358	(226)	-5%
Central Administrative Services	1,860	2,083	2,024	2,008	(16)	-1%
Information Technology	1,485	1,750	2,089	1,799	(290)	-16%
Equipment	170	220	155	366	211	58%
Operating Expenses	**$13,945**	**$13,199**	**$13,794**	**$13,121**	**$(673)**	**-5%**
TOTALS	**$39,687**	**$38,998**	**$41,980**	**$43,811**	**1,831**	**4%**

STAFFING



For the fiscal year 2023-24, the Agency proposes that authorized full-time equivalent positions of 224.6 FTEs (221 permanent positions and 3.6 temporary positions) represent a decrease of 1.2 FTEs in temporary positions.

CalHFA

CALIFORNIA HOUSING FINANCE AGENCY

500 Capitol Mall, Suite 1400

Sacramento, CA 95814

916.326.8000

www.CalHFA.ca.gov

BOARD OF DIRECTORS
OF THE CALIFORNIA HOUSING FINANCE AGENCY

RESOLUTION NO. 23-08

RESOLUTION AUTHORIZING THE AGENCY STRATEGIC PLAN
FOR FISCAL YEARS 2023-2026

WHEREAS, pursuant to the Zenovich-Moscone-Chacon Housing and Home Finance Act ("Act"), the California Housing Finance Agency ("Agency") has the authority to engage in activities to reduce the cost of mortgage financing for home purchase and rental housing development, including the issuance of bonds;

WHEREAS, the Agency's statutory objectives include, among others, increasing the range of housing choices for California residents, meeting the housing needs of persons and families of low or moderate income, maximizing the impact of financing activities on employment and local economic activity, and implementing the objectives of the California Statewide Housing Plan;

WHEREAS, California is experiencing market volatility spurred by inflation, macroeconomic disruption, rising interest rates, and a dearth of affordable housing supply,

WHEREAS, the Agency must responsibly manage real estate related risk and liquidity for operating expenses and financial obligations;

WHEREAS, the Agency has presented to the Board of Directors a Strategic Plan, for fiscal years 2023-20264, with its goals, objectives and measures of success designed to assist the Agency in meeting its financial obligations, its statutory objectives, and support the housing needs of the people of California. This strategic, longer-term road map was formed in alignment with CalHFA's vision and mission, to articulate the Agency's commitment and continuous efforts to serve the diverse communities of California, and to continue as a leading affordable housing lender providing bond financing and mortgage financing well into the future;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Agency as follows:

1. The 2023/24 – 2025/26 Strategic Plan, as presented by the written presentation attached hereto and made a part hereof, and any additional presentations made at the meeting, is hereby fully endorsed and adopted.

2. In implementing the Strategic Plan, the Agency shall strive to satisfy all the capital adequacy, liquidity reserve, credit and other reserve and any other requirements necessary to maintain the Agency's general obligation credit ratings and the current credit ratings on its debt obligations, to comply with the requirements of the Agency's providers of credit enhancement, liquidity, and interest rate swaps and to satisfy any other requirements of the Agency's bond and insurance programs.

3. The Strategic Plan is necessarily based on various economic, fiscal and legal assumptions. Therefore, for the Agency to respond to changing circumstances, and subject to the provisions of Resolution 11-06, the Executive Director shall have the authority to adjust both the Agency's day-to-day activities to reflect actual economic, fiscal and legal circumstances, and budget appropriations among cost categories to attain goals and objectives consistent with the intent of the Strategic Plan.

Attachment

SECRETARY'S CERTIFICATE

I, Claire Tauriainen, the undersigned, do hereby certify that I am the duly authorized Secretary of the Board of Directors of the California Housing Finance Agency, and hereby further certify that the foregoing is a full, true, and correct copy of Resolution No. 23-08 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 23rd day of May, 2023, at which meeting all said directors had due notice, a quorum was present and that at said meeting said resolution was adopted by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

IN WITNESS WHEREOF, I have executed this certificate hereto this 23rd day of May 2023.

ATTEST: ____________________________________

Claire Tauriainen
Secretary of the Board of Directors of the
California Housing Finance Agency

BOARD OF DIRECTORS
OF THE CALIFORNIA HOUSING FINANCE AGENCY

RESOLUTION NO. 23-09

RESOLUTION AUTHORIZING THE AGENCY BUSINESS PLAN
FOR FISCAL YEAR 2023/2024

WHEREAS, pursuant to the Zenovich-Moscone-Chacon Housing and Home Finance Act ("Act"), the California Housing Finance Agency ("Agency") has the authority to engage in activities to reduce the cost of mortgage financing for home purchase and rental housing development, including the issuance of bonds;

WHEREAS, the Agency's statutory objectives include, among others, increasing the range of housing choices for California residents, meeting the housing needs of persons and families of low or moderate income, maximizing the impact of financing activities on employment and local economic activity, and implementing the objectives of the California Statewide Housing Plan;

WHEREAS, California is experiencing market volatility spurred by inflation, macroeconomic disruption, rising interest rates, and a dearth of affordable housing supply,

WHEREAS, the Agency must responsibly manage real estate related risk and liquidity for operating expenses and financial obligations;

WHEREAS, the Agency has presented to the Board of Directors a Business Plan, for fiscal year 2023/24, with its goals, key strategies and action items designed to assist the Agency in meeting its financial obligations, its statutory objectives, support the housing needs of the people of California and to provide the Agency with the necessary road map to navigate the current macroeconomic capital market challenges and continue as a leading affordable housing lender providing bond financing and mortgage financing well into the future;

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Agency as follows:

1. The 2023/24 Business Plan, as presented by the written presentation attached hereto and made a part hereof, and any additional presentations made at the meeting, is hereby fully endorsed and adopted.

2. In implementing the Business Plan, the Agency shall strive to satisfy all the capital adequacy, liquidity reserve, credit and other reserve and any other requirements necessary to maintain the Agency's general obligation credit ratings and the current credit ratings on its debt obligations, to comply with the requirements of the Agency's providers of credit enhancement, liquidity, and interest rate swaps and to satisfy any other requirements of the Agency's bond and insurance programs.

3. The updated Business Plan is necessarily based on various economic, fiscal and legal assumptions. Therefore, for the Agency to respond to changing circumstances, and subject to the provisions of Resolution 11-06, the Executive Director shall have the authority to adjust both the Agency's day-to-day activities to reflect actual economic, fiscal and legal circumstances, and budget appropriations among cost categories to attain goals and objectives consistent with the intent of the updated Business Plan.

Attachment

SECRETARY'S CERTIFICATE

I, Claire Tauriainen, the undersigned, do hereby certify that I am the duly authorized Secretary of the Board of Directors of the California Housing Finance Agency, and hereby further certify that the foregoing is a full, true, and correct copy of Resolution No. 23-09 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 23rd day of May, 2023, at which meeting all said directors had due notice, a quorum was present and that at said meeting said resolution was adopted by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

IN WITNESS WHEREOF, I have executed this certificate hereto this 23rd day of May 2023.

ATTEST: ___________________________________

Claire Tauriainen
Secretary of the Board of Directors of the
California Housing Finance Agency

May 4, 2023

CALIFORNIA HOUSING FINANCE AGENCY
2023-24
CALHFA FUND OPERATING BUDGET
(IN THOUSANDS)

EXPENDITURE ITEM	Adopted Budget 2021-22	Actual 2021-22	Adopted Budget 2022-23	Projected Actual 2022-23	Proposed Budget 2023-24
PERSONAL SERVICES					
Salaries and Wages	$19,659	$14,856	$20,722	$16,250	$21,506
Benefits	9,154	10,580	9,810	9,000	10,561
Estimated Savings (Vacancies)	(3,212)	0	(2,738)	0	(1,703)
Anticipated Salaries and Wages and Benefits	25,601	25,436	27,794	25,250	30,364
Temporary Help	166	270	334	200	247
Students/Retired Annuitants	166	270	334	200	247
Contract	0	0	0	0	0
Overtime	32	31	58	0	79
TOTALS, Personal Services	$25,799	$25,737	$28,186	$25,450	$30,690
OPERATING EXPENSES AND EQUIPMENT					
General Expense	951	732	903	650	722
Communications	384	281	419	300	480
Travel	363	153	456	240	528
Training	242	146	223	75	251
Facilities Operation	2,894	2,801	2,941	2,941	2,609
Consulting & Professional Services	4,311	2,810	4,584	2,225	4,358
Central Admin. Serv.*	2,083	2,049	2,024	2,024	2,008
Information Technology	1,750	1,751	2,089	1,750	1,799
Equipment	220	67	155	25	366
TOTALS, Operating Expenses and Equipment	$13,198	$10,790	$13,794	$10,230	$13,121
TOTALS, EXPENDITURES	**$38,998**	**$36,527**	**$41,980**	**$35,680**	**$43,811**

*Represents CalHFA's allocated share of the State's central administrative costs.

May 4, 2023

CALIFORNIA HOUSING FINANCE AGENCY
2023-24

SUMMARY
PERSONNEL YEARS AND DIVISION BUDGETS

	PERSONNEL YEARS			DIVISION BUDGET AMOUNTS		
DIVISION	Actual 2021-22	Adopted Budget 2022-23	Proposed Budget 2023-24	Actual 2021-22	Adopted Budget 2022-23	Proposed Budget 2023-24
BOARD MEMBERS	0.0	0.0	0.0	$30,897	$94,700	$115,200
EXECUTIVE OFFICE	7.2	9.0	8.0	$1,808,310	$2,225,823	$2,405,894
ERM & C	0.0	5.0	6.0	$0	$867,945	$1,230,628
ADMINISTRATION	14.9	19.0	19.0	$2,441,919	$3,163,290	$3,012,136
FINANCING	5.6	10.0	11.0	$1,045,470	$1,372,011	$1,923,686
FISCAL SERVICES	26.9	32.0	32.0	$4,646,160	$4,996,404	$5,393,187
GENERAL COUNSEL	11.9	15.0	15.0	$2,725,272	$3,432,487	$3,706,429
MARKETING	7.8	9.0	9.0	$1,965,649	$2,567,067	$2,315,753
I.T.	20.3	24.0	31.0	$6,646,053	$7,261,260	$8,097,305
SINGLE FAMILY LENDING	41.9	51.0	44.0	$7,403,086	$7,904,511	$7,521,921
MULTIFAMILY / ASSET MGMT	14.2	24.0	46.0	$5,934,943	$7,131,976	$7,831,734
ASSET MANAGEMENT	18.7	23.0	0.0	$0	$0	$0
INDIRECT COST POOL/TEMPS	3.4	4.8	3.6	$1,879,421	$2,009,450	$1,959,355
TOTAL PYS AND BUDGET AMOUNTS	172.8	225.8	224.6	$36,527,180	$41,980,267	$ 43,810,551

2240 CALIFORNIA HOUSING FINANCE AGENCY

ORGANIZATIONAL UNIT	POSITIONS			EXPENDITURES		
	Filled	Authorized	Proposed	Actual	Budgeted	Proposed
Classification	2021-22	2022-23	2023-24	2021-22 (Salary Range)	2022-23	2023-24
California Housing Finance Agency - Operations						
Executive Office						
Executive Office:						
Board Members	-	-	-	$100/day	$8,000	$8,000
Executive Director	0.8	1.0	1.0	14,333-21,500	250,200	262,710
Chief Deputy Director	1.0	1.0	1.0	12,667-19,000	228,000	239,400
Director of Bus Dev & Stakeholder Relations	0.8	1.0	1.0	8,333-12,501	134,400	141,120
Staff Services Manager I	-	1.0	-	6,403-7,954	78,757	-
Associate Govtl Prog Analyst	1.0	1.0	1.0	5,383-6,739	82,761	87,028
Enterprise Risk Management:						
Director of Enterprise Risk Mgt & Compliance	1.0	-	-	10,667-16,000	-	-
Staff Services Manager I	0.8	-	-	6,403-7,954	-	-
Associate Govtl Prog Analyst	0.8	-	-	5,383-6,739	-	-
Legislative Office:						
Director of Legislation	1.0	1.0	1.0	8,333-12,500	150,000	157,500
Staff Services Manager I	-	1.0	1.0	6,403-7,954	78,757	82,694
Information Officer I (Spec)	-	1.0	1.0	5,383-6,739	66,912	68,544
Research Data Analyst I	-	1.0	1.0	3,800-5,885	46,740	49,077
Totals, Executive Office	7.2	9.0	8.0	$995,024	$1,069,787	$1,088,073
Enterprise Risk Management:						
Director of Enterprise Risk Mgt & Compliance	-	1.0	1.0	10,667-16,000	147,552	147,552
Information Technology Supervisor II	-	1.0	1.0	7,593-10,174	84,956	108,032
Staff Services Manager I	-	1.0	1.0	6,403-7,954	95,235	105,000
Information Technology Specialist I	-	-	1.0	5,815-9,408	-	75,096
Associate Govtl Prog Analyst	-	1.0	1.0	5,383-6,739	69,700	76,834
Information Technology Associate	-	1.0	1.0	4,406-7,096	54,194	97,663
Totals, Executive Office	-	5.0	6.0	$0	$451,637	$610,177
Administrative Division						
Director of Administration, C.E.A. A	1.0	1.0	1.0	7,781-18,310	137,551	144,434
HR/Contracts						
Staff Services Mgr II	-	-	-	7,781-8,838	-	-
Staff Services Mgr I	0.9	1.0	1.0	6,403-7,954	93,764	103,377
Associate Govtl Prog Analyst	-	1.0	-	5,383-6,739	63,736	-
Staff Services Analyst	1.0	-	1.0	3,448-5,604	-	43,445
Business Services:						
Staff Services Mgr I	1.0	1.0	1.0	6,403-7,954	97,834	82,694
Assoc Govtl Prog Analyst	2.0	3.0	2.0	5,383-6,739	231,990	174,056
Business Service Assistant-Spec	2.0	2.0	2.0	3,054-4,672	114,931	98,822
Central Scan Facility:						
Office Tech-G	2.0	-	-	3,227-4,044	-	-
Business Service Assistant-Spec	-	2.0	2.0	3,054-4,672	91,903	98,894
Mgt Services Techn	1.0	1.0	1.0	3,054-4,320	53,136	39,438
Office Asst-G	-	1.0	1.0	2,718-3,740	33,431	35,104
Human Resources:						
Staff Services Mgr II	1.0	1.0	1.0	7,781-8,838	108,707	114,143
Staff Services Mgr I	1.0	2.0	2.0	6,403-7,954	173,519	196,760
Assoc Govtl Prog Analyst	2.0	1.0	2.0	5,383-6,739	71,547	148,408
Assoc Pers Analyst	-	1.0	1.0	5,383-6,739	66,211	45,370
Staff Services Analyst	-	1.0	1.0	3,448-5,604	42,410	43,445
Totals, Administrative Division	14.9	19.0	19.0	$1,043,011	$1,380,671	$1,368,391

Classification	Filled 2021-22	Authorized 2022-23	Proposed 2023-24	Actual 2021-22 (Salary Range)	Budgeted 2022-23	Proposed 2023-24
Financing Division						
Director	0.8	1.0	1.0	11,667-17,500	182,967	187,429
Risk Manager	0.8	1.0	1.0	9,333-14,000	133,258	141,473
Financing Ofcr	1.0	3.0	3.0	7,705-9,595	305,753	327,149
Credit Officer, C.E.A. A	-	-	1.0	7,781-18,310	-	119,335
Research Data Analyst II	0.8	3.0	3.0	5,652-7,079	208,874	231,606
Research Data Analyst I	2.2	1.0	-	3,800-5,885	46,740	-
Staff Services Analyst	-	-	2.0	3,448-5,604	-	103,421
Office Techn-Typing	-	1.0	-	3,287-4,114	39,692	-
Totals, Financing Division	5.6	10.0	11.0	$543,249	$917,285	$1,110,413
Fiscal Services Division						
Comptroller, C.E.A. B	0.5	1.0	1.0	10,360-12,341	95,706	154,741
Deputy Comptroller, C.E.A. A	0.9	1.0	1.0	7,781-18,310	137,084	119,335
Financial Reporting & Bond Administration:						
Financial Acct II	-	-	-	7,730-9,606	-	-
Financial Acct I	0.1	1.0	1.0	6,722-8,350	95,597	100,372
Acctg Administrator I-Spec	2.9	4.0	4.0	5,913-7,402	364,940	393,967
Assoc Acctg Analyst	3.0	1.0	1.0	5,652-7,079	87,072	91,426
Fiscal Systems:						
Financial Acct II	0.8	1.0	1.0	7,730-9,606	117,478	129,229
Sr Adm Analyst-Acctg Sys	0.2	-	-	7,028-8,732	-	-
Financial Acct I	-	-	-	6,722-8,350	-	-
Assoc Adm Analyst-Acctg Sys	0.8	1.0	-	5,652-7,079	69,520	-
Information Technology Associate	0.2	2.0	2.0	4,406-7,096	141,266	141,044
Single Family:						
Acctg Administrator I - Supvr	1.0	1.0	1.0	6,403-7,954	93,777	98,462
Sr Acctg Officer-Spec	2.0	3.0	2.0	5,383-6,739	233,242	174,056
Acctg Officer-Spec	3.0	3.0	3.0	4,701-5,885	213,713	224,393
Acct. Trainee	-	-	1.0	3,966-4,729	-	51,219
Multifamily:						
Acctg Administrator I-Supvr	0.2	1.0	1.0	6,403-7,954	95,596	100,372
Acctg Administrator I-Spec	1.8	2.0	1.0	5,913-7,402	163,775	95,596
Assoc Acctg Analyst	1.0	2.0	2.0	5,652-7,079	169,961	183,943
Sr Acctg Officer-Spec	1.0	1.0	2.0	5,383-6,739	76,005	150,328
Acctg Officer-Spec	2.5	2.0	1.0	4,701-5,885	130,208	76,003
Acct. Trainee	-	-	2.0	3,966-4,729	-	96,579
Operating/Budgets/Insurance:						
Acctg Administrator II	1.0	1.0	1.0	7,028-8,732	107,404	112,770
Acctg Administrator I-Spec	-	1.0	1.0	5,913-7,402	87,034	92,898
Sr Acctg Officer-Spec	1.0	1.0	1.0	5,383-6,739	69,516	75,464
Associate Govtl Prog Analyst	1.0	1.0	1.0	5,383-6,739	78,889	86,973
Acctg Officer-Spec	2.0	1.0	-	4,701-5,885	62,990	-
Acct Trainee	-	-	1.0	3,966-4,729	-	52,286
Totals, Fiscal Services	26.9	32.0	32.0	$2,256,576	$2,690,769	$2,801,455
General Counsel Division						
Asst Chief Counsel	1.0	1.0	1.0	13,337-15,600	191,880	201,474
General Counsel	1.0	1.0	1.0	11,667-17,500	210,000	220,500
Single Family:						
Attorney IV	0.8	-	-	10,875-13,963		-
Attorney III	-	1.0	-	9,976-12,798	131,526	-
Attorney I	1.2	2.0	2.0	5,989-9,008	147,329	183,395
Housing Finance Spec	0.5	1.0	1.0	5,913-7,402	72,730	76,369
Assoc Govtl Prog Analyst	1.0	1.0	1.0	5,383-6,739	82,890	70,278
Legal Analyst	1.0	1.0	-	4,701-5,885	63,495	-
Staff Services Analyst	-	-	1.0	3,448-5,604	-	59,254

Classification	Filled 2021-22	Authorized 2022-23	Proposed 2023-24	Actual 2021-22 (Salary Range)	Budgeted 2022-23	Proposed 2023-24
Multifamily/Asset Management:						
Attorney IV	1.0	1.0	1.0	10,875-13,963	182,741	191,873
Attorney III	-	1.0	1.0	9,976-12,798	120,704	135,277
Attorney I	1.0	1.0	2.0	5,989-9,008	73,665	182,509
Housing Finance Spec	1.0	1.0	1.0	5,913-7,402	91,045	95,596
Assoc Govtl Prog Analyst	0.7	1.0	1.0	5,383-6,739	71,527	78,853
Staff Services Analyst	1.7	2.0	2.0	3,448-5,604	118,786	130,957
Totals, General Counsel Division	11.9	15.0	15.0	$1,285,710	$1,558,318	$1,626,335
Marketing Division						
C.E.A. A	1.0	1.0	1.0	7,781-18,310	137,551	144,434
Information Officer II	3.0	3.0	3.0	6,695-8,319	292,987	315,072
Information Technology Specialist I	1.0	1.0	1.0	5,815-9,408	105,411	121,502
Graphic Designer III	-	-	1.0	5,611-7,025	-	82,430
Information Officer I (Spec)		1.0	-	5,383-6,739	66,211	-
Associate Govtl Prog Analyst	0.4	1.0	2.0	5,383-6,739	66,394	147,167
Information Technology Associate	1.0	1.0	-	4,406-7,906	92,067	-
Information Technology Technician	-	-	1.0	3,691-5,903	-	48,262
Staff Services Analyst	1.4	1.0	-	3,448-5,604	57,466	-
Totals, Marketing Division	7.8	9.0	9.0	$564,925	$818,086	$858,866
Information Technology Division						
C.E.A. B	-	-	1.0	10,360-12,341	-	149,587
Information Technology Manager II	1.0	1.0		10,167-12,359	135,679	
Chief Information Officer	1.0	1.0	1.0	9,333-14,000	154,082	165,728
Information Security & Exchange:						
Information Technology Manager I	0.8	1.0	1.0	8,381-11,231	132,392	138,348
Information Technology Specialist II	0.2	-	2.0	7,700-10,318	-	198,904
Information Technology Specialist I	-	1.0	2.0	5,815-9,408	83,108	166,000
Information Technology Associate	1.0	1.0	1.0	4,406-7,906	54,194	56,902
Information Technology Technician	-	-		3,691-5,903	-	-
Application Systems Development & Support:						
Information Technology Manager I	1.0	1.0	1.0	8,381-11,231	138,141	145,051
Information Technology Specialist II	1.0	2.0	4.0	7,700-10,318	222,121	469,560
Information Technology Specialist I	4.0	3.0	2.0	5,815-9,408	317,934	196,598
Information Technology Technician	-	1.0	1.0	3,691-5,903	45,399	48,857
Project Mgmt, Procurement & Budgets:						
Information Technology Manager I	-	1.0	-	8,381-11,231	97,827	-
Information Technology Supervisor II	-	-	1.0	7,593-10,174	-	99,452
Information Technology Specialist I	1.0	-	1.0	5,815-9,408	-	121,502
Information Technology Associate	1.0	1.0	3.0	4,406-7,906	102,538	179,680
Information Technology Technician	-	-	1.0	3,691-5,903	-	47,666
Technical Support Services:						
Information Technology Manager I	1.0	1.0	1.0	8,381-11,231	110,045	56,902
Information Technology Specialist II	1.3	3.0	4.0	7,700-10,318	337,420	424,787
Information Technology Specialist I	4.0	3.0	4.0	5,815-9,408	305,643	326,153
Information Technology Associate	-	-	-	4,406-7,906	-	
Information Technology Technician	2.0	3.0	-	3,691-5,903	159,482	
Totals, CalHFA Info Tech Div	20.3	24.0	31.0	$1,901,315	$2,396,007	$2,991,675
Temporary Help	3.6	3.2	2.9	$245,470	223,000	197,000
Overtime	-	-	-	$8	15,000	25,000
Totals, CalHFA Operations	98.2	126.2	133.9	8,835,288	11,528,560	12,685,384

Classification	Filled 2021-22	Authorized 2022-23	Proposed 2023-24	Actual 2021-22 (Salary Range)	Budgeted 2022-23	Proposed 2023-24
PROGRAMS						
Single Family						
Director of Homeownership	0.4	1.0	1.0	11,667-17,500	143,504	157,500
Compliance and Loan Administration						
Housing Finance Chief	1.0	1.0	1.0	9,394-10,667	131,204	137,768
Housing Finance Ofcr	0.4	-	1.0	7,705-9,595	-	99,515
Staff Services Manager I	1.1	2.0	1.0	6,403-7,954	160,467	85,820
Housing Finance Spec	2.5	3.0	3.0	5,913-7,402	274,863	291,005
Housing Finance Assoc	3.5	5.0	4.0	5,383-6,739	414,449	348,113
Associate Govtl Prog Analyst	-	1.0	-	5,383-6,739	66,211	-
Housing Finance Assistant	0.2	-	1.0	4,476-5,604	-	65,765
Housing Finance Trainee	0.9	2.0	-	3,448-4,672	101,552	-
Staff Services Analyst	1.0	1.0	1.0	3,448-5,604	59,944	67,436
Office Techn-Typing	0.6	2.0	1.0	3,287-4,114	79,384	44,041
Mgt Services Techn	2.6	3.0	4.0	3,054-4,320	145,058	188,094
Loan Production						
Housing Finance Chief	1.0	1.0	1.0	9,394-10,667	131,204	137,768
Housing Finance Ofcr	1.0	3.0	2.0	7,705-9,595	315,516	212,327
Staff Services Mgr I	2.0	1.0	1.0	6,403-7,954	97,834	82,694
Housing Finance Spec	2.0	2.0	3.0	5,913-7,402	179,579	279,920
Housing Finance Assoc	7.0	5.0	4.0	5,383-6,739	416,175	349,926
Mgt Services Techn	1.9	2.0	-	3,054-4,320	106,272	-
Secondary Marketing and Systems Support						
Housing Finance Chief	1.0	1.0	1.0	9,394-10,667	131,204	121,325
Housing Finance Ofcr	-	1.0	1.0	7,705-9,595	102,726	112,813
Staff Services Manager I	1.0	-	-	6,403-7,954	-	-
Housing Finance Spec	3.0	4.0	3.0	5,913-7,402	348,324	289,309
Associate Govtl Prog Analyst	-	-	1.0	5,383-6,739	-	70,975
Housing Finance Assoc	1.0	3.0	1.0	5,383-6,739	215,312	87,028
Housing Finance Assistant	-	1.0	2.0	4,476-5,604	59,732	123,755
Information Technology Associate	5.8	6.0	5.0	4,406-7,906	509,660	405,917
Housing Finance Trainee	1.0	-	-	3,448-4,672	-	-
Mgt Services Techn	-	-	1.0	3,054-4,320	-	55,793
Totals, Single Family	41.9	51.0	44.0	$3,587,522	$4,190,173	$3,814,607
Multifamily Programs						
Director of Multifamily Programs	1.0	1.0	1.0	11,667-17,500	210,000	220,500
Deputy Director of Multifamily Programs	-	1.0	1.0	10,360-12,341	136,530	157,500
Housing Finance Chief	1.0	1.0	1.0	9,394-10,667	126,875	140,436
Credit Officer, C.E.A. A	1.0	1.0	-	7,781-18,310	131,782	-
Housing Finance Ofcr	0.8	4.0	4.0	7,705-9,595	382,300	409,932
Staff Services Mgr I	0.8	1.0	1.0	6,403-7,954	82,782	87,037
Housing Finance Spec	2.2	2.0	2.0	5,913-7,402	169,801	169,830
Housing Finance Assoc	1.2	-	-	5,383-6,739	-	-
Associate Govtl Prog Analyst	0.5	6.0	6.0	5,383-6,739	384,457	445,548
Housing Finance Asst	1.0	1.0	-	4,476-5,604	65,657	-
Staff Services Analyst	3.2	3.0	5.0	3,448-5,604	153,667	303,401
Office Techn-Typing	0.5	1.0	1.0	3,287-4,114	40,354	44,233
Construction Services:						
Sr Housing Constrn Insp	1.0	1.0	1.0	10,301-12,892	161,745	175,644
Housing Constrn Insp	-	1.0		9,486-11,876	116,678	-
Totals, Multifamily	14.2	24.0	23.0	$1,332,278	$2,162,628	$2,154,060

Classification	Filled 2021-22	Authorized 2022-23	Proposed 2023-24	Actual 2021-22 (Salary Range)	Budgeted 2022-23	Proposed 2023-24
Asset Management:						
Housing Finance Chief	-	1.0	1.0	9,394-10,667	115,546	121,325
Housing Maint Insp	2.0	2.0	2.0	8,757-10,955	263,889	283,459
Housing Finance Ofcr	4.0	4.0	4.0	7,705-9,595	458,613	443,104
Asst Deputy Program Director, CEA A	-	1.0	1.0	7,781-18,310	95,706	119,335
Staff Services Mgr I	0.7	1.0	-	6,403-7,954	98,782	-
Housing Finance Spec	5.2	5.0	5.0	5,913-7,402	435,039	475,952
Housing Finance Assoc	1.4	1.0	1.0	5,383-6,739	75,434	83,159
Associate Govtl Prog Analyst	1.0	2.0	5.0	5,383-6,739	132,422	349,484
Housing Finance Asst	1.0	1.0	-	4,476-5,604	69,303	-
Information Technology Associate	1.0	1.0	1.0	4,406-7,906	95,197	56,902
Staff Services Analyst	0.6	2.0	1.0	3,448-5,604	92,890	43,988
Office Techn-Typing	-	-	-	3,287-4,114	-	-
Mgt Services Techn	1.8	2.0	2.0	3,054-4,320	99,528	97,556
Totals, Asset Management	18.7	23.0	23.0	$1,674,334	$2,032,348	$2,074,263
Temporary Help	0.4	1.6	0.7	$23,990	$111,000	$50,000
Overtime	-	-	-	30,952	$42,500	$54,000
Totals, Programs	74.8	99.6	90.0	$6,649,076	$8,538,649	$8,146,930
Totals Regular/Ongoing Positions before Salary Savings	173.0	225.8	224.6	$15,484,364	$20,067,210	$20,832,315
CalHFA Salary Savings	-	-	-	$0	($2,737,725)	($1,702,677)
TOTALS, CalHFA AUTHORIZED POSITIONS	**173.0**	**225.8**	**224.6**	**$15,484,364**	**$17,329,485**	**$19,129,638**
Regular/Ongoing Positions (CalHFA)	*169.0*	*221.0*	*221.0*	*15,183,944*	*16,984,724*	*18,803,638*
Temporary Help (CalHFA)	*4.0*	*4.8*	*3.6*	*269,460*	*334,000*	*247,000*
Overtime (CalHFA)	-	-	-	*30,960*	*57,500*	*79,000*

CalHFA FY 2023-24 Out of State Travel Requests

Mission Critical Travel	Trip Number	Division	Date of event (If known)	BANNED	Destination	# of Exempt Employees Attending	# Board Members Attending *	# of Non-Exempt Employees Attending (Excluded and Represented Employees)	Individual Trip Cost	Projected Cost (including airfare, rental car, meals, etc.)	Justification (i.e. Mission Critical; List benefits to the Dept.; Auditing; Litigation Related; Function required by statute, contract, or executive directive; NCSHA Sponsored Meetings; Meetings with Rating Agencies, GSE's; Lender Trainings)	Impact if Denied
2023 NCSHA Annual Conference	1	Agency Wide	October 13-16, 2023		Boston, MA	18	2	0	$ 2,750.00	$ 55,000.00	Mission critical annual meeting with national HFAs regarding professional development in various housing related program areas including communications, finance, governance, legal, human relations, information technology, management, homeownership, rental and special needs housing. The training sessions offered are multi-disciplinary and sending only one representative to attend multiple sessions is not possible. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California.	Loss of cost savings and efficiencies for not meeting business partners in one location, resulting in the inability to collaborate and strengthen lending products for affordable housing initiatives with HFAs across the country.
2024 NCSHA HFA Institute	2	Agency Wide	January 8-13, 2024		Washington, DC	11	2	0	$ 2,750.00	$ 35,750.00	Obtain training and invaluable advice from key officials and noted industry professionals on housing finance programs, legislative and regulatory updates, strengthen understanding of program fundamentals, gain industry perspective and solutions to the latest program administrative challenges, explore advanced techniques for administering various housing programs and initiatives. The training sessions offered are multi-disciplinary and sending only one representative to attend multiple sessions is not possible. Job-required training necessary to maintain licensure or similar standards required	Loss of opportunity to obtain in-depth instruction on essential HFA programs.
2024 NCSHA Legislative Conference	3	Agency Wide	March 27-29, 2024		Washington, DC	9	3	0	$ 3,400.00	$ 40,800.00	Provide critical current updates on housing-related legislative and regulatory activities and priorities, gain industry perspectives, collaborate with experienced HFA practitioners, Congressional and Federal staff, and noted industry leaders through events and roundtable sessions, and acquire solutions to the latest issues and challenges in the State Housing Finance realm. The training sessions offered are multi-disciplinary and sending only one representative to attend multiple sessions is not possible. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California.	Loss of cost savings and efficiencies for not meeting business partners in one location, resulting in the inability to strengthen understanding in common and shared affordable housing initiatives with HFAs and key Federal and Congressional leaders.
NCSHA Executive Development Seminar	4	Exec, Financing	November 5-10, 2023	X	Indiana University Bloomington, Indiana	3	0	0	$ 2,400.00	$ 7,200.00	Annual HFA-tailored workshop designed to develop mission critical transformation strategies, provide growth opportunities, improved decision making, negotiation and conflict management, building high performance teams and situational leadership. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Failure to provide executive management with high level training regarding organizational transformation, change management and organizational performance.

CalHFA FY 2023-24 Out of State Travel Requests												
Mission Critical Travel	Trip Number	Division	Date of event (If known)	BANNED	Destination	# of Exempt Employees Attending	# Board Members Attending *	# of Non-Exempt Employees Attending (Excluded and Represented Employees)	Individual Trip Cost	Projected Cost (including airfare, rental car, meals, etc.)	Justification (i.e. Mission Critical; List benefits to the Dept.; Auditing; Litigation Related; Function required by statute, contract, or executive directive; NCSHA Sponsored Meetings; Meetings with Rating Agencies, GSE's; Lender Trainings)	Impact if Denied
NCSHA Housing Credit Connect	5	Exec, Financing, Marketing, Multifamily	June 10-13, 2024	X	Atlanta, GA	8	0	0	$ 2,000.00	$ 16,000.00	Attend industry designed event for networking education that focuses on topics related to new strategies in affordable housing development, finance, management and compliance. The training sessions offered are multi-disciplinary and sending only one representative to attend multiple sessions is not possible. This event is a function required by statute, contract, or executive directive.	Failure to obtain critical information on changes to Multifamily low income housing tax credits, including any legislative core related financing methods.
NCSHA Executive Directors Workshop	6	Executive, Multifamily	July 16-19, 2023	X	Nashville, TN	2	0	0	$ 2,500.00	$ 5,000.00	Unique workshop specifically designed for HFA Executive Directors to exchange ideas and participate in roundtable discussions on housing-related issues affecting HFA's, such as low income housing tax credits, legislative updates, IRS regulation changes, and policy discussions. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Failure to obtain critical information on changes to Multifamily low income housing tax credits, including any legislative ore related financing methods.
NCSHA Special Board of Director's Meeting	7	Executive	December 3-5, 2023	X	New Orleans, LA	1	0	0	$ 2,500.00	$ 2,500.00	Event following the annual election of officers to provide mission critical guidance as an HFA and member of the Board of Directors to NCSHA to strengthen its ongoing advocacy of providing affordable housing to low and moderate families across the nation. This event is a function required by statute, contract, or executive directive.	Loss of cost savings and efficiencies for not meeting business partners in one location, resulting in the inability to collaborate and strengthen lending products for affordable housing initiatives.
NCSHA Board Member Training	8	Board	TBD		TBD	0	2	0	$ 2,500.00	$ 5,000.00	Provides critical guidance for board members across the country regarding their responsibilities and role of HFA's in the housing finance space and policy and legislative updates from industry experts. The training sessions offered are multi-disciplinary and sending only one representative to attend multiple sessions is not possible. This event is a function required by statute, contract, or executive directive.	Participation in the training will ensure that the Board Members understand their role and responsibilities as Board Members and will help avoid potential issues during their service on the Board.
West Coast HFA Meet Up	9	Exec	TBD		TBD	1	0	0	$ 2,000.00	$ 2,000.00	Annual meeting and training event with Western States HFA's designed to strengthen the understanding of regional issues in various housing related program areas which are common to our region. Work on regional issues / solutions by partnering with sister HFA in cost sharing ventures. This event is a function required by statute, contract, or executive directive.	Loss of cost savings and efficiencies for not meeting business partners in one location, resulting in the inability to collaborate and strengthen lending products for affordable housing initiatives with HFAs across the country.
Fannie Mae's HFA Institute	10	Exec, Single Family	January 8-13, 2024		Washington, DC	4	0	0	$ 2,500.00	$ 10,000.00	To obtain mission critical information on Fannie Mae's HFA Preferred Program (A NCSHA sponsored HFA Conference) to strengthen the understanding of program fundamentals and upcoming changes and to improve the quality of loans products being offered to our lending partners and borrowers. Required by federal partners government to government to appear before committees.	Not attending could jeopardize CalHFA's participation in Fannie Mae's HFA Preferred Program.

CalHFA FY 2023-24 Out of State Travel Requests

Mission Critical Travel	Trip Number	Division	Date of event (If known)	BANNED	Destination	# of Exempt Employees Attending	# Board Members Attending *	# of Non-Exempt Employees Attending (Excluded and Represented Employees)	Individual Trip Cost	Projected Cost (including airfare, rental car, meals, etc.)	Justification (i.e. Mission Critical; List benefits to the Dept.; Auditing; Litigation Related; Function required by statute, contract, or executive directive; NCSHA Sponsored Meetings; Meetings with Rating Agencies, GSE's; Lender Trainings)	Impact if Denied
Rating Agency Visit	11	Executive, Finance, Multifamily	TBD		New York, NY	3	0	0	$ 2,500.00	$ 7,500.00	Meet with Moody's and/or S & P to provide updates of the creditworthiness of CalHFA. Can possibly be combined with bond pricings, investor meetings, or other HFA meetings. Required annual management review with Moody's. This event is a function required by statute, contract, or executive directive.	Potential negative comments on Agency management. Failure to educate rating agencies regarding specific business risks that influence our ratings on debt issuance.
Federal Financing Bank HUD Risk-Share Program Meeting	12	Executive	TBD		Washington, DC	1	0	0	$ 2,500.00	$ 2,500.00	Mission critical meeting with HUD, US Treasury, and the Federal Financing Bank on the Agency's major primary housing program, the FFB Risk-Share loan program. Requests by the federal government to appear before committees.	Failure to meet with CalHFA's partners in this unique HFA financing tool could result in lowered lending production at higher financing rates
MBA National Technology in Mortgage Banking Conference	13	I.T.	October 15-18, 2023		Philadelphia, PA	1	0	0	$ 2,750.00	$ 2,750.00	Training on emerging technologies in the Mortgage industry, the impact of new regulations, vendor solutions, and to connect with vendors, industry experts and peers to develop strategies with a focus on low-income housing tax credit, debt and bond markets. Job-required training necessary to maintain licensure or similar standards required for holding a position, if comparable training cannot be obtained in California or a different state not subject to the travel prohibition. A function required by statute, contract, or executive directive.	Loss of cost savings and efficiencies for not meeting needs of single family IT business needs, resulting in the inability to collaborate and strengthen lending products for affordable housing initiatives. Failure to obtain in depth instructions on essential system and regulatory changes in the industry.
GPUG Summit Conference	14	Fiscal Services	October 15-20, 2023	X	Charlotte, NC	2	0	0	$ 3,000.00	$ 6,000.00	To maximize and advance the performance of Great Plains (General Ledger software) using the latest technological advancements. CalHFA is utilizing MSGP2018 for the Agency's business. The recent implementation of several modules and plan to implement additional modules makes this a mission critical summit. The training sessions offered are multi-disciplinary (IT, Fiscal, Budget, Admin, etc.) and sending only one representative to attend multiple training sessions is not possible. A function required by statute, contract, or executive directive.	Failure to obtain critical training may result in inefficient or incorrect implementation of GP modules, staff inefficiencies, and missed financial reporting deadlines.
Government Sponsored Enterprise (GSE's)	15	Executive	TBD		Washington, DC	2	0	0	$ 2,000.00	$ 4,000.00	Mission critical meeting with GSE's to discuss new partnerships and capital raising opportunities for Multifamily Programs. Requests by the federal government to appear before committees.	Loss of opportunity to obtain in-depth instruction on essential HFA programs.
CIO Leadership Forum 2024	16	I.T.	February 26-27, 2024	X	Phoenix, AZ	1	0	0	$ 2,750.00	$ 2,750.00	Participate in interactive and highly collaborative discussions among CIO industry leaders and to share experiences, gain insights and amplify the digital business while leading their teams towards technological related accelerations. A function required by statute, contract, or executive directive.	Missed opportunity to explore strategic trends and technologies that could assist in reshaping the future of IT and CalHFA.

CalHFA FY 2023-24 Out of State Travel Requests

Mission Critical Travel	Trip Number	Division	Date of event (If known)	BANNED	Destination	# of Exempt Employees Attending	# Board Members Attending *	# of Non-Exempt Employees Attending (Excluded and Represented Employees)	Individual Trip Cost	Projected Cost (including airfare, rental car, meals, etc.)	Justification (i.e. Mission Critical; List benefits to the Dept.; Auditing; Litigation Related; Function required by statute, contract, or executive directive; NCSHA Sponsored Meetings; Meetings with Rating Agencies, GSE's; Lender Trainings)	Impact if Denied
Smiths Research & Grading Conference	17	Financing	TBD		TBD	1	0	0	$ 1,500.00	$ 1,500.00	Mission critical event designed to explore new ways to improve organizations with products that attract homeowners such as down-payment assistance. Develop and promote sustainable lending practices in order to minimize institutional risks, build stronger stakeholder and consumer relationships. Implement key financial strategies to maintain and improve the Agency's credit ratings. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Failure to obtain the most current and critical information regarding research and analysis for institutional investors.
Fannie Mae Rural Duty to Serve	18	Exec	TBD		TBD	1	0	0	$ 2,500.00	$ 2,500.00	Meet with secondary marketing purchaser of single family and multifamily loans to further explore the ability to influence and provide input of issues related to helping homeowners and communities located in some of our nations most challenging markets. Attendance is required as member of the Board and serves as mission critical to CalHFA. Requests by the federal government to appear before committees.	Loss of cost savings and efficiencies for not meeting lending partners in one location, resulting in the inability to collaborate as strengthen leading products for affordable housing initiatives.
Novogradac Conference	19	Exec, General Counsel, Multifamily	May 2-3, 2024		TBD	4	0	0	$ 2,500.00	$ 10,000.00	Mission critical conference to bring together hundreds of professionals to explore ways to overcome structuring and other challenges with the primary goal to help build America's low income neighborhoods. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Loss of opportunity to strengthen knowledge of CA issues and trends.
Gartner IT Symposium/Xpo 2023	20	Information Technology	October 16-19, 2023	X	Orlando, FL	2	0	0	$ 2,500.00	$ 5,000.00	To explore innovative and transformational opportunities with a global community of experts and peers and to gain insight and expert guidance on the future direction of technology, best practices related to IT cybersecurity strategies. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Missed opportunity to explore strategic trends and technologies that could assist in reshaping the future of IT and CalHFA.

CalHFA FY 2023-24 Out of State Travel Requests

Mission Critical Travel	Trip Number	Division	Date of event (If known)	BANNED	Destination	# of Exempt Employees Attending	# Board Members Attending *	# of Non-Exempt Employees Attending (Excluded and Represented Employees)	Individual Trip Cost	Projected Cost (including airfare, rental car, meals, etc.)	Justification (i.e. Mission Critical; List benefits to the Dept.; Auditing; Litigation Related; Function required by statute, contract, or executive directive; NCSHA Sponsored Meetings; Meetings with Rating Agencies, GSE's; Lender Trainings)	Impact if Denied
National Housing Conference Solutions for Housing Communications	21	Marketing	March 2024		Washington, DC	2	0	0	$ 2,500.00	$ 5,000.00	A mission critical national convening designed especially for housing communicators that focuses on communications strategies and tactics for expanding awareness of the benefits of affordable housing and building support for affordable housing policies and development. Workshops address communications tools and trends needed as a housing communicator. National experts provide helpful tips and strategies on how housing organizations communicate with policymakers, the media, stakeholders and its constituents. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition	Lack of preparedness on the latest's strategies and tactics for communicating, building support for and defending efforts surrounding affordable housing. Without keeping apprised of the communication efforts around the nation, we risk being ineffective in our efforts here in California where the housing crisis is substantially worse than many other states.
SHRM - HR Conference	22	Admin	June 2024		Las Vegas, NV	1	0	0	$ 2,750.00	$ 2,750.00	Gain knowledge on latest trends and critical issues related to the Human Resource management in order to enhance workplace landscape and productivity. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Loss of knowledge due to the ever changing scope of the workplace and workforce due to issues as Covid and tele-work.
MBA Loan Servicing Conference	23	Single Family	February 2024	X	Orlando, FL	2	0	0	$ 2,500.00	$ 5,000.00	To engage CalHFA Loan Administration Staff on industry changes, best practices and Government Sponsored Enterprises (ie. Fannie Mae, Federal Housing Administration). Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Loss in industry knowledge in the housing market and missed opportunity to collaborate with others in the industry and learn from them.
Gartner IT Infrastructure, Operations and Cloud Strategies Conference	25	IT	December 2024		Las Vegas, NV	2	0	0	$ 2,500.00	$ 5,000.00	Learn and understand the most significant challenges that IT infrastructure, operations & cloud leaders face as they empower the "anywhere" business. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Missed opportunity to explore strategic trends and technologies that could assist in reshaping the future of IT and CalHFA.
Gartner Security and Risk Management Summit	26	IT	June 2024		TBD	3	0	0	$ 2,500.00	$ 7,500.00	Obtain the latest risk management and cyber security for leaders and practitioners to continuously improve the flexibility and responsiveness of security risk management techniques and technology to achieve mission critical objectives. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Loss of opportunity to gain knowledge, cost savings and efficiencies, resulting in the inability to collaborate and strengthen lending products for affordable housing initiatives to make housing more affordable.

CalHFA FY 2023-24 Out of State Travel Requests												
Mission Critical Travel	**Trip Number**	**Division**	**Date of event (If known)**	**BANNED**	**Destination**	**# of Exempt Employees Attending**	**# Board Members Attending ***	**# of Non-Exempt Employees Attending (Excluded and Represented Employees)**	**Individual Trip Cost**	**Projected Cost (including airfare, rental car, meals, etc.)**	**Justification (i.e. Mission Critical; List benefits to the Dept.; Auditing; Litigation Related; Function required by statute, contract, or executive directive; NCSHA Sponsored Meetings; Meetings with Rating Agencies, GSE's; Lender Trainings)**	**Impact if Denied**
Government Finance Officers Association (GFOA)	27	Fiscal	June 9-12,2024	X	Orlando, FL	0	0	3	$ 3,000.00	$ 9,000.00	To stay abreast of the latest developments in state and local government finance, especially GASB pronouncements required for annual production of the Agency financial statements. Job-required training necessary to attain a Certificate of Achievement for excellence in Financial Reporting. This is required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Loss in industry knowledge in the finance market and missed opportunity to collaborate with others in the industry and learn from them.
MBA Tech Conference	28	Single Family	April 2024		TBD	2	0	0	$ 2,500.00	$ 5,000.00	Mission critical training to share information, collaborate with industry peers, understand the impact of new regulations, vendor solutions, and emerging technologies necessary to maintain licensure or similar standards required. Job-required training required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Loss in industry knowledge in the housing market and missed opportunity to collaborate with others in the industry and learn from them.
Western States HFA Home Ownership Conference	29	Single Family	June 2024		Alaska Tentative	1	0	0	$ 2,500.00	$ 2,500.00	This training event is designed to strengthen the understanding of regional issues in various housing related program areas common to the Western Region. Partner with sister HFA's for solutions in sharing ventures. Job-required training necessary to maintain licensure or similar standards required for holding a position as no comparable training can be obtained in California or a different state not subject to the travel prohibition.	Loss in industry knowledge in the housing market and missed opportunity to collaborate with others in the industry and learn from them.
					Totals	**88**	**9**	**3**	**0**	**$ 265,500.00**		

*Agency will reimburse out of state travel expenses for Board Members eligible for per diem pursuant to Health & Safety Code Section 50909

May 4, 2023

CalHFA Contracts for FY 2023/24

Operating Budget Contracts by Division		Consulting and Professional Services Proposed	Remarks
AGENCY			
	Sound and Secure Innovations	600	Alarm/Panic Button
TOTALS		**600**	
ENTERPRISE RISK MANAGEMENT			
	Program Management	150,000	Interagency Agreement
TOTALS		**150,000**	
EXECUTIVE			
	BCSH	165,000	Interagency Agreement
	NUA	50,000	Salary Study
	Management Consulting Services	150,000	Potential expansion of organizational assessment
	Economic Impact Study Report	150,000	Executive Evaluation/Compensation
TOTALS		**515,000**	
ADMINISTRATION			
	State Controller's Office	7,000	Leave Accounting
	HR Legal Services (Shaw)	80,000	Attorney services for workplace investigations, mediation, and expert witness work as necessary
	Heidrick	200,000	HR Consulting Services
	CalHR Attorney Services	20,000	Attorney services for workplace investigations, mediation, and expert witness work as necessary
	Management Consulting	150,000	Professional Advice
TOTALS		**457,000**	
INFORMATION TECHNOLOGY			
	QBIX	45,000	General Ledger Report Upgrades
	BGI Support	15,000	Programming Support for Fiscal Services
	CliftonLarsenAllen	20,000	Cyber Internet Retainer
	Baygrape	300,000	Software Development and Integration
	Public Consulting Group	80,000	Programming Support
	Gartner Consultation	192,000	Technical Support
	RedCar Consultation	10,000	Technical Support
	PABX Updgrade	25,000	Migration Assessment
	Eplus Technology	80,000	RSA/PAM Intergration technical expertise
	Enterprise Networking Solutions	20,000	Server Upgrades
	Enterasys (EYEP)	15,000	Ongoing Switch Maintenance
TOTALS		**802,000**	
FINANCING			
	cfX Incorporated	5,000	Financial strategies to HF Agencies
TOTALS		**5,000**	
BOARD MEMBERS			
	3Play Media	10,000	Close Captioning Services
TOTALS		**10,000**	
FISCAL SERVICES			
	Audits		
	CliftonLarsonAllen	230,000	Housing Finance Fund Financial Audit
	Other		
	TBD - New Program	15,000	Multifamily Loan Servicing ASP - Ongoing
	Ominicap	9,000	Tax Compliance Calculations
TOTALS		**254,000**	
GENERAL COUNSEL			
	Litigation related		
	Cal Attorney General	50,000	Homeowner loan and routine litigation
	Kronick	100,000	Litigation
	Transactional/Non Litigation		
	Greenberg Traurig	50,000	Tax Advice
	Orrick	350,000	Hourly bond & finance advice
	Kronick	150,000	MIP deals
	Hawkins Delafield & Wood LLP	100,000	Bond Tax
	Hot Docs	10,000	Consulting
TOTALS		**810,000**	
MARKETING			
	Marketing/Digital Marketing/PR	435,000	Agency Promotion and Printing
	Fuze Digital Solutions, LLC	12,000	Web Enhancements
	Lazzarone Photography	5,000	Photographer for Annual Report
	Critical Mention	6,000	Media monitoring tool and housing data collection
TOTALS		**458,000**	
SINGLE FAMILY LENDING			
	JC Compliance	45,000	Servicing Auditor
	All Regs	7,500	Quarterly enhancements to the CalHFA Servicer Guide
	Utopian	200,000	Loan Admin. Servicing and Fees
	E Home	88,000	Homebuyer Education
	Equifax	200	Credit Reports
	Core Logic	10,000	Document Image and Retrieval
	eOriginal	25,000	Document Maintenance and Control
TOTALS		**375,700**	
MULTIFAMILY			
	Tax Credit Asset Management (TCAM)	375,000	MF Underwriting Services
	EPS, Inc.	40,000	TRACS Expertise
	Appraisals	50,000	Appraisal Services
	Dun & Bradstreet	5,000	Credit Reports
	Inspections	50,000	Inspections
TOTALS		**520,000**	
GRAND TOTAL		**4,357,300**	

BOARD OF DIRECTORS
OF THE CALIFORNIA HOUSING FINANCE AGENCY

RESOLUTION NO. 23-10

RESOLUTION AUTHORIZING THE AGENCY OPERATING BUDGET FOR FISCAL YEAR 2023/2024

WHEREAS, the Board of Directors of the California Housing Finance Agency has reviewed its proposed operating budget for the 2023/2024 fiscal year;

NOW, THEREFORE, BE IT RESOLVED as follows:

1. The operating budget attached hereto is hereby approved for operations of the California Housing Finance Agency Fund for fiscal year 2023/2024. Additionally, the Executive Director shall have the authority to adjust budget appropriations between cost categories and divisions to attain goals and objectives consistent with the intent of adopted Business Plan.

Attachment

SECRETARY'S CERTIFICATE

I, Claire Tauriainen, the undersigned, do hereby certify that I am the duly authorized Secretary of the Board of Directors of the California Housing Finance Agency, and hereby further certify that the foregoing is a full, true, and correct copy of Resolution No. 23-10 duly adopted at a regular meeting of the Board of Directors of the California Housing Finance Agency duly called and held on the 23rd day of May 2023, at which meeting all said directors had due notice, a quorum was present and that at said meeting said resolution was adopted by the following vote:

AYES:

NOES:

ABSTENTIONS:

ABSENT:

IN WITNESS WHEREOF, I have executed this certificate hereto this 23rd day of May 2023.

ATTEST: ____________________________________

CLAIRE TAURIAINEN
Secretary of the Board of Directors of the
California Housing Finance Agency

State of California

M E M O R A N D U M

To: CalHFA Board of Directors **Date:** May 23, 2023

From: Ellen Martin
CALIFORNIA HOUSING FINANCE AGENCY

Subject: California Dream for All Shared Appreciation Loan Program

Introduction and Overview

The 2022-23 State Budget (Assembly Bill 197, Section 1 of the 2021-22 State Budget Trailer Bill) established the California Dream for All Program (Dream for All or Program), a revolving, shared appreciation loan program designed to increase access to home ownership for low- and moderate-income Californians. The shared appreciation loans will provide funding to assist with down payments and closing costs.

Through the California Dream for All Program, first time homebuyers earning up to CalHFA's income limits could borrow up to 20 percent of the home's purchase price in the form of a subordinate shared appreciation loan to be used to fund down payments and closing costs. Upon sale or transfer of the home, the borrower will repay the original down payment assistance loan, plus a commensurate share of the appreciation in the value of the home. Borrower's earning less than 80% area median income (AMI) receive a more favorable share of appreciation to facilitate their ability to generate wealth through home equity and home ownership.

Program Implementation

CalHFA had $300 million available to launch the Dream for All Program. On March 27, 2023, CalHFA made the Dream for All Program available to our entire network of lenders. CalHFA's network of lenders is robust, with over 150 lenders located throughout the State. While a borrower may reach out to a lender located anywhere in the State, it merits noting that 54 counties are included in a CalHFA preferred lending officer's primary territory. Over 60% of

CalFHA preferred loan officers speak Spanish. CalHFA also has preferred loan officers that speak Tagalog, Vietnamese, Hindi, Punjabi, and Arabic.

While it was expected that a few additional weeks would be necessary to build the requisite lender capacity and begin originating loans in earnest, the response to the Dream for All program was overwhelming, with unprecedented lender and consumer uptake. All available funds were committed within a period of 11 calendar days and CalHFA closed lender access to the program on April 6, 2023.

To access CalHFA down payment assistance programs, lenders reserve a loan in CalHFA's system and funds are committed, but not yet disbursed, when the lender locks in the borrower's interest rate on the associated first mortgage loan. Lenders then submit the loan file to CalHFA for review. Upon ensuring that the borrower and the loan meet all CalHFA, master servicer, GSE and program requirements, CalHFA purchases the first mortgage as well as the subordinate down payment assistance loan. Ultimately, first mortgages are securitized and sold on the secondary market, while CalHFA retains and services the second mortgage.

Final outcomes of the program will therefore not be certain until such time as all loan files have completed CalHFA's compliance and purchase review process and all first mortgages are securitized. It is important to note that initial loan reservation data is subject to change as CalHFA moves through the compliance review, purchase review, and securitization process, and there are myriad reasons that a loan may be cancelled at any of those junctures.

With that said, below are preliminary outcomes based on initial loan commitment data as of April 6, 2023:

- Approximately 2,500 total shared appreciation loan reservations
- Broad geographic reach, with loans in 54 counties.
- Average Dream for All Shared Appreciation Loan Amount - $112,000
- Average home purchase price - $564,000.

Next Steps

As loans move through the compliance review, purchase review and securitization process, CalHFA staff will continue to monitor and report program outcomes, with a particular focus on the previously established policy and program objectives:

- Increase access to home ownership for low and moderate income Californians

- Provide opportunities for wealth accumulation through home ownership, including social equity features that offer additional benefits to communities that have historically been underserved by the mortgage market
- Minimize financial risk to the consumer, State, and Agency
- Encourage recyclability of funds so that more Californians can receive assistance
- Embed significant consumer education and outreach
- Promote long term operational and administrative viability

As more information regarding fallout rates and the availability of any additional funding for the Dream for All program becomes available, CalHFA staff will evaluate and develop thresholds and options to reopen loan reservations, should sufficient funding be available. It is important to note that there are many lessons learned from the initial program launch, and CalHFA staff intend to calibrate the program outreach and delivery approach prior to implementing any future phases of the Dream for All program. These program calibrations will be informed by the final program outcomes as well as the volume and velocity of demand observed with the initial launch.

CalHFA staff looks forward to continued discussions with the Board regarding the Dream for All program, final outcomes, and future calibrations to ensure we are meeting all program and policy objectives.

State of California

M E M O R A N D U M

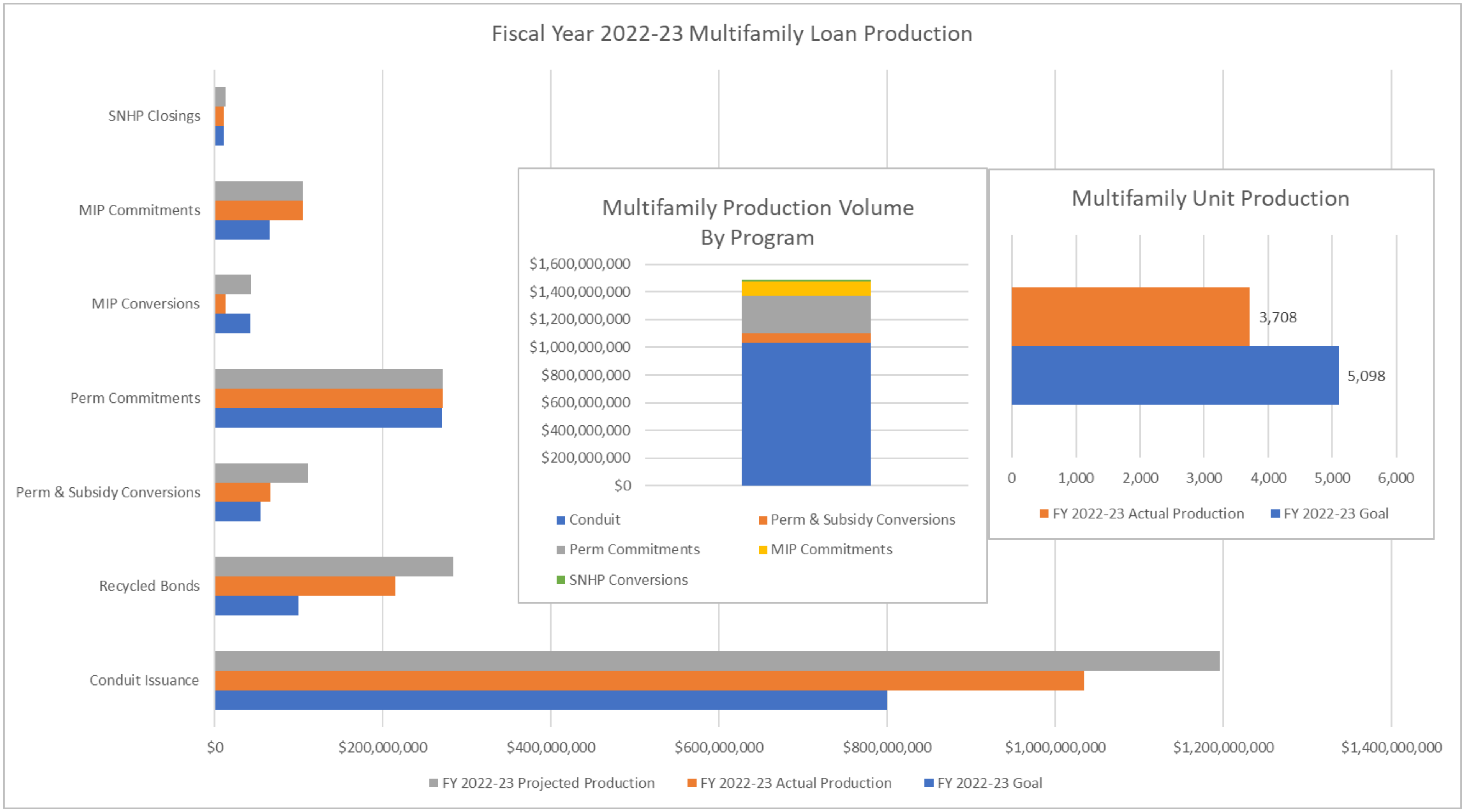
To: Board of Directors Date: May 23, 2023

From: Kate Ferguson, Director of Multifamily
CALIFORNIA HOUSING FINANCE AGENCY

Subject: UPDATE ON MULTIFAMILY LOAN PRODUCTION

CalHFA offers a variety of loan programs with competitive rates and long-term financing to advance the creation and preservation of affordable housing for people who truly need it. CalHFA's Taxable, Tax-Exempt, and/or CalHFA funded Permanent Loan programs provide competitive long-term financing for affordable multifamily rental housing projects. The CalHFA Mixed-Income Program provides competitive long-term subordinate financing for new construction multifamily housing projects restricting units between 30% and 120% of county Area Median Income. The CalHFA Conduit Issuer Program is designed to facilitate both for-profit and non-profit developers in accessing tax-exempt and taxable bonds for the financing of family and senior affordable and mixed-income housing developments. The goals of the programs are to increase and preserve the supply of affordable rental housing, maintain a quality living environment, leverage private sector funds to the greatest extent possible, and to cooperate with local jurisdictions to advance affordable housing goals.

Multifamily Loan Volume as of April 30, 2023



	Conduit Issuance	Recycled Bonds	Perm & Subsidy Conversions	Perm Commitments	MIP Conversions	MIP Commitments	SNHP Closings	Total All Programs
FY 2022-23 Goal	$800,000,000	$100,000,000	$54,114,902	$270,000,000	$42,435,968	$65,000,000	$11,368,956	$1,342,919,826
FY 2022-23 Actual Production	$1,034,613,955	$214,550,000	$66,814,317	$271,932,977	$12,898,000	$104,995,300	$11,066,741	$1,716,871,290
FY 2022-23 Projected Production	$1,196,163,955	$283,289,156	$110,789,646	$271,932,977	$43,556,000	$104,995,300	$13,240,410	$2,023,967,444
Percent of Goal Complete	129%	215%	123%	101%	30%	162%	97%	128%

FY 2022-23 Conduit Issuance as of April 30, 2023

	Project Name	Underwriting Type	City	Project Type	Closing Date	Units	Tax Exempt Loan	Taxable Loan	Recycled Bonds	Total
Multifamily Conduit Transactions										
(Closed)										
1	Kelsey Ayer Station	Conduit - MIP & Perm	San Jose	Family/Individual	7/8/2022	0	$36,000,000.00	-	-	$ 36,000,000.00
2	Anton Mosaic	Conduit - MIP & Perm	Sacramento	Family/Individual	11/14/2022	0	$ 35,226,614.00	$ 13,765,000.00	-	$ 48,991,614.00
3	West La Va - Bulding 404	Conduit - Reg Only	Los Angeles	Veterans	11/16/2022	73	$ 23,286,160.00	$ 12,947,757.00	-	$ 36,233,917.00
4	MacArthur Field A	Conduit - Reg Only	Los Angeles	Homeless, Special Needs	12/8/2022	75	$ 21,000,000.00	$ 13,500,000.00	-	$ 34,500,000.00
5	Serra Apartments	Conduit - MIP & Perm	Fremont	Family/Individual	12/15/2022	0	$ 46,650,000.00	$ 23,460,747.00	-	$ 70,110,747.00
6	Sarah's Court Apartments	Conduit - MIP & Perm	Fresno	Family/Individual	12/16/2022	0	$ 18,606,511.00	$ 6,555,580.00	-	$ 25,162,091.00
7	Mainline North	Conduit - MIP & Perm	Santa Clara	Family/Individual	12/16/2022	0	$ 42,500,000.00	-	-	$ 42,500,000.00
8	8181 Allison	Conduit - MIP & Perm	La Mesa	Family/Individual	12/16/2022	0	$ 31,875,000.00	$ 10,900,000.00	-	$ 42,775,000.00
9	Residency at the Empire I	Conduit - Reg Only	Burbank	Family/Individual	12/16/2022	148	$ 61,000,000.00	$ 9,404,500.00	$ 18,000,000.00	$ 88,404,500.00
10	Shiloh Crossing	Conduit - MIP & Perm	Windsor	Family/Individual	12/21/2022	0	$ 42,225,000.00	$ 20,485,000.00	$ 10,000,000.00	$ 72,710,000.00
11	Fiddyment Apartments	Conduit - MIP & Perm	Roseville	Family/Individual	12/22/2022	0	$ 63,000,000.00	$ 38,596,917.00	-	$ 101,596,917.00
12	Monroe Street Apartments	Conduit - MIP & Perm	Santa Clara	Family/Individual, Special Needs	12/22/2022	0	$ 2,200,000.00	-	-	$ 2,200,000.00
13	West Carson	Conduit - Reg Only	Torrance	Family/Individual	12/22/2022	230	$ 62,000,000.00	$ 26,300,000.00	$ 23,500,000.00	$ 111,800,000.00
14	The Monarch at Chinatown	Conduit - PTO	Fresno	Family/Individual	12/23/2022	0	$ 762,877.00	-	-	$ 762,877.00
15	La Vista Residential	Conduit - MIP & Perm	Hayward	Family/Individual	12/27/2022	0	$ 52,000,000.00	$ 26,791,301.00	$ 5,000,000.00	$ 83,791,301.00
16	515 Pioneer	Conduit - MIP & Perm	Glendale	Family/Individual	12/29/2022	0	$ 82,467,538.00	$ 9,177,478.00	-	$ 91,645,016.00
17	1322 O Street	Conduit - Reg Only	Sacramento	Family/Senior	12/29/2022	0	$ 1,030,524.00	-	-	$ 1,030,524.00
18	Residency at the Entrepreneur Hollywood	Conduit - Reg Only	Los Angeles	Homeless, Senior	3/1/2023	0	$ 5,000,000.00	-	-	$ 5,000,000.00
19	Alves Lane Apartments	Conduit - MIP & Perm	Bay Point	Family/Individual	3/8/2023	0	$ 31,157,500.00	$ 10,632,000.00	$ 11,500,000.00	$ 53,289,500.00
20	California Grand Manor	Conduit - MIP & Perm	Atascadero	Senior	3/13/2023	0	$ 13,423,479.00	$ 6,155,472.00	-	$ 19,578,951.00
21	Vose	Conduit - Reg Only	Van Nuys	Family/Individual	3/13/2023	332	-	-	$ 125,415,000.00	$ 125,415,000.00
22	College Creek Apartments	Conduit - MIP & Perm	Santa Rosa	Family/Individual	3/16/2023	0	$ 2,650,000.00	-	-	$ 2,650,000.00
23	Sunnydale HOPE SF Block 3B	Conduit - Reg Only	San Francisco	Family/Individual	3/17/2023	90	-	-	$ 21,135,000.00	$ 21,135,000.00
24	Mirasol Village Block D	Conduit - MIP & Perm	Sacramento	Family/Individual	3/27/2023	0	$ 35,331,000.00	$ 8,250,000.00	-	$ 43,581,000.00
25	Crocker Umeya Apartments	Conduit - Reg Only	Los Angeles	Family/Individual, Special Needs	4/19/2023	175	$ 73,415,000.00	$ 10,885,000.00	-	$ 84,300,000.00
26	Beacon Villa	Conduit - MIP & Perm	Pittsburg	Family/Individual	4/26/2023	0	$ 2,200,000.00	$ 1,800,000.00	-	$ 4,000,000.00
						1,123	$785,007,203.00	$ 249,606,752.00	$ 214,550,000.00	$ 1,249,163,955.00

	Project Name	Underwriting Type	City	Project Type	Closing Date	Units	Tax Exempt Loan	Taxable Loan	Recycled Bonds	Total
Multifamily Conduit (Projected Closings) - FY 22-23										
Q4 - 04/01/2023 - 06/30/2023										
	Village at Hanford Square	Conduit - Reg Only	Hanford	Family/Individual	5/8/2023	100	-	-	$ 20,000,000.00	$ 20,000,000.00
	Farmdale	Conduit - Reg Only	North Hollywood	Family/Individual	5/15/2023	26	-	-	$ 13,000,000.00	$ 13,000,000.00
	East End Village	Conduit - Reg Only	Pomona	Family/Individual	5/17/2023	90	$ 57,500,000.00	-	-	$ 57,500,000.00
	5626 Naranja	Conduit - Reg Only	San Diego	Family/Individual	5/18/2023	138	$ 26,500,000.00	-	$ 8,000,000.00	$ 34,500,000.00
	Modica	Conduit - Reg Only	San Diego	Family/Individual, Special Needs	6/7/2023	94	$ 29,200,000.00	-	$ 10,442,768.00	$ 39,642,768.00
	Taormina	Conduit - Reg Only	San Diego	Family/Individual	6/7/2023	136	$ 42,700,000.00	-	$ 11,646,388.00	$ 54,346,388.00
	40RTY on Colony	Conduit - Reg Only	La Mesa	Family/Individual	6/16/2023	40	-	$ 5,650,000.00	$ 5,650,000.00	$ 11,300,000.00
						624	$ 155,900,000.00	$ 5,650,000.00	$ 68,739,156.00	$ 230,289,156.00

Note: Projects with '0' as the unit count had their units included with another CalHFA program's unit total.

Total Conduit Issuance Closed: $1,249,163,955

FY 2022-23 Permanent & Subsidy Loan Conversions as of April 30, 2023

Multifamily Permanent & Subsidy Transactions

(Closed)

	Project Name	Underwriting Type	City	Project Type	Closing Date	Units	Permanent Loan Amount	Subsidy Loan Amount	Total
1	Reedley Village	Perm	Reedley	Family/Individual	8/30/2022	32	$ 1,050,000.00	$ 640,000.00	$ 1,690,000.00
2	Bernal Dwellings	Conduit - PTO	San Francisco	Family/Individual	9/23/2022	160	$ 21,780,000.00	$ 3,500,000.00	$ 25,280,000.00
3	Peterson Place	Conduit - MIP & Perm	Folsom	Family/Individual	10/21/2022	72	$ 7,875,000.00	-	$ 7,875,000.00
4	Blackstone McKinley TOD	Conduit - PTO	Fresno	Family/Individual	11/14/2022	88	$ 3,305,000.00	$ 1,760,000.00	$ 5,065,000.00
5	Linnaea Villas	Perm	Kingsburg	Senior, Veterans	1/31/2023	47	$ 1,500,000.00	$ 676,617.00	$ 2,176,617.00
6	Frishman Hollow II	Conduit - MIP & Perm	Truckee	Family/Individual	2/3/2023	68	$ 7,072,700.00	-	$ 7,072,700.00
7	Iamesi Village	Conduit - PTO	San Jose	Family/Individual, Special Needs	3/1/2023	135	$ 17,655,000.00	-	$ 17,655,000.00
						602	$ 60,237,700.00	$ 6,576,617.00	$ 66,814,317.00

Multifamily Permanent & Subsidy (Projected Closings) - FY 22-23

Q4 - 04/01/2023 - 06/30/2023

	Project Name	Underwriting Type	City	Project Type	Closing Date	Units	Permanent Loan Amount	Subsidy Loan Amount	Total
	Cedar Grove Apartments	Conduit - MIP & Perm	Santa Rosa	Family/Individual	5/17/2023	96	$ 15,000,000.00	-	$ 15,000,000.00
	Hayes Valley South	Conduit - PTO	San Francisco	Family/Individual	5/23/2023	110	$ 25,475,329.00	$ 3,500,000.00	$ 28,975,329.00
	The Monarch at Chinatown	Conduit - PTO	Fresno	Family/Individual	6/30/2023	57	$ 1,885,000.00	$ 775,000.00	$ 2,660,000.00
						206	$ 40,475,329.00	$ 3,500,000.00	$ 43,975,329.00

Note: Units associated with Permanent & Subsidy Conversion projects were counted in previous fiscal years.

Total Permanent & Subsidy Loan Conversions Closed: $66,814,317

FY 2022-23 Permanent & Subsidy Loan Commitments as of April 30, 2023

Multifamily Permanent & Subsidy Transactions									
(Closed)									
	Project Name	**Underwriting Type**	**City**	**Project Type**	**Closing Date**	**Units**	**Permanent Loan Amount**	**Subsidy Loan Amount**	**Total**
1	Kelsey Ayer Station	Conduit - MIP & Perm	San Jose	Family/Individual	7/8/2022	0	$ 15,910,000.00	-	$ 15,910,000.00
2	Anton Mosaic	Conduit - MIP & Perm	Sacramento	Family/Individual	11/14/2022	0	$ 23,201,000.00	-	$ 23,201,000.00
3	Serra Apartments	Conduit - MIP & Perm	Fremont	Family/Individual	12/15/2022	0	$ 27,179,522.00	-	$ 27,179,522.00
4	Sarah's Court Apartments	Conduit - MIP & Perm	Fresno	Family/Individual	12/16/2022	0	$ 6,364,866.00	-	$ 6,364,866.00
5	Mainline North	Conduit - MIP & Perm	Santa Clara	Family/Individual	12/16/2022	0	$ 24,695,000.00	-	$ 24,695,000.00
6	8181 Allison	Conduit - MIP & Perm	La Mesa	Family/Individual	12/16/2022	0	$ 20,685,000.00	-	$ 20,685,000.00
7	Shiloh Crossing	Conduit - MIP & Perm	Windsor	Family/Individual	12/21/2022	0	$ 21,696,000.00	-	$ 21,696,000.00
8	Fiddyment Apartments	Conduit - MIP & Perm	Roseville	Family/Individual	12/22/2022	0	$ 37,400,000.00	-	$ 37,400,000.00
9	La Vista Residential	Conduit - MIP & Perm	Hayward	Family/Individual	12/27/2022	0	$ 24,300,000.00	-	$ 24,300,000.00
10	515 Pioneer	Conduit - MIP & Perm	Glendale	Family/Individual	12/29/2022	0	$ 30,892,000.00	-	$ 30,892,000.00
11	Alves Lane Apartments	Conduit - MIP & Perm	Bay Point	Family/Individual	3/8/2023	0	$ 19,496,000.00	-	$ 19,496,000.00
12	California Grand Manor	Conduit - MIP & Perm	Ataascadero	Senior	3/13/2023	0	$ 6,183,589.00	-	$ 6,183,589.00
13	Mirasol Village Block D	Conduit - MIP & Perm	Sacramento	Family/Individual	3/27/2023	0	$ 13,930,000.00	-	$ 13,930,000.00
						0	$ 271,932,977.00	$ -	$ 271,932,977.00

Note: Projects with ‘0’ as the unit count had their units included with another CalHFA program’s unit total.

Total Permanent & Subsidy Loan Commitments Closed: $271,932,977

FY 2022-23 Mixed Income Program Loan Conversions as of April 30, 2023

Mixed Income Program Transactions							
(Closed)							
	Project Name	**Underwriting Type**	**City**	**Project Type**	**Closing Date**	**Units**	**MIP Loan**
1	Peterson Place	Conduit - MIP & Perm	Folsom	Family/Individual	10/21/2022	72	$ 3,350,000.00
2	Frishman Hollow II	Conduit - MIP & Perm	Truckee	Family/Individual	2/3/2023	68	$ 4,388,000.00
3	Twin Oaks Senior Apartments	Conduit - MIP	Oakley	Senior	4/20/2023	130	$ 5,160,000.00
						270	$12,898,000.00
Mixed Income Program Transactions (Projected Closings) - FY 22-23:							
Q4 - 04/01/2023 - 06/30/2023							
	Project Name	**Underwriting Type**	**City**	**Project Type**	**Closing Date**	**Units**	**MIP Loan**
	Cedar Grove Apartments	Conduit - MIP & Perm	Santa Rosa	Family/Individual	5/17/2023	96	$ 4,750,000.00
	Glen Loma Ranch	Conduit - MIP	Gilroy	Family/Senior	6/1/2023	158	$ 7,850,000.00
	Valencia Pointe	Conduit - MIP	San Diego	Family/Individual	6/15/2023	102	$ 4,040,000.00
						654	$30,658,000.00

Note: Units associated with Mixed Income Program Conversion projects were counted in previous fiscal years.

Total Mixed Income Loan Conversions Closed: $12,898,000

FY 2022-23 Mixed Income Program Loan Commitments as of April 30, 2023

Mixed Income Program Transactions							
(Closed)							
	Project Name	**Underwriting Type**	**City**	**Project Type**	**Closing Date**	**Units**	**MIP Loan**
1	Kelsey Ayer Station	Conduit - MIP & Perm	San Jose	Family/Individual	7/8/2022	115	$ 4,600,000.00
2	Anton Mosaic	Conduit - MIP & Perm	Sacramento	Family/Individual	11/14/2022	194	$ 12,154,205.00
3	Serra Apartments	Conduit - MIP & Perm	Fremont	Family/Individual	12/15/2022	179	$ 10,173,471.00
4	Sarah's Court Apartments	Conduit - MIP & Perm	Fresno	Family/Individual	12/16/2022	120	$ 3,450,000.00
5	Mainline North	Conduit - MIP & Perm	Santa Clara	Family/Individual	12/16/2022	151	$ 7,025,000.00
6	8181 Allison	Conduit - MIP & Perm	La Mesa	Family/Individual	12/16/2022	147	$ 7,076,000.00
7	Shiloh Crossing	Conduit - MIP & Perm	Windsor	Family/Individual	12/21/2022	173	$ 15,442,362.00
8	Fiddyment Apartments	Conduit - MIP & Perm	Roseville	Family/Individual	12/22/2022	330	$ 8,000,000.00
9	La Vista Residential	Conduit - MIP & Perm	Hayward	Family/Individual	12/27/2022	176	$ 8,270,000.00
10	515 Pioneer	Conduit - MIP & Perm	Glendale	Family/Individual	12/29/2022	340	$ 10,203,625.00
11	Alves Lane Apartments	Conduit - MIP & Perm	Bay Point	Family/Individual	3/8/2023	100	$ 7,360,403.00
12	California Grand Manor	Conduit - MIP & Perm	Ataascadero	Senior	3/13/2023	76	$ 5,440,234.00
13	Mirasol Village Block D	Conduit - MIP & Perm	Sacramento	Family/Individual	3/27/2023	116	$ 5,800,000.00
						2,217	$104,995,300.00

Total Mixed Income Loan Commitments Closed: $104,995,300

Please visit https://www.calhfa.ca.gov/multifamily/mixedincome/approved/index.htm to see the complete list of approved MIP projects.

FY 2022-23 Special Needs Housing Program Loan Conversions as of April 30, 2023

Multifamily Special Needs Housing Program Transactions							
(Closed)							
	Project Name	**Underwriting Type**	**City**	**Project Type**	**Closing Date**	**Units**	**SNHP Loan**
1	Post 310	SNHP/MHSA	San Diego	Family/Individual, Special Needs	8/5/2022	43	$ 1,500,000.00
2	Villa St. Joseph	SNHP/MHSA	Orange	Senior, Special Needs	12/29/2022	50	$ 3,696,893.00
3	FX Residence	SNHP/MHSA	Santa Ana	Family/Individual, Special Needs	1/2/2023	17	$ 1,259,848.00
4	McCadden Plaza Youth Housing	SNHP/MHSA	Los Angeles	Special Needs/ TAY	2/9/2023	26	$ 560,000.00
5	McCadden Campus Senior Housing	SNHP/MHSA	Los Angeles	Senior, Special Needs	3/8/2023	98	$ 1,000,000.00
6	Huntington Square	SNHP/MHSA	Huntington Park	Special Needs/ TAY	3/20/2023	54	$ 2,000,000.00
7	Liberty Lane	SNHP/MHSA	Redlands	Family/Individual, Special Needs	4/11/2023	80	$ 1,050,000.00
						368	$ 11,066,741.00
Multifamily Special Needs Housing Program (Projected Closings) FY 22-23							
Q4 - 04/01/2023 - 06/30/2023							
	Project Name	**Underwriting Type**	**City**	**Project Type**	**Closing Date**	**Units**	**SNHP Loan**
	Desert Haven	SNHP/MHSA	Victorville	Family/Individual, Homeless, Special Needs	6/1/2023	32	$ 2,173,669.00
						32	$ 2,173,669.00

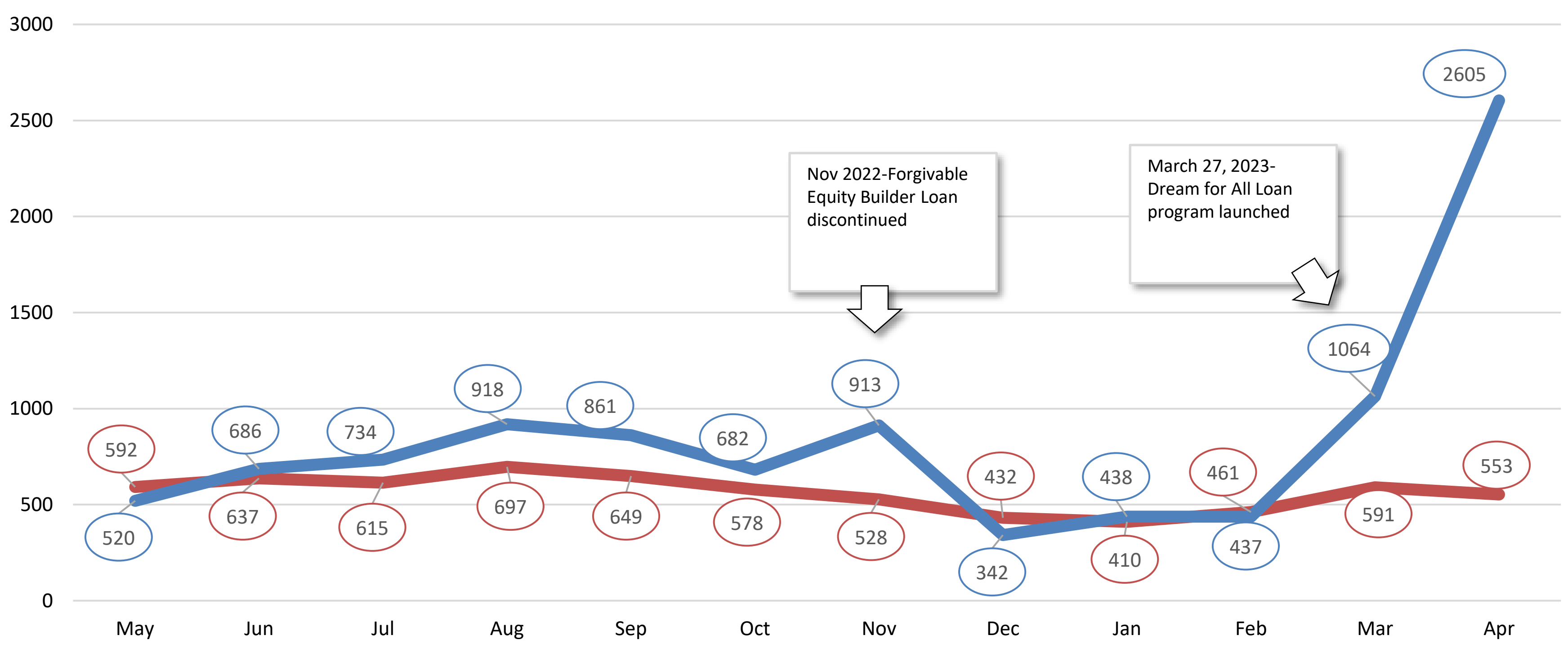
Total Special Needs Housing Program Loan Conversions Closed: $11,066,741

Single Family Loan Production Report

Month ending April 2023

May 23, 2023

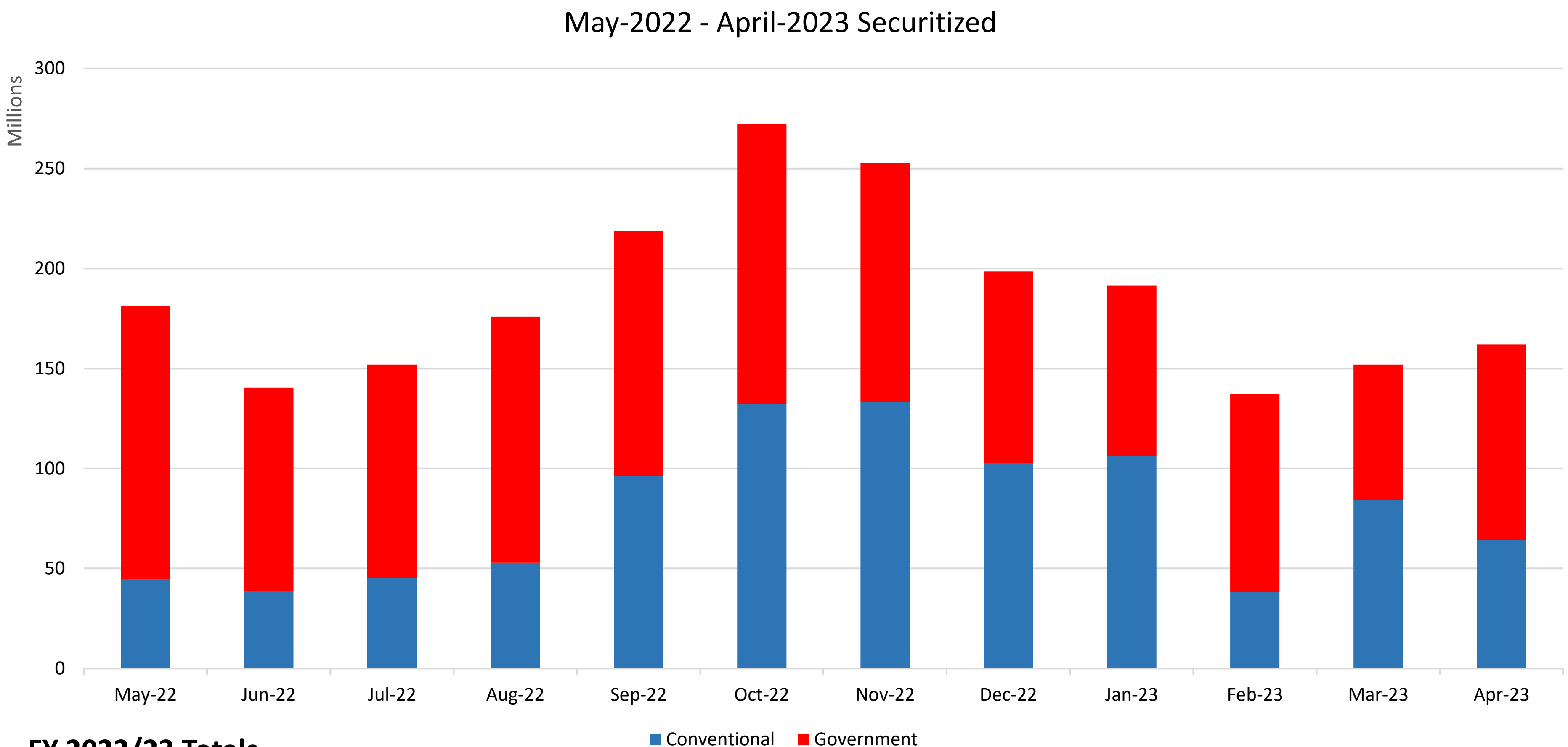
TOTAL RESERVATIONS



FY 2022/23 Totals:		
Conventional	**2982**	**47%**
FHA	**3366**	**53%**
	6348	

Totals:

May 2021 - April 2022 = 6743
May 2022 - April 2023 = 10200

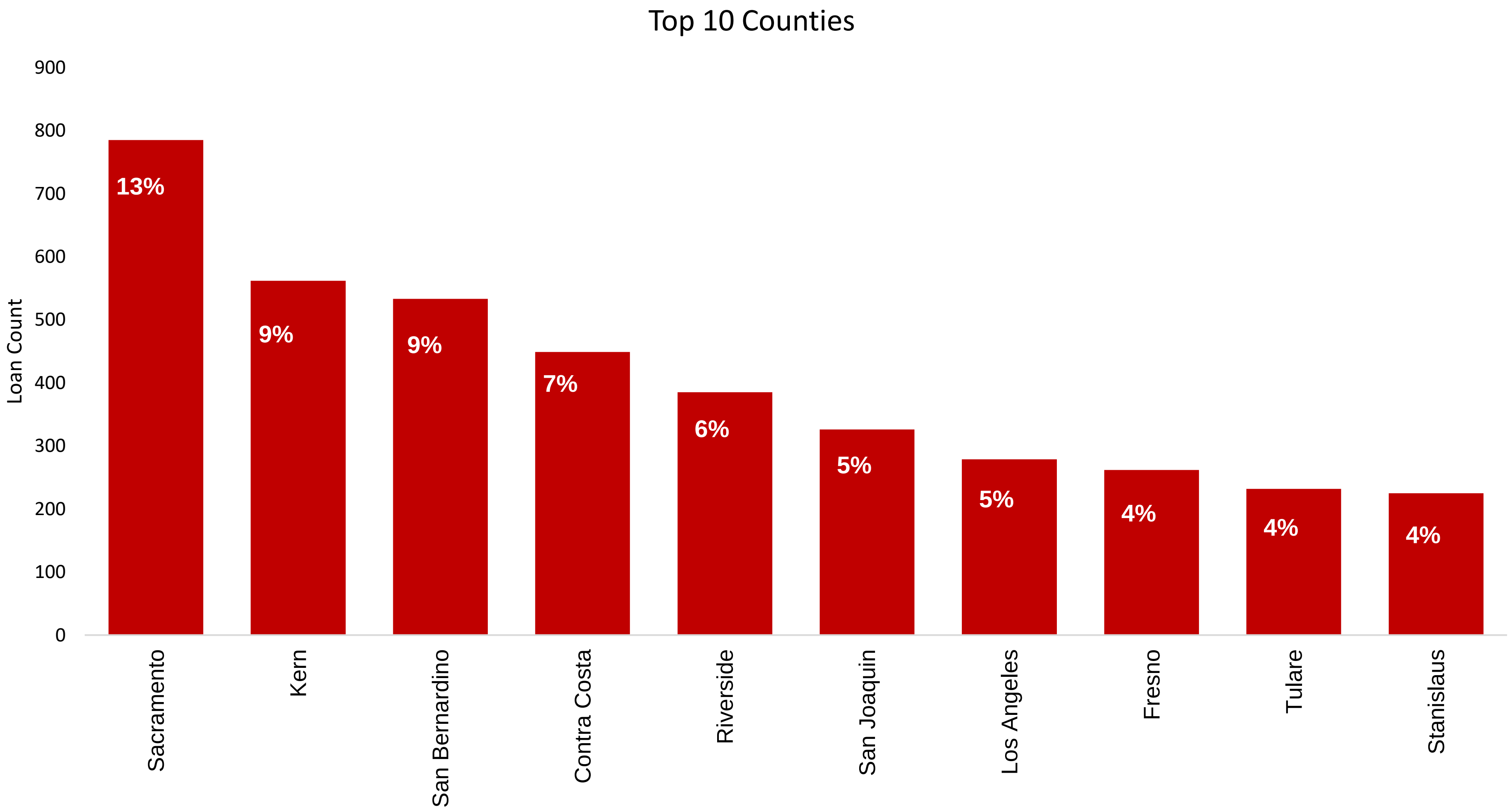


FY 2022/23 Totals

Government (54%)		
FHA with ZIP	818	302,086,259
FHA no ZIP	1998	743,346,840
VA	32	12,417,017
USDA	42	10,792,497
	2890	1,068,642,613
Total	**5196**	**1,923,478,225**

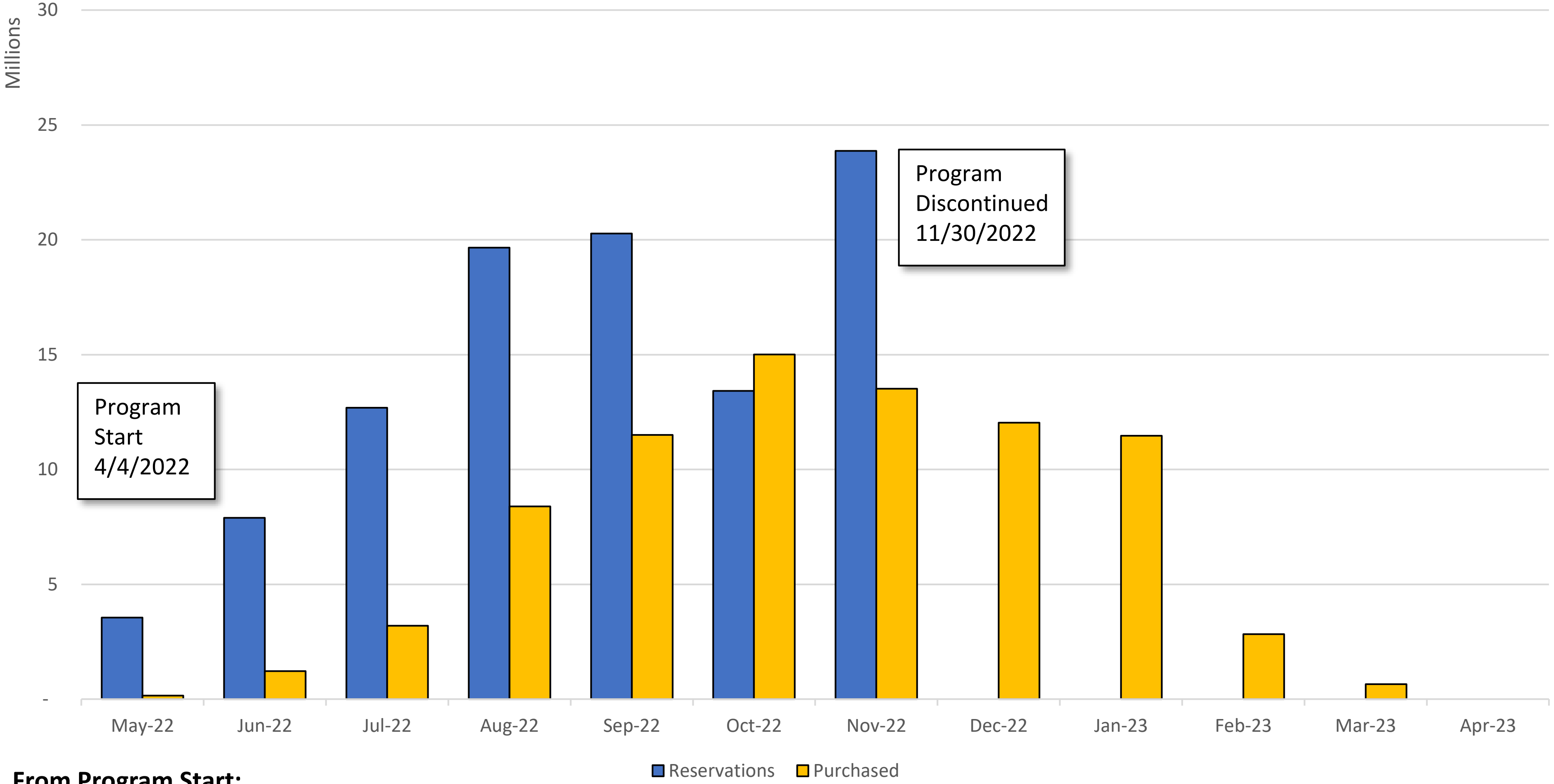
Conventional (44%)		
Conventional with ZIP	85	34,021,208
Conventional no ZIP	568	244,101,448
LI/VLI Conventional with ZIP	8	1,953,304
LI/VLI Conventional no ZIP	1645	574,759,652
	2306	854,835,612

Where are our borrowers?



Securitized loans in the past 12 months through April 2023. As of the time of this report, no Dream for All loans have been securitized and therefore are not included.

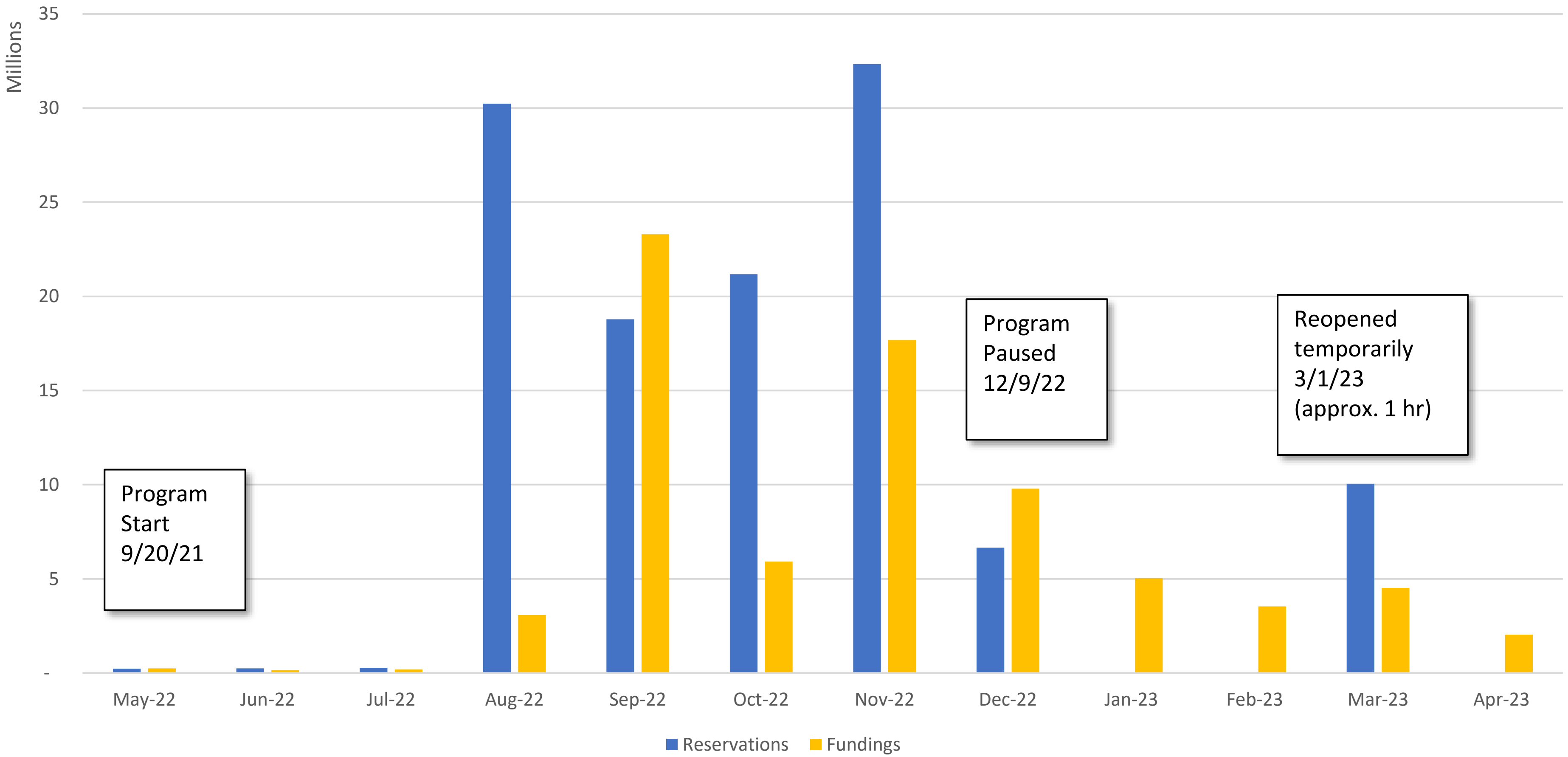
Forgivable Equity Builder Loan Program



From Program Start:

	Count	Amount
Reservations	2572	102,033,518
Purchased	2015	79,975,786

ADU Grant Program



From Program Start:

	Count	Amount
Reservations	3021	120,535,353
Fundings	1907	76,096,968

State of California

M E M O R A N D U M

To: Board of Directors Date: May 23, 2023

From: Kate Ferguson, Director of Multifamily Programs
CALIFORNIA HOUSING FINANCE AGENCY

Subject: ASSET MANAGEMENT QUARTERLY PORTFOLIO REPORT

The CalHFA Asset Management Portfolio is comprised of 751 projects with a balance of $1,156,046,004 in financing as of March 31, 2023. The CalHFA portfolio consists of 17,328 affordable home units throughout the State of California.

The portfolio is broken down by type of program as follows:

10	Section 8 (Contract Administrator)
92	CalHFA Permanent (Risk Share)
209	CalHFA Permanent (Non-Risk Share)
180	Mental Health Services Act
25	Special Needs Housing Program
81	Conduit
39	Section 811 (Contract Administrator)
115	School Facility Fee Reimbursement Program
751	Total

The portfolio has a low delinquency rate of 0.1%, which is only two projects. There are two projects on the Watch List for various issues such as untimely submission of annual financial reports, lack of compliance with the regulatory agreement, or pending completion of physical improvements recommended at time of inspection.

Preservation Strategy

There are 45 loans on 42 projects (three projects have two or more CalHFA loans) scheduled to mature within the next five years. The Multifamily Program has initiated a preservation strategy of the existing portfolio in an effort to extend affordability of the CalHFA financed projects.

The goals of the Multifamily Asset Management Program are to increase and preserve the supply of affordable housing, assure the maintenance of a quality living environment, assure the projects are financially sound and sustainable, and to cooperate with local jurisdictions to advance affordable housing throughout the State.

ASSET MANAGEMENT QUARTERLY PORTFOLIO REPORT

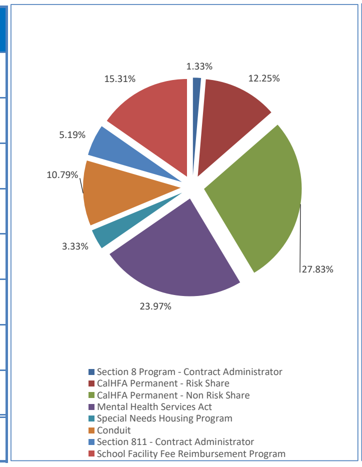
Cal HFA California Housing Finance Agency

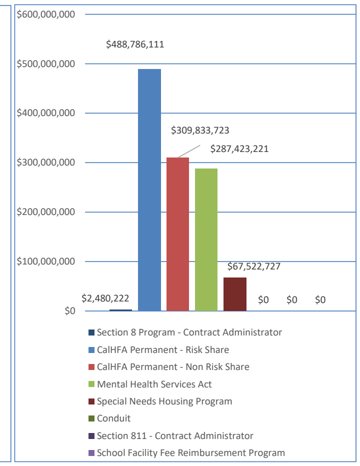
Ending: March 31, 2023

PROGRAMS

Type	# of Projects	% of Projects	UPB	% of UPB
Section 8 Program - Contract Administrator	10	1.33%	$2,480,222	0.21%
CalHFA Permanent - Risk Share	92	12.25%	$488,786,111	42.28%
CalHFA Permanent - Non Risk Share	209	27.83%	$309,833,723	26.80%
Mental Health Services Act	180	23.97%	$287,423,221	24.86%
Special Needs Housing Program	25	3.33%	$67,522,727	5.84%
Conduit	81	10.79%	$0	0.00%
Section 811 - Contract Administrator	39	5.19%	$0	0.00%
School Facility Fee Reimbursement Program	115	15.31%	$0	0.00%
TOTAL*	**751**	**100.00%**	**$1,156,046,004**	**100.00%**

PROJECT TYPE

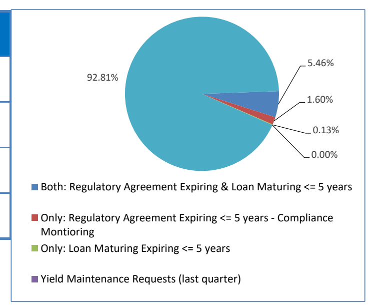


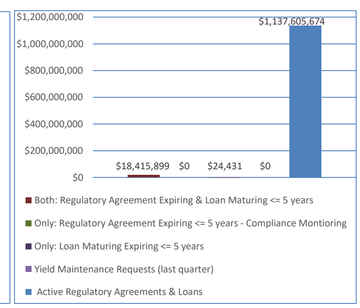


* The unpaid principal balance is based on 424 existing projects with loan balances. The portfolio continues to maintain projects without loan balances for purposes of affordability requirements and compliance. 327 projects are being reviewed and maintained for compliance purposes only.

PRESERVATION RISK INDICATORS

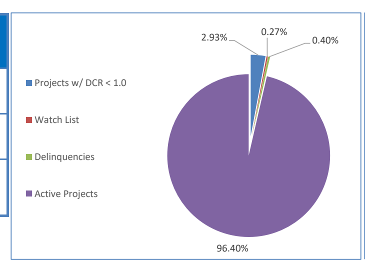
Type	# of Projects	% of Projects	UPB	% of UPB
Both: Regulatory Agreement Expiring & Loan Maturing <= 5 years	41	5.46%	$18,415,899	1.59%
Only: Regulatory Agreement Expiring <= 5 years - Compliance Montioring	12	1.60%	$0	0.00%
Only: Loan Maturing Expiring <= 5 years	1	0.13%	$24,431	0.00%
Yield Maintenance Requests (last quarter)	0	0.00%	$0	0.00%

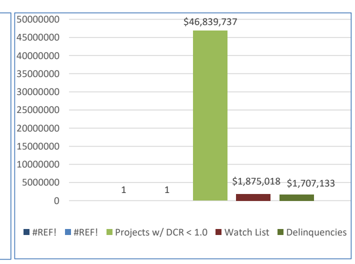




FINANCIAL RISK INDICATORS

Type	# of Projects	% of Projects	UPB	% of UPB
Projects w/ DCR < 1.0	22	2.93%	$46,839,737	4.05%
Watch List	2	0.27%	$1,875,018	0.16%
Delinquencies	3	0.40%	$1,707,133	0.15%

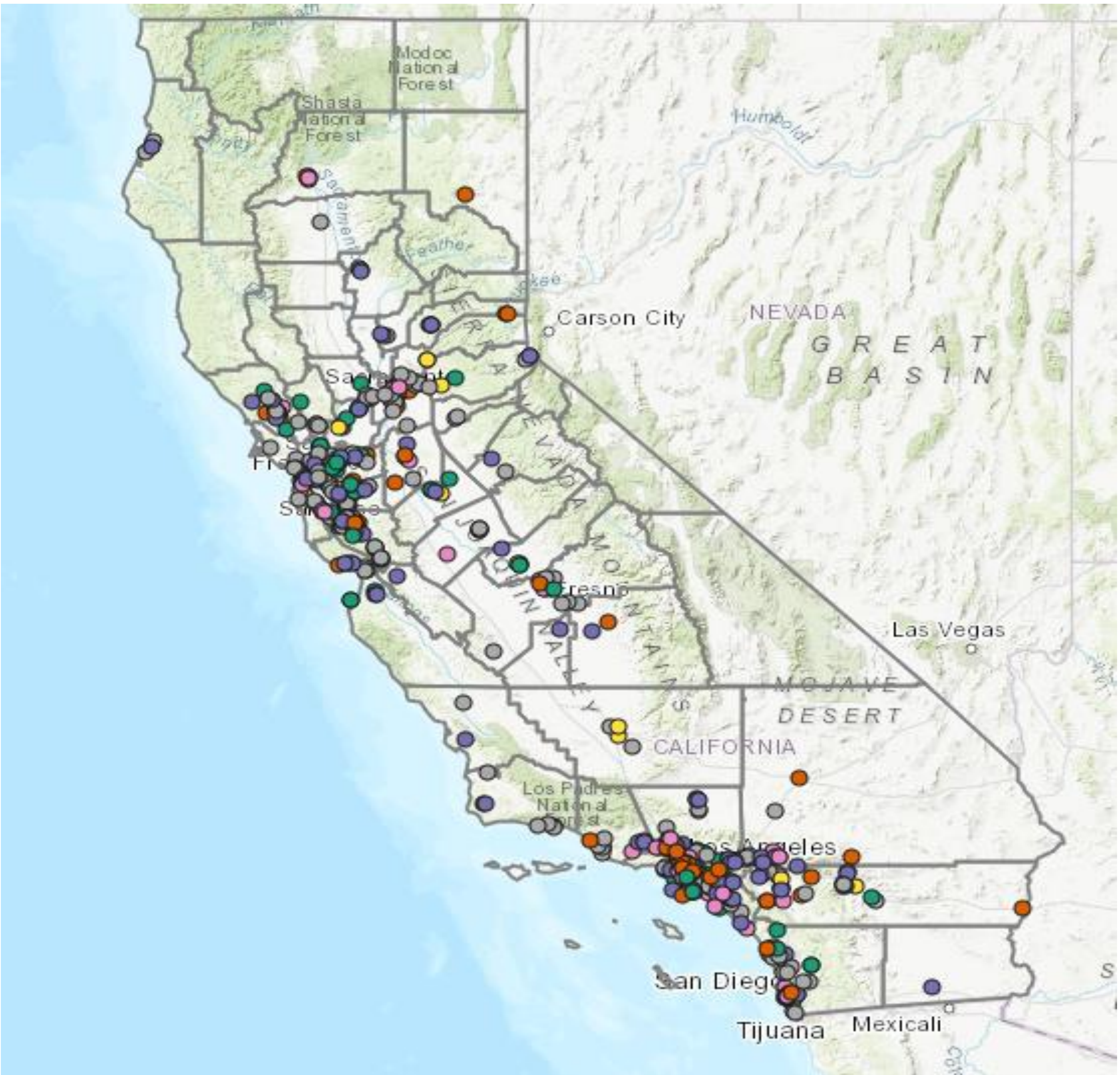




ASSET MANAGEMENT QUARTERLY PORTFOLIO REPORT

Ending: March 31, 2023

MAP OF CALHFA MULTIFAMILY PROJECTS IN CALIFORNIA



State of California

M E M O R A N D U M

To: Board of Directors Date: May 23, 2023

From: Kate Ferguson, Director of Multifamily
CALIFORNIA HOUSING FINANCE AGENCY

Subject: UPDATE ON MIXED-INCOME PROGRAM

The CalHFA Mixed-Income Program (MIP) provides long-term subordinate financing for the new construction of affordable multifamily developments throughout California that provide housing with units restricted at all income levels between 30% and 120% of the Area Median Income of the county in which the development will be located. The program was created with an annual appropriation of funds to CalHFA under 2017's Senate Bill 2 (SB2), the Building Homes and Jobs Act. CalHFA receives 15% of the Building Homes and Jobs Act Fund for MIP.

The application deadline for 2023 MIP projects was March 15, 2023. As with previous years, the program was oversubscribed. CalHFA received 29 total MIP applications and with the amount of available MIP subsidy funds, state tax credits, and bond cap, CalHFA expects to move forward with the 12 highest ranked projects. The complete list of MIP applicants and how the projects ranked is available on the CalHFA website: https://www.calhfa.ca.gov/multifamily/mixedincome/2023-subsidy-preliminary-award-list.pdf

Multifamily staff completed initial underwriting on the 12 projects, which have been submitted to CDLAC and TCAC for allocation at the Round 2 meeting in August. The 12 projects are expected to produce 2,030 total units and will result in CalHFA providing $272.9 million in Permanent debt financing and $41.4 million in MIP financing.

2023 program changes that were made to encourage MIP projects in more regions appear to have had an impact.

- 5 of the top 12 projects are in counties where we haven't previously had a MIP project: Stanislaus, Merced, Del Norte, Santa Cruz, and Tulare.
- A sixth project is in Placer County, where there has only been one MIP project previously.
- Additionally, the removal of the "County Cap" allowed higher ranking projects to move forward. Two counties (Los Angeles and Santa Clara) each had 3 projects score in the top 12. Previously, both of those counties would have been capped at 2 projects and the third ranked project in each county would have been removed from MIP consideration, which would have allowed a lower ranking project to move forward in its place.

In terms of affordability, there was an increase in ELI/VLI units in the 2023 MIP projects when compared to 2022: 758 ELI/VLI units in 2023 vs. 711 ELI/VLI units in 2022. The increase in ELI units alone was substantial, going from 268 in 2022 to 432 in 2023.

The following pages provide updated information about the program since inception, with the 2023 projects included.

2019-2023 Mixed-Income Program (MIP)

MIP Year	Total Project #	Total Unit #	Total MIP Amount	Total MIP Amount Per Unit	Total Aggregate Development Cost (Estimate)	Total Development Cost Per Unit (Estimate)	Total Aggregate Bond Cap (Estimate)	Total Aggregate Bond Cap Per Unit (Estimate)	Total Other Local/State Subsidy	*Total Other Local/State Subsidy Per Unit	Total Aggregate STC	Total Aggregate STC Per Unit
2019	7	1,296	$43,750,000	$33,758	$582,572,726	$449,516	$330,699,646	$255,169	$16,683,333	$71,296	$69,139,228	$90,260
2020	16	2,453	$125,938,968	$51,341	$1,095,698,579	$446,677	$624,346,658	$254,524	$36,468,574	$47,985	$120,310,735	$63,522
2021	12	1,803	$49,837,674	$27,642	$972,481,318	$539,368	$488,522,216	$270,950	$84,073,817	$79,390	$42,590,396	$34,910
2022	12	2,102	$100,395,300	$47,762	$999,205,840	$475,360	$493,880,142	$234,957	$59,736,436	$68,348	$79,612,317	$47,164
2023	12	2,030	$41,370,976	$20,380	$1,067,754,120	$525,987	$521,741,704	$257,016	$63,606,507	$73,961	$182,274,516	$89,790
Total/Per Unit:	**59**	**9,684**	**$361,292,918**	**$37,308**	**$4,717,712,583**	**$487,166**	**$2,459,190,366**	**$253,944**	**$260,568,667**	**$86,053**	**$493,927,192**	**$79,911**

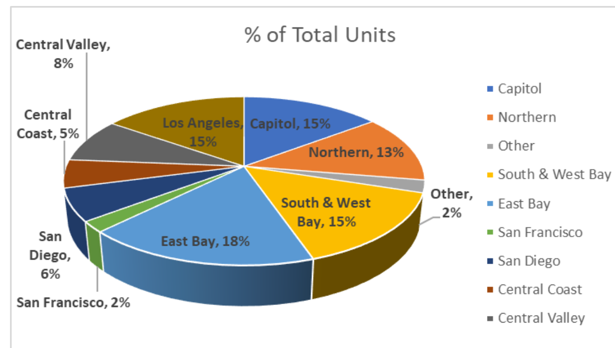
Note 1: Data includes all 2019-2022 MIP deals that received TCAC/CDLAC tax credit and bond allocations. The 2023 MIP deals were submitted to CDLAC/TCAC in May for allocation in August.

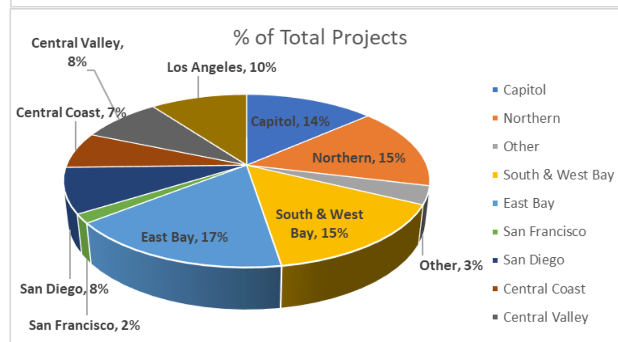
Note 2: For MIP 2019-2023 deals, the 'Total Other Local/State Subsidy Per Unit' calculation was based on the total number of units in the projects that received such subsidies for the respective year and the 'Total STC Per Unit' calculation was based on the total number of units in the projects that received STC for the respective year.

Note 3: The higher total MIP amount for 2020 was attributed by the one-time appropriation/infusion of AB101 funds.

2019-2023 MIP Geographic Distribution

County	Total Number of Projects	Total Number of Units	% of Total Units	% of Total Projects	Total MIP Amounts	% of Total MIP	Geographic Region (Current)
Sacramento	6	901	9%	10%	$42,814,205	12%	Capitol
Placer	2	519	5%	3%	$12,000,000	3%	
Solano	2	350	4%	3%	$17,430,000	5%	Northern
Sonoma	7	905	9%	12%	$44,542,362	12%	
Del Norte	1	162	2%	2%	$4,000,000	1%	Other
Nevada	1	68	1%	2%	$4,388,000	1%	
Santa Clara	7	1,071	11%	12%	$31,869,674	9%	South & West Bay
San Mateo	2	357	4%	3%	$11,700,000	3%	
Alameda	3	495	5%	5%	$23,443,471	6%	East Bay
Contra Costa	7	1,229	13%	12%	$47,082,403	13%	
San Francisco	1	203	2%	2%	$10,150,000	3%	San Francisco
San Diego	5	603	6%	8%	$27,496,968	8%	San Diego
Monterey	1	142	1%	2%	$2,800,000	1%	Central Coast
San Luis Obispo	1	76	1%	2%	$5,440,234	2%	
Ventura	1	271	3%	2%	$7,000,000	2%	
Santa Cruz	1	36	0%	2%	$2,100,000	1%	
Fresno	2	300	3%	3%	$7,950,000	2%	Central Valley
Merced	1	156	2%	2%	$4,000,000	1%	
Stanislaus	1	144	1%	2%	$3,931,976	1%	
Tulare	1	222	2%	2%	$4,000,000	1%	
Los Angeles	6	1,474	15%	10%	$47,153,625	13%	Los Angeles
Total:	**59**	**9,684**	**100%**	**100%**	**$361,292,918**	**100%**	

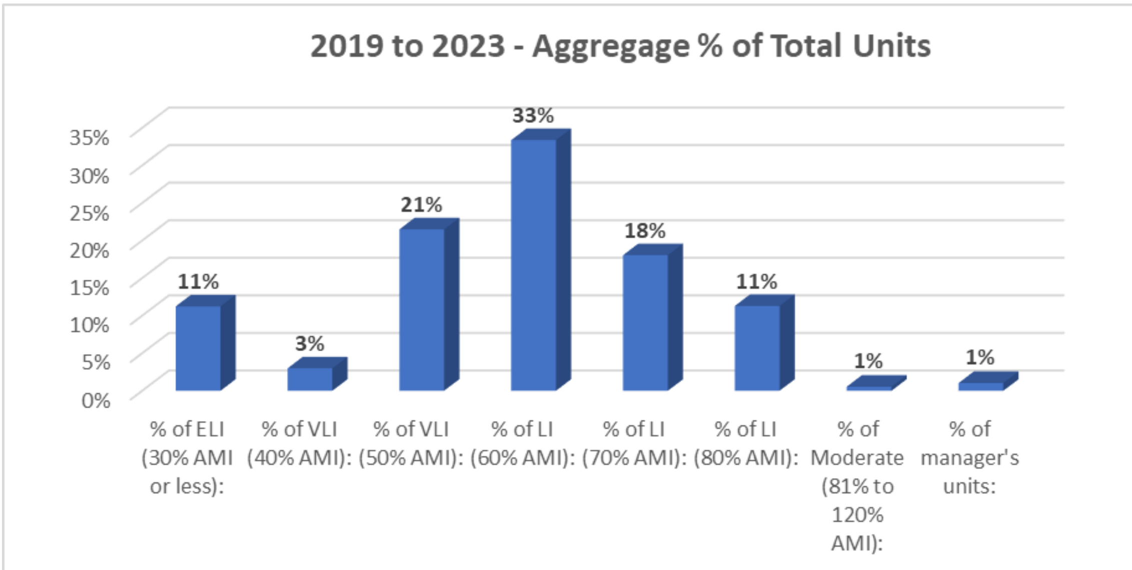




2019-2023 MIP Area Media Income Distribution (Per Year)

		Extremely Low-Income (ELI)	Very Low-Income (VLI)		Low-Income (LI)			Moderate-Income		
Year	Total Units	30% AMI or less	40% AMI	50% AMI	60% AMI	70% AMI	80% AMI	81%-120% AMI	Manager's Units	Average Affordability
2019	1,296	67	106	235	523	73	228	52	12	60%
2020	2,453	81	0	904	647	555	240	0	26	60%
2021	1,803	240	60	289	693	350	151	0	20	56%
2022	2,102	268	48	395	712	359	299	0	21	54%
2023	2,030	432	75	258	657	411	0	176	21	54%
2019-2023 (aggregate):	**9,684**	**1,088**	**289**	**2,081**	**3,232**	**1,748**	**918**	**228**	**100**	**58%**
Percentage of Total:		**11%**	**3%**	**21%**	**33%**	**18%**	**9%**	**2%**	**1%**	

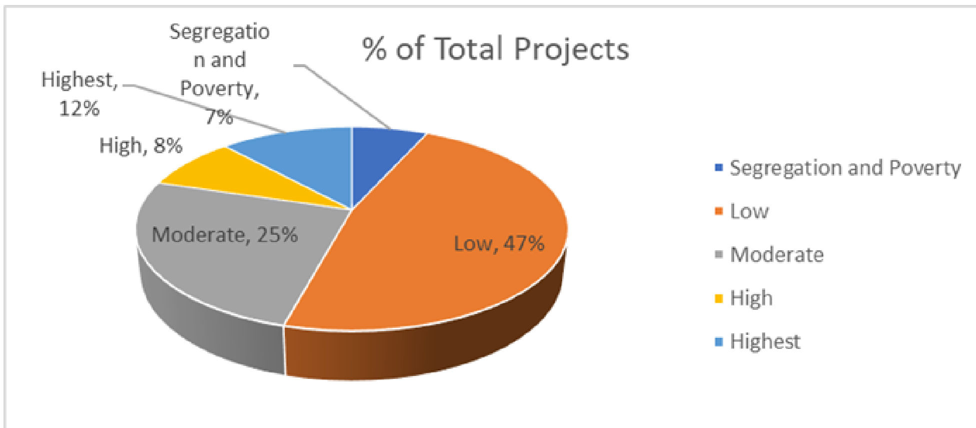
Note: Data includes all 2019-2022 MIP deals that received TCAC/CDLAC tax credit and bond allocations. The 2023 MIP deals were submitted to CDLAC/TCAC in May for allocation in August.



2019-2023 MIP Opportunity Area Distribution

2019-2023 MIP HCD/TCAC Resource Area Distribution Chart				
Categories:	% of Total Projects	# of Projects	% of Total Units	# of Total Units
Segregation and Poverty	7%	4	9%	850
Low	47%	28	46%	4,448
Moderate	25%	15	25%	2,467
High	8%	5	8%	786
Highest	12%	7	12%	1,133
Total:	**100%**	**59**	**100%**	**9,684**

Note: Data includes all 2019-2022 MIP deals that received TCAC/CDLAC tax credit and bond allocations. The 2023 MIP deals were submitted to CDLAC/TCAC in May for allocation in August. Data based on the designation elected on the joint TCAC/CDLAC applications (attachment 40), which is subject to change year after year.



2019-2023 MIP Developer Distribution Chart

Developer - Sponsor	Total Number of Projects	Aggregate CalHFA Perm Loan Amt	Aggregate MIP Loan Amt	% of Aggregate MIP
Adarte LLC	1	$ -	$ 6,000,000	1.7%
Affirmed Housing Group, Inc.	1	$ 19,645,000	$ 3,785,968	1.0%
Alliance Property Group, Inc.	1	$ 19,645,000	$ 4,000,000	1.1%
AMCAL Multi-Housing Inc.	1	$ -	$ 6,000,000	1.7%
Anton DevCo Inc.	2	$ 57,021,000	$ 18,154,205	5.0%
C.F.Y. Development, Inc.	1	$ -	$ 7,900,000	2.2%
Community HousingWorks	2	$ 35,215,000	$ 13,705,000	3.8%
Corporation for Better Housing	4	$ 21,696,000	$ 40,492,362	11.2%
CRP Affordable Housing & Community Development, LLC	3	$ 38,367,755	$ 10,040,000	2.8%
Devine & Gong	1	$ 15,910,000	$ 4,600,000	1.3%
Dominus Consortium, LLC	2	$ 16,824,768	$ 7,950,000	2.2%
Freebird Development Company, LLC	1	$ 11,580,000	$ 2,655,674	0.7%
Highridge Costa Development Company, LLC	1	$ -	$ 5,160,000	1.4%
Kelley Ventures, LLC	1	$ 17,500,000	$ 4,000,000	1.1%
Linc Housing Corporation	1	$ 30,892,000	$ 10,203,625	2.8%
McCormack Baron Salazar, Inc.	1	$ 14,130,000	$ 5,800,000	1.6%
Meta Development, LLC	1	$ 18,445,000	$ 4,000,000	1.1%
Meta Housing Corporation	5	$ 59,222,000	$ 48,465,403	13.4%
Micon Real Estate, Inc.	1	$ 6,183,589	$ 5,440,234	1.5%
MidPen Housing Corp.	2	$ 98,251,000	$ 3,739,000	1.0%
Miramar Property Group/Pacific West Communities, Inc.	1	$ 33,500,000	$ 4,000,000	1.1%
MRK Partners Inc	1	$ 35,240,000	$ 6,212,000	1.7%
Pacific West Communities, Inc.	10	$ 157,535,000	$ 63,808,000	17.7%
Ravello Holdings, Inc.	1	$ 26,950,000	$ 1,600,000	0.4%
ROEM Development Corporation	1	$ 66,969,514	$ 4,000,000	1.1%
Solano Affordable Housing Foundation	1	$ 24,125,000	$ 3,175,000	0.9%
St. Anton Communities, LLC	1	$ 27,179,522	$ 10,173,471	2.8%
Step Forward Communities and Synergy Community Development	1	$ 14,600,000	$ 4,000,000	1.1%
Stanislaus Regional Housing Authority	1	$ 7,863,952	$ 3,931,976	1.1%
Tenderloin Neighborhood Dev. Corp. (TNDC)	1	$ 43,542,000	$ 10,150,000	2.8%
The Richman Group	1	$ 10,011,000	$ 4,000,000	1.1%
USA Multifamily Development Inc	5	$ 90,325,000	$ 32,751,000	9.1%
W&J Investments	1	$ 8,925,000	$ 1,400,000	0.4%
Total:	**59**	**$ 1,027,294,100**	**$ 361,292,918**	**100.0%**

State of California

M E M O R A N D U M

To: CalHFA Board of Directors **Date:** May 12, 2023

From: Francesc Martí, Director of Policy, Strategy and Legislative Affairs
CALIFORNIA HOUSING FINANCE AGENCY

Subject: LEGISLATIVE UPDATE

The month of May marks the ramp up of State budget negotiations in the Legislative Calendar.

On May 12th, Governor Newsom unveiled his May Revise budget proposal. Although the plan is framed in the context of fiscal uncertainty and prudent fiscal planning, it continues to sustain and protect many important investments and commitments, including in the area of housing. In the housing space, the plan places particular emphasis on housing accountability so that all jurisdictions build their fair share of housing units. The May Revise does not alter any of the actions pertaining to CalHFA in January budget. The plan does include some HCD items: a deferment of funding in the Foreclosure Intervention Housing Prevention Program and a reversion of unexpended funds in the Downtown Rebound Program.

Senate Democrats unveiled their budget blueprint on April 26th, which adds $1 billion in additional funding to the Dream for All program over the Governor's plan. According to the California Constitution, a budget bill must be enacted by the Legislature by midnight of June 15th.

There are also a number of prominent standalone bills making their way through the Legislature at this time. Several prominent housing bills seek to extend CEQA exemptions and otherwise streamline permitting, and there is a bill that would allow local governments to create regional housing finance agencies. Of particular interest to CalHFA are:

- AB 901 (Ting) - Creates a statewide pooled Tax Increment Financing (TIF) mechanism jointly administered by CalHFA and local affordable housing financing districts.
  - AB 519 (Schiavo) - Mandates CalHFA to be part of a working group to create a common application.
  - AB 717 (Villapudua) - Mandates Revocable Living Trust Education in the CalHFA Homebuyer Education.
  - AB 1508 (Ramos) - Mandates that HCD consult CalHFA on homeownership programs as part of Statewide Housing Plan.

- AB 932 (Ting) – Mandates an evaluation of the ADU Grant Program.
- SB 834 (Portantino) - $25 billion bond measure for CalHFA split into $18 billion for mortgage loans for first time homebuyers targeting newly built homes, and $7 billion in infrastructure loans for new home construction**.**

June 2nd is the last day for bills to be passed out of their house of origin. The Legislature will be in recess from mid-July to mid-August. The second half of August and the first half of September is the homestretch of the legislative session, with September 14th being the last day for bills to be fully enacted.

AB 12 (Haney D) Tenancy: security deposits
Last Amend: 4/5/2023
Status: 4/21/2023-Measure version as amended on April 5 corrected.
Location: 4/12/2023-A. THIRD READING
Summary: Current law regulates the terms and conditions of residential tenancies, and prohibits a landlord from demanding or receiving security for a rental agreement for residential property, however denominated, in an amount or value in excess of an amount equal to 2 months' rent, in the case of unfurnished residential property, and an amount equal to 3 months' rent, in the case of furnished residential property, in addition to any rent for the first month paid on or before initial occupancy. This bill would instead prohibit a landlord from demanding or receiving security for a rental agreement for residential property in an amount or value in excess of an amount equal to one month's rent, regardless of whether the residential property is unfurnished or furnished, in addition to any rent for the first month paid on or before initial occupancy.

AB 42 (Ramos D) Tiny homes: fire sprinkler requirements.
Last Amend: 4/18/2023
Status: 5/10/2023-From committee: Do pass. (Ayes 15. Noes 0.) (May 10).
Location: 4/27/2023-A. APPR.
Summary: Would, until January 1, 2027, prohibit a local agency from imposing or enforcing any requirement to provide fire sprinklers for a temporary sleeping cabin with a total floor area of less than 250 square feet that is on a site with 50 or fewer units. The bill would define "temporary sleeping cabin" to mean a nonpermanent fixture that is intended to provide temporary housing to people experiencing homelessness or at risk of homelessness, has a total floor area of less than 250 feet, and does not include plumbing. The bill would require a temporary sleeping cabin with a total floor area of less than 250 square feet that does not include fire sprinklers to comply with alternative fire life and safety standards that include providing, among other things, a smoke alarm and carbon monoxide alarm in the unit, a fire extinguisher in the unit, and ingress and egress that facilitates rapid exit of the temporary sleeping cabin. By requiring local agencies to impose alternative fire life and safety standards for these units, the bill would impose a state-mandated local program.

AB 59 (Gallagher R) Taxation: renter's credit.
Last Amend: 4/5/2023
Status: 5/2/2023-From committee: Do pass and re-refer to Com. on APPR. (Ayes 11. Noes 0.) (May 1). Re-referred to Com. on APPR.
Location: 5/2/2023-A. APPR.
Summary: The Personal Income Tax Law authorizes various credits against the taxes imposed by that law, including a credit for qualified renters in the amount of $120 for spouses filing joint returns, heads of household, and surviving spouses if adjusted gross income is $50,000, as adjusted, or less, and in the amount of $60 for other individuals if adjusted gross income is $25,000, as adjusted, or less.
Current law requires the Franchise Tax Board to annually adjust for inflation these adjusted gross income amounts. For 2021, the adjusted gross income limit is $87,066 and $43,533, respectively.
Current law establishes the continuously appropriated Tax Relief and Refund Account in the General Fund and provides that payments required to be made to taxpayers or other persons from the Personal Income Tax Fund are to be paid from that account. This bill, for taxable years beginning on or after

January 1 of the taxable year that includes the date on which funding is first authorized for purposes of this bill and for the succeeding 4 taxable years, and only when specified in a bill relating to the Budget Act, would increase the credit amount to $2,000 for spouses filing joint returns, heads of households, and surviving spouses and $1,000 for other individuals. In the event the increased credit amount is not specified in a bill relating to the Budget Act, the existing credit amounts, as described above, would be the credit amounts for that taxable year.

AB 67 (Muratsuchi D) Homeless Courts Pilot Program.
Last Amend: 3/13/2023
Status: 4/19/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 4/19/2023-A. APPR. SUSPENSE FILE
Summary: Would, upon an appropriation by the Legislature, create the Homeless Courts Pilot Program, which would remain in effect until January 1, 2029, to be administered by the Judicial Council for the purpose of providing comprehensive community-based services to achieve stabilization for, and address the specific legal needs of, homeless individuals who are involved with the criminal justice system. The bill would require applicant cities or counties seeking grant funds to provide a number of specified services or program components, including, but not limited to, a diversion program enabling participating defendants to have specified charges dismissed upon completion of a program, provision of temporary, time-limited, or permanent housing during the duration of the program, and a dedicated representative to assist defendants with housing needs. The bill would require an applicant for grant funding under the program to submit a plan for a new homeless court program or expansion of an existing homeless court program and would require any funding awarded to an applicant to be used in accordance with that plan.

AB 68 (Ward D) Land use: streamlined housing approvals: density, subdivision, and utility approvals.
Last Amend: 4/12/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 3/16/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Would require a local government to approve a proposed housing development pursuant to a streamlined, ministerial approval process if the development meets certain objective planning standards, including, but not limited to, a requirement that the proposed parcel for the development be a climate-smart parcel, as described, or be included in the applicable region's sustainable communities strategy as a priority development area. The bill would set forth procedures for approving these developments and would set forth various limitations for these developments. The bill would authorize the Department of Housing and Community Development to review, adopt, amend, and repeal guidelines, rules, and regulations to implement uniform standards or criteria that supplement or clarify the terms, references, or standards set forth by this process.

AB 84 (Ward D) Property tax: welfare exemption: affordable housing.
Last Amend: 5/3/2023
Status: 5/4/2023-Re-referred to Com. on APPR.
Location: 5/2/2023-A. APPR.

Summary: Current property tax law, in accordance with the California Constitution, provides for a "welfare exemption" for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. Under current property tax law, property that meets these requirements that is used exclusively for rental housing and related facilities is entitled to a partial exemption, equal to that percentage of the value of the property that is equal to the percentage that the number of units serving lower income households represents of the total number of residential units, in any year that any of certain criteria apply, including that the acquisition, rehabilitation, development, or operation of the property, or any combination of these factors, is financed with tax-exempt mortgage revenue bonds or general obligation bonds, or is financed by local, state, or federal loans or grants and the rents of the occupants who are lower income households do not exceed those prescribed by deed restrictions or regulatory agreements pursuant to the terms of the financing or financial assistance.
This bill would expand this partial exemption to property acquired, rehabilitated, developed, or operated, or any combination of these factors, with financing from qualified 501(c)(3) bonds, as defined.

AB 281 (Grayson D) Planning and zoning: housing: post entitlement phase permits.
Last Amend: 4/13/2023
Status: 5/4/2023-Read third time. Passed. Ordered to the Senate. (Ayes 75. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.
Location: 5/4/2023-S. RLS.
Summary: Would require a special district that receives an application from a housing development project for service from a special district or an application from a housing development project for a post entitlement phase permit, as specified, to provide written notice to the applicant of next steps in the review process, including, but not limited to, any additional information that may be required to begin to review the application for service or approval. The bill would require the special district to provide this notice within 30 business days of receipt of the application for a housing development with 25 units or fewer, and within 60 business days for a housing development with 26 units or more. The bill would define various terms for these purposes. By imposing additional duties on special districts, the bill would impose a state-mandated local program.

AB 284 (Patterson, Joe R) Department of Housing and Community Development: annual report: Homeless Housing, Assistance, and Prevention program.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 2/2/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Under current law, grants under the Homeless Housing, Assistance, and Prevention (HHAP) program are allocated in 4 rounds of funding, administered by the California Interagency Council on Homelessness, as provided. Current law requires the Department of Housing and Community Development to submit an annual report to the Governor and both houses of the Legislature on the operations and accomplishments during the previous fiscal year of the housing programs administered by the department. Current law requires that the report include, among other things, the number of units assisted by those programs and the number of individuals and households served and their income level. This bill would additionally require that this report include an evaluation of the HHAP program.

AB 309 (Lee D) The Social Housing Act.
Last Amend: 5/1/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Would enact the Social Housing Act and would create the California Housing Authority, as an independent state body, the mission of which would be to ensure that social housing developments that are produced and acquired align with the goals of eliminating the gap between housing production and regional housing needs assessment targets and preserving affordable housing. The bill would prescribe a definition of social housing that would describe, in addition to housing owned by the authority, housing owned by other entities, as specified, provided that all social housing developed or authorized by the authority would be owned by the authority.

AB 312 (Reyes D) State Partnership for Affordable Housing Registries in California Grant Program.
Last Amend: 3/30/2023
Status: 5/3/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/3/2023-A. APPR. SUSPENSE FILE
Summary: Would establish, subject to appropriation by the Legislature, the State Partnership for Affordable Housing Registries in California Grant Program to provide technical assistance to eligible entities, as defined, for the purpose of creating a state-managed online platform of affordable housing listings, information, and applications. The bill would require the department to administer the program and to adopt guidelines for this purpose. The bill would require the department to develop a housing preapplication to standardize applications for affordable housing and to solicit participation of eligible entities no later than January 1, 2026, and to launch the platform no later than July 1, 2027. The bill would require the department to provide technical assistance to participating entities and to ensure equitable access to database users, as specified. The bill would authorize the department to coordinate with the Office of Data and Innovation to carry out the requirements of the program and to contract with vendors pursuant to existing provisions of state contract law, as specified. The bill would establish minimum requirements for the platform and would require a vendor selected to create and maintain the platform to demonstrate specified capabilities and implement those requirements. The bill would exempt from disclosure as a public record any personally identifiable information collected by the platform or shared between eligible entities and the department in administering the program.

AB 323 (Holden D) Density Bonus Law: purchase of density bonus units by nonprofit housing organizations: civil actions.
Last Amend: 4/12/2023
Status: 5/3/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/3/2023-A. APPR. SUSPENSE FILE
Summary: Current property tax law establishes a welfare exemption under which property is exempt from taxation if the property is owned and operated by a nonprofit corporation that is organized and operated for the purpose of building and rehabilitating single-family or multifamily residences for sale, as provided, at cost to low-income families. Current law requires the developer and the city or county to ensure that (1) a for-sale unit that qualified the developer for the award of the density bonus is initially occupied by a person or family of the required income, offered at an affordable housing cost, as defined,

and includes an equity sharing agreement, as specified, or (2) a qualified nonprofit housing organization that is receiving the above-described welfare exemption purchases the unit pursuant to a specified recorded contract that includes an affordability restriction, an equity sharing agreement, as specified, and a repurchase option that requires a subsequent purchaser that desires to sell or convey the property to first offer the nonprofit corporation the opportunity to repurchase the property. This bill would instead require the developer and the city or county to ensure that (1) the for-sale unit that qualified the developer for the award of the density bonus is to be initially sold to and occupied by a person or family of the required income, (2) the qualified nonprofit housing organization that is receiving the above-described welfare exemption meets specified requirements, including having a determination letter from the Internal Revenue Service affirming its tax-exempt status, as specified, being based in California, and the primary activity of the nonprofit corporation being the development and preservation of affordable home ownership housing in California that incorporates within their contracts for initial purchase a repurchase option that requires a subsequent purchaser that desires to sell or convey the property to first offer the nonprofit corporation the opportunity to repurchase the property pursuant to an equity sharing agreement or a specified recorded contract that includes an affordability restriction, or (3) the city, county, and city and county has sent a list of buyers who are eligible to purchase the unit to the developer starting at the time the building permit is issued until 90 days after the certificate of occupancy or final inspection is issued or completed for that unit.

AB 340 (Fong, Vince R) California Environmental Quality Act: grounds for noncompliance.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was NAT. RES. on 2/9/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: The California Environmental Quality Act (CEQA) prohibits an action or proceeding from being brought in a court to challenge the approval of a project by a public agency unless the alleged grounds for noncompliance are presented to the public agency orally or in writing by a person during the public comment period provided by CEQA or before the close of the public hearing on the project before the issuance of the notice of determination. This bill would require the alleged grounds for noncompliance with CEQA presented to the public agency in writing be presented at least 10 days before the public hearing on the project before the issuance of the notice of determination. The bill would prohibit the inclusion of written comments presented to the public agency after that time period in the record of proceedings and would prohibit those documents from serving as basis on which an action or proceeding may be brought.

AB 346 (Quirk-Silva D) Income tax credits: low-income housing: California Debt Limit Allocation Committee rulemaking.
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Current law creates the California Debt Limit Allocation Committee (CDLAC) for the purpose of administering the volume limit for the state on private activity bonds through an allocation system. Current law authorizes CDLAC to adopt, amend, or repeal rules and regulations as emergency regulations in accordance with the rulemaking provisions of the Administrative Procedure Act. This bill, instead, would authorize CDLAC to adopt, amend, or repeal rules and regulations without complying with the procedural requirements of the Administrative Procedures Act, except as specified. The bill

would make rules and regulations adopted, amended, or repealed by CDLAC effective immediately upon adoption.

AB 356 (Mathis R) California Environmental Quality Act: aesthetic impacts.
Last Amend: 4/18/2023
Status: 5/4/2023-Read third time. Passed. Ordered to the Senate. (Ayes 75. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.
Location: 5/4/2023-S. RLS.
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. Current law, until January 1, 2024, specifies that, except as provided, a lead agency is not required to evaluate the aesthetic effects of a project and aesthetic effects are not considered significant effects on the environment if the project involves the refurbishment, conversion, repurposing, or replacement of an existing building that meets certain requirements. This bill would extend the operation of the above provision to January 1, 2029. The bill would require the lead agency to file a notice with the Office of Planning and Research and the county clerk of the county in which the project is located if the lead agency determines that it is not required to evaluate the aesthetic effects of a project and determines to approve or carry out that project. By imposing additional duties on lead agencies, the bill would impose a state-mandated local program.

AB 371 (Garcia D) Housing programs: tribal housing program.
Last Amend: 3/23/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: The G. David Singleton California Indian Assistance Program requires the Department of Housing and Community Development to provide comprehensive technical assistance to tribal housing authorities, housing sponsors, and governmental agencies on reservations, rancherias, and on public domain to facilitate the planning and orderly development of suitable, decent, safe, and sanitary housing for American Indians residing in these areas. Upon request of the governing body of a reservation or rancheria, existing law authorizes the department to act on behalf of the tribal housing authority and perform the functions thereof. This bill would remove the authority for the department to act on behalf of the tribal housing authority. The bill would also require the department to provide comprehensive technical assistance to tribes, designated tribal housing entities, and tribal housing departments on reservations, rancherias, and on public domain, and tribes that want to participate in tribal housing grant programs on fee simple land. The bill would require the department to provide outreach, education, and comprehensive technical assistance to tribes, tribal housing authorities, tribally designated housing entity, housing departments of a tribe, housing sponsors, and governmental agencies on reservations, rancherias, and on public domain in the development of tribal housing grant programs, and before, during, and after the grant application process.

AB 394 (Hoover R) Housing: Building Homes and Jobs Act: report.
Last Amend: 3/1/2023

Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 2/23/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: The Building Homes and Jobs Act, imposes a fee, except as provided, of $75 to be paid at the time of the recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, per each single transaction per single parcel of real property, not to exceed $225. Current law requires that a county recorder send revenues from this fee, as provided, to the State Controller for deposit in the Building Homes and Jobs Trust Fund. Current law, for moneys collected on and after January 1, 2019, requires 20% of all moneys in the fund, upon appropriation by the Legislature, to be expended for affordable owner-occupied workforce housing. This bill would require the Department of Housing and Community Development to create and submit a report to the Legislature that includes specified information relating to the expenditure of the above-described moneys for affordable owner-occupied workforce housing, including how those moneys are being utilized and the number of new homeowners as a result of the expenditure of those moneys, among other things.

AB 426 (Jackson D) Department of Housing and Community Development: California Statewide Housing Plan.
Last Amend: 3/20/2023
Status: 4/19/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 4/19/2023-A. APPR. SUSPENSE FILE
Summary: Current law requires that the California Statewide Housing Plan incorporate, among other things, a statement of housing goals, policies, and objectives, and requires the Department of Housing and Community Development to update and provide a revision of the plan to the Legislature every 4 years, as specified. Current law requires each update and revision to the plan to include, among other things, an inventory of the number of affordable units needed to meet the state’s affordable housing needs for the plan period, as defined. This bill would require the plan to also include a strategy for the state to keep pace with building housing units and affiliated infrastructure during an economic downturn, as specified.

AB 430 (Bennett D) Community land trusts: welfare exemption: assessment: foreclosure sales: financial assistance.
Last Amend: 3/23/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Current property tax law, pursuant to constitutional authorization, provides for a “welfare exemption” for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. For the 2022–23 fiscal year through the 2027–28 fiscal year, in the case of an owner of property that is a community land trust, as defined, current property tax law requires that a unit continue to be treated as occupied by a lower income household for these purposes if the occupants were lower income households on the lien date in the fiscal year in which their occupancy of the unit commenced and the unit continues to be rent restricted, notwithstanding an increase in the income of the occupants of the unit to 140% of area median income, adjusted for family size. Current law requires that a lease between a community land trust and a lower income household satisfy specified requirements in order for these

provisions to apply, including being a renewable 99-year ground lease and a public agency or official must make a finding that the contract serves the public interest of creating or preserving affordable housing, as provided. This bill would eliminate specified requirements of a lease agreement between a lower income household and a community land trust in order for the unit to continue to be treated as occupied by a lower income household, as described above.

AB 434 (Grayson D) Housing element: notice of violation.
Last Amend: 3/16/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: The Planning and Zoning Law, except as provided, requires that a public hearing be held on an application for a variance from the requirements of a zoning ordinance, an application for a conditional use permit or equivalent development permit, a proposed revocation or modification of a variance or use permit or equivalent development permit, or an appeal from the action taken on any of those applications. That law, for housing development projects that submit a preliminary application prior to January 1, 2030, prohibits a city or county from conducting more than 5 hearings, as defined, held pursuant to these provisions, or any other law, ordinance, or regulation requiring a public hearing, if the proposed housing development project complies with the applicable, objective general plan and zoning standards in effect at the time an application is deemed complete, as defined. The Planning and Zoning Law also requires a local agency, pursuant to either local ordinance or statute, to provide for ministerial approval of applications for accessory dwelling units or junior accessory dwelling units in areas zoned for residential use, as specified. That law prohibits a local agency from denying a permit for an unpermitted accessory dwelling unit constructed prior to January 1, 2018, except as provided. This bill would additionally authorize the department to notify a city, county, city and county, or the Attorney General when the planning agency of a city, county, or city and county fails to comply with the above-described provisions relating to hearings for specified variances, ministerial approval of applications for accessory dwelling units or junior accessory dwelling units, permitting for unpermitted accessory dwelling units constructed prior to January 1, 2018, sale or conveyance of accessory dwelling units, ministerial approval of proposed housing developments, ministerial approval of parcel maps for urban lot splits, or housing development projects being deemed an allowable use of parcels within a zone where office, retail, or parking are a principally permitted use, as provided.

AB 440 (Wicks D) Density Bonus Law: maximum allowable residential density.
Last Amend: 3/30/2023
Status: 5/4/2023-Read second time. Ordered to third reading.
Location: 5/4/2023-A. THIRD READING
Summary: Current law, commonly referred to as the Density Bonus Law, requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct certain types of housing. Current law provides for the calculation of the amount of density bonus for each type of housing development that qualifies under these provisions. Current law defines the term “density bonus” for these purposes to mean a density increase over the otherwise maximum allowable gross residential density as of the date of the application, as described. Current law defines the term “maximum allowable residential density” for these purposes to mean the maximum number of units

allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, the maximum number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project. Current law provides under that definition that if the density allowed under the zoning ordinance is inconsistent with the density allowed under the land use element of the general plan or specific plan, the greater density prevails. This bill would instead define “maximum allowable residential density” to mean the greatest number of units allowed under the zoning ordinance, specific plan, or land use element of the general plan, or, if a range of density is permitted, the greatest number of units allowed by the specific zoning range, specific plan, or land use element of the general plan applicable to the project.

AB 457 (Patterson, Joe R) Surplus Land Act: exempt surplus land: leases.
Last Amend: 3/15/2023
Status: 5/3/2023-Referred to Com. on GOV. & F.
Location: 5/3/2023-S. GOV. & F.
Summary: Current law requires land to be declared surplus land or exempt surplus land, as supported by written findings, before a local agency takes any action to dispose of it consistent with the agency’s policies or procedures. Current law requires any local agency disposing of surplus land to send, prior to disposing of that property or participating in negotiations to dispose of that property with a prospective transferee, a written notice of availability of the property pursuant to prescribed procedures. This bill would expand “exempt surplus land” to include a parcel that is (1) identified in the local agency’s circulation element or capital improvement program for future roadway development, (2) no larger than 2 acres, (3) zoned for retail commercial use, and leased for a purpose consistent with the underlying zoning, and (4) abuts a state highway right-of-way.

AB 480 (Ting D) Surplus land.
Last Amend: 4/5/2023
Status: 4/27/2023-From committee: Do pass and re-refer to Com. on APPR. (Ayes 6. Noes 1.) (April 26). Re-referred to Com. on APPR.
Location: 4/26/2023-A. APPR.
Summary: Current law prescribes requirements for the disposal of surplus land by a local agency, as defined, and requires, except as provided, a local agency disposing of surplus land to comply with certain notice requirements before disposing of the land or participating in negotiations to dispose of the land with a prospective transferee, particularly that the local agency send a notice of availability to specified entities that have notified the Department of Housing and Community Development of their interest in surplus land, as specified. Under current law, if the local agency receives a notice of interest, the local agency is required to engage in good faith negotiations with the entity desiring to purchase or lease the surplus land. Current law requires a local agency to take formal action in a regular public meeting to declare land is surplus and is not necessary for the agency’s use and to declare land as either “surplus land” or “exempt surplus land,” as supported by written findings, before a local agency may take any action to dispose of it consistent with an agency’s policies or procedures. This bill would recast that provision and would exempt a local agency, in specified instances, from making a declaration at a public meeting for land that is “exempt surplus land” if the local agency identifies the land in a notice that is published and available for public comment at least 30 days before the exemption takes effect.

AB 485 (Davies R) Tenancy: application screening fee.
Last Amend: 2/23/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was JUD. on 2/17/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Current law regulates the hiring of real property and imposes various requirements on landlords relating to the application for, and leasing of, residential rental property, including prohibiting the imposition of an application screening fee greater than the cost of gathering information concerning the applicant, or the cost of using a tenant screening service or a consumer credit reporting service. Current law specifies that in no case shall the application screening fee charged by the landlord or their agent be greater than $30. Existing law requires a landlord or their agent give a copy of a consumer credit report to an applicant who has paid an application screening fee and who is the subject of that report, if so requested by the applicant. This bill would require, under the circumstances described above, that the consumer credit report be given to the applicant within 24 hours.

AB 500 (Davies R) Rent increases: noticing.
Last Amend: 2/27/2023
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was JUD. on 2/17/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: Current law requires a landlord of a residential dwelling to give notice at least a specified number of days, either 30 or 90, before the effective date of the change based upon the percentage increase in the amount of rent charged to the tenant at any time during the 12 months before the effective date of the increase, either in and of itself or when combined with any other rent increases for the 12 months before the effective date of the increase. Current law authorizes a landlord of a residential dwelling to give notice either by personal service or mail, as specified. This bill would additionally authorize a landlord of a residential dwelling to give notice by electronic mail, as defined.

AB 515 (Ward D) Housing programs: loans: prepayment.
Last Amend: 4/24/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Current law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing and to provide housing assistance and home loans, including the Multifamily Housing Program, pursuant to which the department provides assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing. This bill would require the department to allow an owner of a property subject to a regulatory agreement with the department to take out additional debt on the development to finance rehabilitation of the property or investment in new affordable housing, if specified conditions are met, including that all hard debt is underwritten with a debt-service coverage ratio of 1.15 and demonstrates positive cash flow for 15 consecutive years.

AB 516 (Ramos D) Mitigation Fee Act: fees for improvements: expenditure reports and audits.
Last Amend: 4/5/2023

Status: 4/27/2023-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 8. Noes 0.) (April 26). Re-referred to Com. on APPR.
Location: 4/26/2023-A. APPR.
Summary: The Mitigation Fee Act imposes certain requirements on a local agency that imposes a fee as a condition of approval of a development project that is imposed to provide for an improvement to be constructed to serve the development project, or a fee for public improvements, as specified. In this regard, the Mitigation Fee Act requires the local agency to deposit the fee in a separate capital facilities account or fund, and to make certain information about the account or fund public annually, as specified. The Mitigation Fee Act requires that information to include an identification of an approximate date by which the construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement, as specified. The Mitigation Fee Act also requires that information to include the amount of refunds made to the owners of the lots or units of the development project, as specified. This bill would require the report to include an identification of each public improvement identified in a previous report, whether construction began on the approximate date noted in the previous report, the reason for the delay, if any, and a revised approximate date that the local agency will commence construction, if applicable.

AB 519 (Schiavo D) Affordable Housing Finance Workgroup: affordable housing: consolidated application process.
Last Amend: 4/17/2023
Status: 4/27/2023-From committee: Do pass and re-refer to Com. on APPR. with recommendation: To Consent Calendar. (Ayes 8. Noes 0.) (April 26). Re-referred to Com. on APPR.
Location: 4/26/2023-A. APPR.
Summary: Current law establishes the Department of Housing and Community Development and sets forth its powers and duties, including promoting the development of affordable housing in the state. Current law creates the California Housing Finance Agency within the department and authorizes the agency to make loans to finance affordable housing. Current law establishes the California Tax Credit Allocation Committee to allocate specified federal low-income housing tax credits. Current law also establishes the California Debt Limit Allocation Committee for the purpose of implementing the volume limit for the state on private activity bonds established pursuant to federal law. Under current law, the committee’s duties include annually determining a state ceiling on the aggregate amount of private activity bonds that may be issued, and allocating that amount among state and local agencies. This bill would require the above-described entities to jointly convene an Affordable Housing Finance Workgroup to develop a consolidated application for housing developers to use to obtain grants, loans, tax credits, tax exempt bonds, credit enhancement, and other types of financing for building affordable housing, and develop a coordinated review process for the application, as described. The bill would require the workgroup to include representatives of the above-described entities, nonprofit and for-profit affordable housing developers, and local and tribal governments.

AB 529 (Gabriel D) Adaptive reuse projects.
Last Amend: 3/30/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE

Summary: Current law, for award cycles commenced after July 1, 2021, awards a city, county, or city and county, that has adopted a housing element determined by the Department of Housing and Community Development to be in substantial compliance with specified provisions of the Planning and Zoning Law and that has been designated by the department as prohousing based upon their adoption of prohousing local policies, as specified, additional points in the scoring of program applications for housing and infrastructure programs pursuant to guidelines adopted by the department, as provided. Current law defines "prohousing local policies" as policies that facilitate the planning, approval, or construction of housing, including, but not limited to, local financial incentives for housing, reduced parking requirements for sites that are zoned for residential development, and the adoption of zoning allowing for use by right for residential and mixed-use development. This bill would add the facilitation of the conversion or redevelopment of commercial properties into housing, including the adoption of adaptive reuse, as defined, ordinances or other mechanisms that reduce barriers for these conversions, to the list of specified prohousing local policies.

AB 531 (Irwin D) Veterans Housing and Homeless Prevention Bond Act of 2024. Status: 5/3/2023-In committee: Set, first hearing. Referred to suspense file. **Location:** 5/3/2023-A. APPR. SUSPENSE FILE
Summary: Would enact the Veterans Housing and Homeless Prevention Bond Act of 2024 to authorize the issuance of bonds in an amount not to exceed $600,000,000 to provide additional funding for the VHHPA. The bill would provide for the handling and disposition of the funds in the same manner as the Veterans Housing and Homeless Prevention Bond Act of 2014.

AB 548 (Boerner D) State Housing Law: inspection.
Last Amend: 4/13/2023
Status: 4/26/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 4/26/2023-A. APPR. SUSPENSE FILE
Summary: Current law authorizes an officer, employee, or agent of an enforcement agency to enter and inspect any building or premises whenever necessary to secure compliance with, or prevent a violation of, any provision of the State Housing Law, the building standards published in the State Building Standards Code, and other rules and regulations promulgated pursuant to the provisions of the State Housing Law that the enforcement agency has the power to enforce. Current law deems a building, portion of a building, or premises on which a building is located to be a substandard building if any one of specified conditions exists to the extent that it endangers the life, limb, health, property, safety, or welfare of the public or its occupants. Current law deems a building, portion of a building, or premises on which a building is located to be in violation of the State Housing Law if it contains lead hazards, as specified, that are likely to endanger the health of the public or the occupants. This bill would require local enforcement agencies to develop policies and procedures for inspecting a building with multiple units if an inspector or code enforcement officer has determined that a unit is substandard or is in violation of the State Housing Law, and the inspector or code enforcement officer determines that the defects or violations have the potential to affect other units of the building, as specified.

AB 572 (Haney D) Common interest developments: imposition of assessments.
Last Amend: 4/5/2023
Status: 5/1/2023-Read second time. Ordered to third reading.
Location: 5/1/2023-A. THIRD READING

Summary: The Davis-Stirling Common Interest Development Act defines and regulates common interest developments, including the establishment and imposition of assessments. Current law limits increases in regular assessments and the aggregate of special assessments that the board may impose in any fiscal year without the approval of a majority of a quorum of members, as specified. This bill would prohibit the increase of a regular assessment on the owner of a deed-restricted affordable housing unit that is more than 5% greater than the preceding regular assessment for the association's preceding fiscal year, except as provided.

AB 578 (Berman D) Multifamily Housing Program: No Place Like Home Program. Status: 4/19/2023-In committee: Set, first hearing. Referred to suspense file. **Location:** 4/19/2023-A. APPR. SUSPENSE FILE
Summary: Current law requires the Department of Housing and Community Development to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development for specified activities. Current law requires the principal and accumulated interest of a loan issued under the Multifamily Housing Program is due and payable upon the term of the loan. In this regard, current law prohibits the amount of the required loan payments from exceeding 0.42% per annum for the first 30 years of the loan term.

AB 582 (Connolly D) Personal Income Tax: tax credits: fire-resistant home improvements.
Last Amend: 4/24/2023
Status: 5/2/2023-From committee: Do pass and re-refer to Com. on APPR. (Ayes 11. Noes 0.) (May 1). Re-referred to Com. on APPR.
Location: 5/2/2023-A. APPR.
Summary: The Personal Income Tax Law allows various credits against the taxes imposed by that law. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2024, and before January 1, 2029, to a qualified taxpayer, as defined, in an amount equal to 40% of the taxpayer's qualified expenses, as defined, not to exceed $400 per taxable year, or $2,000 cumulatively.

AB 637 (Low D) Density Bonus Law.
Last Amend: 3/20/2023
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was H. & C.D. on 2/17/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus and other incentives or concessions, as specified, if the developer agrees to construct specified percentages of units for lower income, very low income, or senior citizen housing, among other things, and meets other requirements. Current law requires a city or county to grant a proposal for an incentive or concession requested by a developer unless it would not result in identifiable and actual cost reductions, as specified, would have a specific, adverse impact on public health or safety or on specified real property and for which there is no method to avoid or mitigate that impact, as specified, or would be contrary to state or federal law. This bill would additionally except from the requirement that a city or county to grant a proposal an incentive or concession would alter the requirements of a local program, policy, or ordinance that

requires, as a condition of the development of residential units, that the development include a certain percentage of residential units that meet specified affordability requirements.

AB 653 (Reyes D) Federal Housing Voucher Acceleration Program.
Last Amend: 5/1/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Would establish the Federal Housing Voucher Acceleration Program and would require the Department of Housing and Community Development to establish, administer, and fund a grant application process and award grants to public housing authorities in geographically diverse communities, as determined by the department, on or before July 1, 2024. The bill would authorize applicants to use grant funds to provide specified services to the eligible population. The bill would require the department to allocate grant funds to applicants based upon the number of public housing and Section 8 vouchers maintained by the housing authority and by a housing authority's success rate, defined as the percentage of new voucher families that successfully lease a qualifying unit.

AB 671 (Ward D) CalHome Program: accessory dwelling units.
Last Amend: 4/13/2023
Status: 4/26/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 4/26/2023-A. APPR. SUSPENSE FILE
Summary: Would specify that neither the CalHome Program nor any administrative rule or guideline implementing the CalHome Program precludes a community land trust, as defined, from using CalHome Program funds to purchase residential real property in fee simple, to construct accessory dwelling units or junior accessory dwelling units on the property, and to separately lease each dwelling unit on the property to separate households or separately convey the dwelling units on separate parcels created pursuant to specified law.

AB 713 (Alanis R) General plan: housing elements.
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was PRINT on 2/13/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: For a housing element or amendment adopted on or after January 1, 2021, current law requires the planning agency to submit to the Department of Housing and Community Development an electronic copy of its inventory of land suitable for residential development, as developed pursuant to specified law. This bill would make a nonsubstantive change in the above-described provisions relating to the submission of electronic copies of an inventory of land suitable for residential development.

AB 717 (Villapudua D) Trusts: information.
Last Amend: 3/23/2023
Status: 5/10/2023-From committee: Do pass. To Consent Calendar. (Ayes 14. Noes 0.) (May 10).
Location: 5/10/2023-A. CONSENT CALENDAR
Summary: Current law authorizes each court to establish and operate an interactive computer system to enable and assist pro per litigants, and to provide information regarding calculations for child and spousal support payments, court procedures, rights and responsibilities of landlords and tenants, and

alternative dispute resolution. This bill would additionally authorize the computer system to include information regarding revocable living trusts and transfer on death deeds as nonprobate means of transferring real property.

AB 785 (Santiago D) California Environmental Quality Act: exemption: City of Los Angeles: County of Los Angeles: affordable housing and transitional housing.
Last Amend: 5/1/2023
Status: 5/10/2023-From committee: Do pass. To Consent Calendar. (Ayes 14. Noes 0.) (May 10).
Location: 5/10/2023-A. CONSENT CALENDAR
Summary: Current law, until January 1, 2025, exempts from the requirements of the California Environmental Quality Act (CEQA) certain activities approved or carried out by the City of Los Angeles and other eligible public agencies, as defined, related to supportive housing and emergency shelters, as defined, in the City of Los Angeles. Under current law, this exemption requires the lead agency, if it determines that an activity is not subject to CEQA and approves or carries out that activity, to file a notice of exemption with the Office of Planning and Research and the county clerk for the County of Los Angeles. This bill would extend, until January 1, 2030, that CEQA exemption. The bill would also exempt from the requirements of CEQA certain activities undertaken by the City of Los Angeles and other eligible public agencies related to affordable housing and transitional housing, as defined, in the City of Los Angeles. The bill would exempt from the requirements of CEQA certain activities undertaken by the County of Los Angeles related to affordable housing, emergency shelters, supportive housing, and transitional housing in the unincorporated areas of the County of Los Angeles. The bill would define the Los Angeles County Development Authority as an eligible public agency. The bill would broaden the definitions of “emergency shelter” and “supportive housing.”

AB 799 (Rivas, Luz D) Homeless Housing, Assistance, and Prevention program: Homelessness Accountability and Results Act.
Last Amend: 4/19/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Current law establishes the Homeless Housing, Assistance, and Prevention program for the purpose of providing jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges informed by a best-practices framework focused on moving homeless individuals and families into permanent housing and supporting the efforts of those individuals and families to maintain their permanent housing. Current law provides for the allocation of funding under the program among continuums of care, cities, and counties in 4 rounds, the first of which is administered by the Business, Consumer Services, and Housing Agency, and the others are administered by the Interagency Council on Homelessness. This bill, the Homelessness Accountability and Results Act, would instead specify that the purpose of the Homeless Housing, Assistance, and Prevention program is to provide ongoing grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges informed by best-practices and to solve homelessness using evidence-based or, where no evidence exists, a data-informed and promising framework, as provided.

AB 812 (Boerner D) Housing development approvals: reserving affordable units in a cultural district for artists.
Last Amend: 4/10/2023
Status: 4/26/2023-Read second time. Ordered to third reading.
Location: 4/26/2023-A. THIRD READING
Summary: The Planning and Zoning Law imposes various requirements on cities and counties with regard to their review and approval of certain housing developments. This bill would authorize a city or county that requires, as a condition of approval, that a certain percentage of units of a residential development be affordable housing, as specified, to reserve for artists up to 10 percent of those required affordable housing units if certain conditions are met, including that the units reserved are located within a designated cultural district. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

AB 821 (Grayson D) Planning and zoning: general plan: zoning ordinance: conflicts.
Last Amend: 5/1/2023
Status: 5/2/2023-Re-referred to Com. on APPR.
Location: 4/26/2023-A. APPR.
Summary: The Planning and Zoning Law requires each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city, and of certain land outside its boundaries. Current law requires that county or city zoning ordinances be consistent with the general plan of the county or city by January 1, 1974. Current law requires a zoning ordinance to be amended within a reasonable time so that it is consistent with the general plan in the event that the ordinance becomes inconsistent with the plan by reason of amendment to the plan. Current law authorizes any resident or property owner to bring an action or proceeding in the superior court to enforce compliance with these provisions within 90 days of the enactment of any new zoning ordinance or the amendment of any existing zoning ordinance. This bill would additionally authorize any resident or property owner to bring an action or proceeding in the superior court to enforce compliance with these provisions within 90 days of the failure of a local agency to amend a zoning ordinance within a reasonable time of the zoning ordinance becoming inconsistent with the general plan due to amendment to the plan or to any element of the plan.

AB 831 (Nguyen, Stephanie D) Housing discrimination.
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was PRINT on 2/13/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: Would state that it is the intent of the Legislature to enact legislation regarding housing discrimination, including increasing enforcement pathways to address source of income discrimination against recipients of federal housing assistance vouchers.

AB 846 (Bonta D) Low-income housing credit: rent increases.
Last Amend: 3/9/2023
Status: 5/1/2023-Read second time. Ordered to third reading.
Location: 5/1/2023-A. THIRD READING

Summary: Current law requires the California Tax Credit Allocation Committee, when allocating the tax credit, to prefer specified projects, including projects that serve lowest income tenants at rents affordable to those tenants. This bill would prohibit a project assisted by the low-income housing tax credit from increasing rent for a unit in excess of the amount permitted by the program as a result of an increase in the area median gross income, or a unspecified amount, whichever is less.

AB 850 (Ting D) Homeless Housing, Assistance, and Prevention program: round 4 funds.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 2/23/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Current law provides for the allocation of funding under the Homeless Housing, Assistance, and Prevention program among continuums of care, cities, counties, and tribes in 4 rounds, which are to be administered by the Interagency Council on Homelessness. Current law requires $1,000,000,000 be made available, upon appropriation by the Legislature, in the 2022–23 fiscal year for implementing round 4 of the program, and requires all round 4 program funds be expended by June 30, 2027, or revert to, and be paid and deposited in, the General Fund. This bill would instead require all round 4 program funds be expended by July 1, 2027, and would make conforming changes.

AB 894 (Friedman D) Parking requirements: shared parking.
Last Amend: 4/20/2023
Status: 4/27/2023-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 6. Noes 0.) (April 26). Re-referred to Com. on APPR.
Location: 4/26/2023-A. APPR.
Summary: Would require a public agency, as defined, to allow entities with underutilized parking to share their underutilized parking with the public, public agencies, or other entities. The bill would require a public agency to allow parking spaces identified in shared parking agreements to count toward meeting automobile parking requirements for a new or existing development or use, including, but not limited to, shared parking in underutilized spaces and in parking lots and garages that will be constructed as part of the development or developments when specified conditions regarding the distance between the entities that will share the parking are met. The bill would require the entities that are sharing parking to enter into a shared parking agreement, as specified. The bill would require a public agency to accept a parking analysis using peer-reviewed methodologies developed by a professional planning association, as specified, when determining the number of parking spaces that can be reasonably shared between different uses. The bill would require a public agency, private landowner, or lessor to examine the feasibility of shared parking agreements to replace new parking construction or limit the number of new parking spaces that will be constructed when state funds are being used on a proposed new development or before a parking structure or surface parking lot is developed using public funds.

AB 901 (Ting D) Affordable housing financing districts.
Last Amend: 5/1/2023
Status: 5/2/2023-Re-referred to Com. on APPR.
Location: 4/26/2023-A. APPR.

Summary: Would authorize the legislative body of a city or county to propose the establishment of an affordable housing financing authority by adopting a resolution of intention to form a district that complies with specified requirements. The bill would limit the activities of a district established pursuant to these provisions to financing the development of affordable housing, as defined, within its territorial boundaries, infrastructure to support that housing, and specified related costs. The bill would require the legislative body of the city or county proposing the establishment of a district to serve as the governing board of the district. The bill would require the city or county engineer, or other appropriate official designated by the governing board of the district, to prepare an affordable housing financing plan, as provided. The bill would authorize the affordable housing financing plan to include a provision for the division of taxes, except as provided. The bill would require a district to spend at least 80% of its funding derived from the division of taxes on affordable housing and would prohibit the district from spending more than 20% of those funds on affordable housing-related infrastructure.

AB 911 (Schiavo D) Unlawfully restrictive covenants: affordable housing.
Last Amend: 4/13/2023
Status: 5/3/2023-In committee: Hearing postponed by committee.
Location: 4/18/2023-A. APPR.
Summary: Current law permits a person who holds or is acquiring an ownership interest of record in property that the person believes is the subject of an unlawfully restrictive covenant based on, among other things, the number of persons or families who may reside on the property, to record a restrictive covenant modification. Current law entitles the owner of an affordable housing development to establish that an existing restrictive covenant is unenforceable by submitting a restrictive covenant modification document that modifies or removes any existing restrictive covenant language. Before recording the modification document, current law requires the owner to submit to the county recorder a copy of the original restrictive covenant and any documents the owner believes necessary to establish that the property qualifies as an affordable housing development for purposes of these provisions. As part of this process, current law requires the county counsel to determine, among other things, if the property qualifies as an affordable housing development and if a modification document may be recorded. If the county counsel has authorized the county recorder to record the modification document, that authorization is required to be noted on the face of the modification or on a cover sheet affixed to it. This bill would require the county recorder to notify the owner of the county counsel's determination within 5 business days so that notice may be given by the owner regarding the authorization to record the modification document. The bill would permit the owner, upon receipt of that notification, to mail copies of the modification documents and related materials by certified mail to anyone who the owner knows has an interest in the property or the restrictive covenant.

AB 919 (Kalra D) Residential real property: sale of rental properties: right of first offer.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was JUD. on 2/23/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Would require an owner of residential real property, defined to include a single-family residential property that is occupied by a tenant or a multifamily residential property to take various actions before offering the residential real property for sale to any purchaser, soliciting any offer to

purchase the residential real property, or otherwise entering into a contract for sale of the residential real property. The bill would exempt certain transfers of a residential real property from its provisions, including, among others, a transfer between spouses, domestic partners, parent and child, siblings, grandparent and grandchild, a transfer pursuant to a court order, and a transfer by eminent domain.

AB 920 (Bryan D) Discrimination: housing status.
Status: 4/26/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 4/26/2023-A. APPR. SUSPENSE FILE
Summary: Current law prohibits discrimination in any program or activity that is conducted, operated, or administered by the state, or by any state agency, that is funded directly by the state, or that receives any financial assistance from the state, based upon specified personal characteristics. This bill would also prohibit discrimination based upon housing status, as defined.

AB 926 (Papan D) Income taxes: credits: affordable housing.
Last Amend: 5/3/2023
Status: 5/4/2023-Re-referred to Com. on APPR.
Location: 5/2/2023-A. APPR.
Summary: The Personal Income Tax Law and the Corporation Tax Law allow various credits against the taxes imposed by those laws. This bill would allow a credit against those taxes for each taxable year beginning on or after January 1, 2024, and before January 1, 2029, in an amount equal to 25% of the value of qualified land or property donated to a qualified nonprofit organization by an employer during the taxable year for the construction of affordable housing, as defined. The bill would limit the amount of credits allocated to an aggregate of $10,000,000, and the credits would be allocated on a first-come-first-served basis.

AB 930 (Friedman D) Local government: Reinvestment in Infrastructure for a Sustainable and Equitable California (RISE) districts.
Last Amend: 4/26/2023
Status: 4/27/2023-Re-referred to Com. on APPR.
Location: 4/25/2023-A. APPR.
Summary: Current law authorizes certain local agencies to form a community revitalization authority within a community revitalization and investment area, as defined, and authorizes an authority to, among other things, provide for low- and moderate-income housing and issue bonds, as provided. Current law authorizes a community revitalization and investment plan to provide for the division of taxes within the plan area. This bill would authorize the legislative bodies of 2 or more cities or counties to jointly form a Reinvestment in Infrastructure for a Sustainable and Equitable California district (RISE district) in accordance with specified procedures. The bill would authorize a special district to join a RISE district, by resolution, as specified.

AB 932 (Ting D) Accessory dwelling units: Accessory Dwelling Unit Program: reports.
Last Amend: 3/30/2023
Status: 5/3/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/3/2023-A. APPR. SUSPENSE FILE

Summary: The California Housing Finance Agency (CalHFA) administers the Accessory Dwelling Unit Program, for the purpose of assisting homeowners in qualifying for loans to construct accessory dwelling units and junior accessory dwelling units on the homeowners' property and increasing access to capital for homeowners interested in building accessory dwelling units. Current law requires the CalHFA to convene a working group to develop recommendations for the program, as specified.
Current law requires the working group to finish developing recommendations by July 1, 2023, for CalHFA to consider in the next update of its accessory dwelling unit guidelines. This bill would additionally require the working group to report its recommendations to the Legislature by April 1, 2024, as specified. The bill would also require CalHFA to evaluate the program and report CalHFA's findings to the Legislature by January 1, 2025.

AB 976 (Ting D) Accessory dwelling units: owner-occupancy requirements.
Status: 4/24/2023-Read second time. Ordered to third reading.
Location: 4/24/2023-A. THIRD READING
Summary: The Planning and Zoning Law, among other things, provides for the creation of accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions. Current law requires a local ordinance to require an accessory dwelling unit to be either attached to, or located within, the proposed or existing primary dwelling, as specified, or detached from the proposed or existing primary dwelling and located on the same lot as the proposed or existing primary dwelling.This bill would instead prohibit a local agency from imposing an owner-occupancy requirement on any accessory dwelling unit.

AB 978 (Patterson, Joe R) California Environmental Quality Act: housing projects: judicial review: bonds.
Last Amend: 4/4/2023
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was NAT. RES. on 2/23/2023)(May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would require a person seeking judicial review of the decision of a lead agency made pursuant to CEQA to carry out or approve a housing project to post a bond of $1,000,000 to cover the costs and damages to the housing project incurred by the respondent or real party in interest. The bill would authorize the court to adjust this bond requirement upon a finding of good cause to believe that the requirement does not further the interest of justice.

AB 1000 (Reyes D) Qualifying logistics use projects.
Last Amend: 3/30/2023

Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 4/17/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: The Planning and Zoning Law sets forth various requirements relating to the review of development project permit applications and the issuance of development permits for specified classes of development projects. This bill would prohibit a local agency from approving the development or expansion of any qualifying logistics use, as defined, within 1,000 feet of sensitive receptors, as defined, except as provided. The bill would authorize a local agency to approve the development or expansion of a qualifying logistics use greater than 750 feet from a sensitive receptor and within 1,000 feet of a sensitive receptor only if the local agency takes certain actions, including, among other things, conducting a cumulative analysis of the air quality impacts of the warehouse development project, as specified. The bill would require a local agency, upon receipt of an application for a warehouse development project, to take certain actions, including posting information on its internet website that is easily accessible and easily understandable by the public, as specified. The bill would require the lead agency to conduct at least one scoping meeting at a location within one mile of the project site, except as provided.

AB 1030 (Kalra D) State contracting: global deforestation.
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was PRINT on 2/15/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: Would provide that it is the intent of the Legislature to enact legislation that provides that the policy of the state is to ensure that companies that contract with the state are not contributing to tropical deforestation, either directly or through their supply chains.

AB 1033 (Ting D) Accessory dwelling units: local ordinances: separate sale or conveyance.
Last Amend: 5/1/2023
Status: 5/2/2023-Re-referred to Com. on APPR.
Location: 4/27/2023-A. APPR.
Summary: The Planning and Zoning Law authorizes a local agency, by ordinance or ministerial approval, to provide for the creation of accessory dwelling units in areas zoned for residential use, as specified. Current law requires the ordinance to include specified standards, including prohibiting the accessory dwelling unit from being sold or otherwise conveyed separate from the primary residence, except as provided by a specified law. Current law, notwithstanding the prohibition described above, requires a local agency to allow an accessory dwelling unit to be sold or conveyed separately from the primary residence to a qualified buyer if certain conditions are met, including that the property was built or developed by a qualified nonprofit corporation and that the property is held pursuant to a recorded tenancy in common agreement that meets specified requirements. This bill would, in addition, authorize a local agency to adopt a local ordinance to allow the separate conveyance of the primary dwelling unit and accessory dwelling unit or units as condominiums, as specified, and would make conforming changes.

AB 1053 (Gabriel D) Housing programs: multifamily housing programs: expenditure of loan proceeds.
Last Amend: 3/30/2023

Status: 4/19/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 4/19/2023-A. APPR. SUSPENSE FILE
Summary: Current law establishes the Department of Housing and Community Development and requires it to administer various programs intended to promote the development of housing, including the Multifamily Housing Program, pursuant to which the department provides financial assistance in the form of deferred payment loans to pay for the eligible costs of development of specified types of housing projects. Current law sets forth various general powers of the department in implementing these programs, including authorizing the department to enter into long-term contracts or agreements of up to 30 years for the purpose of servicing loans or grants or enforcing regulatory agreements or other security documents. This bill would authorize a borrower to use any funds approved, reserved, or allocated by the department for purposes of providing a loan under any multifamily housing program under these provisions for construction financing, permanent financing, or a combination of construction financing and permanent financing, as provided.

AB 1114 (Haney D) Planning and zoning: housing development projects: postentitlement phase permits.
Last Amend: 4/13/2023
Status: 5/4/2023-Read third time. Passed. Ordered to the Senate. (Ayes 75. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.
Location: 5/4/2023-S. RLS.
Summary: Current law relating to housing development approval requires a local agency to compile a list of information needed to approve or deny a postentitlement phase permit, to post an example of a complete, approved application and an example of a complete set of postentitlement phase permits for at least 5 types of housing development projects in the jurisdiction, as specified, and to make those items available to all applicants for these permits no later than January 1, 2024. Current law defines “postentitlement phase permit” to include all nondiscretionary permits and reviews filed after the entitlement process has been completed that are required or issued by the local agency to begin construction of a development that is intended to be at least 2/3 residential, excluding discretionary and ministerial planning permits, entitlements, and certain other permits and reviews. These permits include, but are not limited to, building permits and all interdepartmental review required for the issuance of a building permit, permits for minor or standard off-site improvements, permits for demolition, and permits for minor or standard excavation and grading. This bill would modify the definition of “postentitlement phase permit” to also include all building permits and other permits issued under the California Building Standards Code or any applicable local building code for the construction, demolition, or alteration of buildings, whether discretionary or nondiscretionary.

AB 1169 (Wilson D) California School Employee Housing Assistance Grant Program.
Last Amend: 3/2/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 3/2/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Wuld require the Department of Housing and Community Development to administer a program to provide financing assistance for the creation of affordable rental housing for employees of a qualified school district, as defined. The bill would require financing of rental housing assistance be in

the form of specified types of loans. The bill would require the department, when making loans to qualified developers under these provisions, to establish and use a project selection process that meets specified requirements. The bill would create in the State Treasury the California School Employee Housing Assistance Fund for these purposes. The bill would make implementation of these provisions subject to appropriation by the Legislature.

AB 1183 (Holden D) Streamlined housing projects: construction permits: notice.
Last Amend: 3/14/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was L. GOV. on 3/2/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: The Planning and Zoning Law authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards, including, among others, that the development is a multifamily housing development that contains 2 or more residential units and the development proponent commits to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower or moderate-income housing units remain available at affordable housing costs or rent to persons and families of lower or moderate income for no less than 55 years or 45 years, as specified. This bill, if a city or county approves a construction project through the expedited, streamlined permitting described above, would require the city or county to require the development proponent to place a sign of reasonable dimensions and design on the parcel in which the project is located that includes specified information, including the development proponent's contact information, the construction permit numbers, and a brief project description.

AB 1195 (Calderon D) Climate Change Preparedness, Resiliency, and Jobs for Communities Program: climate-beneficial projects: grant funding.
Last Amend: 3/29/2023
Status: 4/19/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 4/19/2023-A. APPR. SUSPENSE FILE
Summary: Would establish the Climate Change Preparedness, Resiliency, and Jobs for Communities Program, to be administered by the Strategic Growth Council, and would require the council to fund grants to develop and implement multibenefit, community-level, climate-beneficial projects to support community and landscape resiliency and workforce development. The bill would require the council to award competitive grants to eligible entities, as defined, through an application process, as provided. The bill would require the council, on or before July 1, 2024, to develop guidelines to implement the program and criteria to select projects eligible for grant funding that include, at a minimum, specified information related to community resiliency grants, landscape resiliency grants, and climate and career pathways grants.

AB 1218 (Lowenthal D) Development projects: demolition of residential dwelling units.
Last Amend: 4/13/2023
Status: 5/10/2023-From committee: Do pass. (Ayes 15. Noes 0.) (May 10).
Location: 4/27/2023-A. APPR.

Summary: The Housing Crisis Act of 2019, among other things, prohibits an affected city or an affected county, as defined, from approving a housing development project that will require the demolition of one or more residential dwelling units, unless the project creates at least as many residential dwelling units as will be demolished. The act also prohibits an affected city or affected county from approving any housing development project that will require the demolition of occupied or vacant protected units, unless specified conditions are met. In this regard, the act requires a project that will require the demolition of occupied or vacant protected units to, among other things, (1) replace all existing or demolished protected units, (2) include a minimum amount of residential units, (3) allow existing occupants to occupy their units until 6 months before the start of construction activities, and (4) provide relocation benefits to the existing occupants of any protected units that are lower income households. This bill would expand the demolition of residential dwelling units prohibitions to prohibit an affected city or affected county from approving any development project that will require the demolition of occupied or vacant protected units, or that is located on a site where protected units were demolished in the previous 5 years, unless the conditions described above are met.

AB 1236 (Grayson D) Fire protection: residential fire sprinklers.
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was PRINT on 2/16/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: Current law authorizes specified local jurisdictions and fire protection districts to make changes or modifications that are more stringent than specified state standards, as provided. Current law explicitly neither mandates nor prohibits a fire protection district or a local jurisdiction from mandating the installation of residential fire sprinkler systems in the construction of new dwelling units or the retrofitting of existing dwelling units. This bill would state the intent of the Legislature to enact subsequent legislation that would identify a consistent and safe minimum size of residential fire sprinklers that would reduce costs for homeowners and property owners.

AB 1277 (Wallis R) Land use: housing.
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was PRINT on 2/16/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: Current law declares the importance of, and general responsibility for, making housing available and affordable for all Californians. This bill would make nonsubstantive changes to those provisions.

AB 1287 (Alvarez D) Density Bonus Law: additional density bonus and incentives or concessions: California Coastal Act of 1976.
Last Amend: 4/26/2023
Status: 4/27/2023-Re-referred to Com. on APPR.
Location: 4/25/2023-A. APPR.
Summary: Would require a city, county, or city and county to grant an additional density bonus, calculated as specified, when (1) an applicant proposes to construct a housing development that conforms to specified requirements, (2) the applicant agrees to include additional units affordable to very low income households or moderate income households, as specified, and (3) the housing

development provides 24% of the base density units to lower income households, conforms to specified requirements and provides 15% of the base density units to very low income households, or conforms to specified requirements and provides 44% of the total units to moderate-income units. The bill would require a city, county, or city and county to grant four incentives or concessions for a project that includes at least 16% of the units for very low income households or at least 45% for persons and families of moderate income in a development in which the units are for sale. The bill would increase the incentives or concessions for a project in which 100% of all units are for lower income households, as specified, from 4 to 5.

AB 1307 (Wicks D) California Environmental Quality Act: noise impact: residential projects.
Last Amend: 3/16/2023
Status: 5/4/2023-From Consent Calendar. Ordered to third reading.
Location: 5/4/2023-A. THIRD READING
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would specify that noise generated by the unamplified voices of residents is not a significant effect on the environment for residential projects for purposes of CEQA.

AB 1308 (Quirk-Silva D) Planning and Zoning Law: single-family residences: parking requirements.
Last Amend: 3/30/2023
Status: 5/4/2023-Read second time. Ordered to third reading.
Location: 5/4/2023-A. THIRD READING
Summary: The Planning and Zoning Law authorizes the legislative body of any county or city to adopt ordinances that regulate the use of buildings, structures, and land as between industry, business, residences, open space, and other purposes. This bill would prohibit a public agency, as defined, from increasing the minimum parking requirement that applies to a single-family residence as a condition of approval of a project to remodel, renovate, or add to a single-family residence, except as specified. By imposing additional duties on local officials, the bill would impose a state-mandated local program.

AB 1317 (Carrillo, Wendy D) Unbundled parking.
Last Amend: 4/17/2023
Status: 4/26/2023-Read second time. Ordered to third reading.
Location: 4/26/2023-A. THIRD READING
Summary: Current law prohibits an owner of residential real property from, over the course of any 12-month period, increasing the gross rental rate for a dwelling or a unit more than 5% plus the percentage change in the cost of living, or 10%, whichever is lower, of the lowest gross rental rate charged for that dwelling or unit at any time during the 12 months before the effective date of the increase, as prescribed. This bill would require the owner of qualifying residential property, as defined, that provides parking with the qualifying residential property to unbundle parking from the price of rent, as specified.

The bill would define “unbundled parking” as the practice of selling or leasing parking spaces separate from the lease of the residential use. The bill would define “qualifying residential property” as any dwelling or unit that is intended for human habitation that (1) is issued a certificate of occupancy on or after January 1, 2025, (2) consists of 16 or more residential units, and (3) is located within the County of Alameda, Fresno, Los Angeles, Riverside, Sacramento, San Bernardino, San Joaquin, Santa Clara, Shasta, or Ventura. The bill would provide a tenant of a qualifying residential property with a right of first refusal to parking spaces built for their unit, as specified.

AB 1318 (Rivas, Luz D) California Environmental Quality Act: exemption: residential projects.
Status: 5/10/2023-From committee: Do pass. To Consent Calendar. (Ayes 14. Noes 0.) (May 10).
Location: 5/10/2023-A. CONSENT CALENDAR
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA also requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment.This bill would expand the exemption by increasing the size of a residential project that would qualify for the exemption to include a project of not more than 5 acres in total area. The bill would require a lead agency approving an exempt residential project on an urbanized infill site to file a notice of exemption with the Office of Planning and Research, as specified. This bill contains other related provisions and other existing laws.

AB 1319 (Wicks D) Bay Area Housing Finance Authority: housing revenue.
Last Amend: 3/16/2023
Status: 4/25/2023-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 8. Noes 3.) (April 24). Re-referred to Com. on APPR.
Location: 4/25/2023-A. APPR.
Summary: The San Francisco Bay Area Regional Housing Finance Act provides the Bay Area Housing Finance Agency with various powers, including the power to place a measure on the ballot to raise revenue and allocate funds throughout the San Francisco Bay area, apply for and receive grants or loans from public and private entities, incur and issue bonds and other indebtedness, and otherwise incur liabilities or obligations. Current law authorizes a city or county, or an agency created pursuant to a joint powers agreement, to issue revenue bonds to defray the costs of acquiring home mortgages or making loans to lending institutions in order to enable them to make home mortgages, and the costs of studies and surveys, insurance premiums, underwriting fees, legal, accounting and marketing services incurred in connection with the issuance and sale of bonds, as specified. This bill would authorize the authority to issue mortgage revenue bonds, pursuant to provisions described above; acquire, hold, develop, operate, and dispose of real property; and create one or more California limited liability companies of which the authority is the sole member.

AB 1332 (Carrillo, Juan D) Accessory dwelling units: preapproved plans.
Last Amend: 4/10/2023

Status: 5/10/2023-From committee: Do pass. (Ayes 14. Noes 0.) (May 10).
Location: 4/27/2023-A. APPR.
Summary: Would require each local agency, by January 1, 2025, to develop a program for the preapproval of accessory dwelling unit plans, whereby the local agency accepts accessory dwelling unit plan submissions for preapproval and approves or denies the preapproval applications, as specified. The bill would authorize a local agency to charge a fee to an applicant for the preapproval of an accessory dwelling unit plan, as specified. The bill would require the local agency to post preapproved accessory dwelling unit plans and the contact information of the applicant on its internet website. The bill would require a local agency to either approve or deny an application for a permit for a proposed accessory dwelling unit within 30 days that utilizes either a preapproved accessory dwelling unit plan or a plan that is identical to a plan used in an application for a detached accessory dwelling unit approved by the local agency within the current triennial California Building Standards Code rulemaking cycle.

AB 1333 (Ward D) Residential real property: bundled sales.
Last Amend: 3/23/2023
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was JUD. on 3/23/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: Current law prescribes various requirements to be satisfied before the exercise of a power of sale under a mortgage or deed of trust and prescribes a procedure for the exercise of that power. Current law, until January 1, 2031, for purposes of the exercise of a power of sale, prohibits a trustee from bundling properties for the purpose of sale, instead requiring each property to be bid on separately, unless the deed of trust or mortgage provides otherwise. Current law also prohibits specified institutions that, during their immediately preceding annual reporting period, as established with their primary regulator, foreclosed on 175 or more residential real properties, containing no more than 4 dwelling units, from conducting a sale of 2 or more parcels of real property containing one to 4 residential dwelling units, inclusive, at least 2 of which have been acquired through foreclosure under a mortgage or deed of trust. This bill would prohibit a developer of residential one to 4 dwelling units, inclusive, from conducting a sale of 2 or more parcels of real property containing one to 4 residential dwelling units, inclusive, if the occupancy permit was issued on or after January 1, 2024.

AB 1377 (Friedman D) Homeless Housing, Assistance, and Prevention Program: Round 3.
Last Amend: 4/13/2023
Status: 5/10/2023-From committee: Do pass. To Consent Calendar. (Ayes 14. Noes 0.) (May 10).
Location: 5/10/2023-A. CONSENT CALENDAR
Summary: Current law establishes, among various other programs intended to address homelessness in this state, the Homeless Housing, Assistance, and Prevention program for the purpose of providing jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges informed by a best-practices framework focused on moving homeless individuals and families into permanent housing and supporting the efforts of those individuals and families to maintain their permanent housing. Current law provides for the allocation of funding under the program among continuums of care, cities, counties, and tribes in 4 rounds, which are to be administered by the Interagency Council on Homelessness. Current law, beginning with round 3 of the program, requires applicants to provide specified information for all

rounds of program allocations through a data collection, reporting, performance monitoring, and accountability framework, as established by the council. This bill would also require data and a narrative summary of specific and quantifiable steps that the applicant has taken to improve the delivery of housing and services to people experiencing homelessness or at risk of homelessness, on transit facilities owned and operated by a transit district, as defined, in their jurisdiction.

AB 1386 (Gabriel D) Veterans housing: tenant referrals.
Last Amend: 4/11/2023
Status: 4/19/2023-Coauthors revised. From committee: Do pass and re-refer to Com. on APPR. (Ayes 11. Noes 0.) (April 18). Re-referred to Com. on APPR.
Location: 4/19/2023-A. APPR.
Summary: Current law, the Veterans Housing and Homeless Prevention Act of 2014, requires the California Housing Finance Agency, the Department of Housing and Community Development, and the Department of Veterans Affairs (referred to collectively as "the departments") to establish and implement programs that focus on veterans at risk for homelessness or experiencing temporary or chronic homelessness, as specified. In this regard, existing law requires the departments to establish and implement programs that, among other things, ensure projects combine housing and supportive services. Current law requires the departments to ensure at least 50% of funds awarded for capital development are used to provide housing to veterans with extremely low incomes and requires that at least 60% of units funded targeting extremely low-income households are supportive housing. This bill would authorize an entity tasked with making referrals of units targeted to extremely low-income households to match prospective tenants with incomes at or below 60% of the area median income, if the source of the income is service-connected in the event that an eligible tenant is unable to be matched to and accept placement in an available unit within 21 days of the unit becoming available.

AB 1413 (Ting D) Homelessness prevention programs: Department of Housing and Community Development: funding.
Last Amend: 4/18/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Current law establishes, among various other programs intended to address homelessness in this state, the Homeless Housing, Assistance, and Prevention program for the purpose of providing jurisdictions with one-time grant funds to support regional coordination and expand or develop local capacity to address their immediate homelessness challenges informed by a best-practices framework focused on moving homeless individuals and families into permanent housing and supporting the efforts of those individuals and families to maintain their permanent housing. Existing law provides for the allocation of funding under the program among continuums of care, cities, counties, and tribes in 4 rounds, which are to be administered by the Interagency Council on Homelessness. Current law establishes the Encampment Resolution Funding program to assist cities, counties, and continuums of care in ensuring the safety and wellness of people experiencing homelessness in encampments, to provide encampment resolution grants to resolve critical encampment concerns and transition individuals into safe and stable housing, and to encourage a data-informed, coordinated approach to address encampment concerns. Current law requires the California Interagency Council on Homelessness to administer the program in accordance with a specified timeline. Current law

establishes the Family Homelessness Challenge Grants and Technical Assistance Program to provide one-time grants and technical assistance to local jurisdictions for the purpose of addressing and ending family homelessness. Existing law requires the California Interagency Council on Homelessness to administer the program. This bill, commencing November 1, 2023, would transfer the duty to administer the 3 above-described programs to the Department of Housing and Community Development. The bill would provide that the department is the successor to, and is vested with, all of the duties, powers, and responsibilities of the council with regard to the programs. The bill would provide that program awards or approvals issued by the council and in effect on October 31, 2023, will be deemed on and after November 1, 2023, to be an award or approval of the department.

AB 1431 (Zbur D) Housing: the California Housing Security Act.
Last Amend: 3/23/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 3/23/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Would, upon appropriation of the Legislature, establish the California Housing Security Program to provide a housing subsidy to eligible persons, as specified, to reduce housing insecurity and help Californians meet their basic housing needs. To create the program, the bill would require the Department of Housing and Community Development to establish a 2-year pilot program in up to 4 counties, as specified. The bill would require the department to issue guidelines to establish the program that include, among other things, the amount of the subsidy that shall be the amount necessary to cover the portion of a person’s rent to prevent homelessness, but shall not exceed $2,000 per month. Under the bill, the subsidy would not be considered income for purposes of determining eligibility or benefits for any other public assistance program, nor would participation in other benefits exclude a person from eligibility for the subsidy. Under the bill, an undocumented person, as specified, who otherwise qualifies for the subsidy would be eligible for the subsidy. The bill would require the department to submit a report on the program to the Legislature, as described.

AB 1438 (Carrillo, Juan D) Los Angeles County Affordable Housing Solutions Agency.
Status: 5/5/2023-Failed Deadline pursuant to Rule 61(a)(3). (Last location was PRINT on 2/17/2023) (May be acted upon Jan 2024)
Location: 5/5/2023-A. 2 YEAR
Summary: Under current law, the purpose of the Los Angeles County Affordable Housing Solutions Agency is to increase the supply of affordable housing in Los Angeles County by providing for significantly enhanced funding and technical assistance at a regional level for renter protections, affordable housing preservation, and new affordable housing production, as specified. Current law makes legislative findings and declarations as to the necessity of a countywide agency to address the housing crisis in Los Angeles County. This bill would make nonsubstantive changes to the above-described legislative findings and declarations provisions.

AB 1439 (Garcia D) Low-income housing tax credit: farmworker housing.
Last Amend: 5/1/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE

Summary: Current law limits the total annual amount of the state low-income housing credit for which a federal low-income housing credit is required to the sum of $70,000,000, as increased by any percentage increase in the Consumer Price Index for the preceding calendar year, any unused credit for the preceding calendar years, and the amount of housing credit ceiling returned in the calendar year. Current law governing the taxation of insurers, the Personal Income Tax Law, and the Corporation Tax Law provided an allocation of $500,000,000 for the 2020 calendar year and, for calendar years beginning in 2021, also provides for an additional amount that may be allocated, up to $500,000,000, to specified low-income housing projects that are new buildings that are federally subsidized, as specified. Current law provides that this additional amount is only available for allocation pursuant to an authorization in the annual Budget Act. Current law requires specified regulatory action by CTCAC aimed at increasing production and containing costs, including a scoring system that maximizes the efficient use of public subsidy and benefit created through the low-income housing tax credit program, as specified. This bill would, for the 2024 calendar year and thereafter, require CTCAC to consider amending the regulatory scoring system to also award 10 points to farmworker housing projects under the housing needs category, and an additional 5 points in the category for amenities beyond those required as additional thresholds.

AB 1449 (Alvarez D) Affordable housing: California Environmental Quality Act: exemption.
Last Amend: 5/1/2023
Status: 5/10/2023-From committee: Do pass. (Ayes 12. Noes 3.) (May 10).
Location: 4/26/2023-A. APPR.
Summary: Would, until January 1, 2033, exempt from the California Environmental Quality Act (CEQA) certain actions taken by a public agency related to affordable housing projects, as defined, if certain requirements are met. The bill would require the lead agency, if the lead agency determines an action related to an affordable housing project is exempt from CEQA under this provision and approves or carries out the project, to file a notice of exemption with the Office of Planning and Research and the county clerk of each county in which the project is located. By increasing the duties of a lead agency, this bill would impose a state-mandated local program.

AB 1474 (Reyes D) California Statewide Housing Plan.
Last Amend: 3/9/2023
Status: 5/4/2023-Read third time. Passed. Ordered to the Senate. (Ayes 75. Noes 0.) In Senate. Read first time. To Com. on RLS. for assignment.
Location: 5/4/2023-S. RLS.
Summary: Current law requires the California Statewide Housing Plan to incorporate specified segments, including, among others, a housing strategy that coordinates the housing assistance and activities of state and local agencies, including the provision of housing assistance for various population groups, including, but not limited to, elderly persons, persons with disabilities, and other specific population groups as deemed appropriate by the department. Current law, to the extent possible, requires the department to consult with various state departments, including the California Department of Aging and the State Department of Social Services, in developing that housing strategy. This bill would add veterans to the list of population groups included in the housing strategy described above. The bill would require the department to also consult with the Department of Veterans Affairs in developing the housing strategy, to the extent possible.

AB 1476 (Alvarez D) Community Redevelopment Law of 2023.
Last Amend: 4/11/2023
Status: 4/27/2023-From committee: Do pass and re-refer to Com. on APPR. (Ayes 6. Noes 2.) (April 26). Re-referred to Com. on APPR.
Location: 4/26/2023-A. APPR.
Summary: The California Constitution, with respect to any taxes levied on taxable property in a redevelopment project established under the Community Redevelopment Law, as it then read or may be amended, authorizes the Legislature to provide for the division of those taxes under a redevelopment plan between the taxing agencies and the redevelopment agency, as provided. Current law dissolved redevelopment agencies as of February 1, 2012, and designates successor agencies to act as successor entities to the dissolved redevelopment agencies. This bill, the Community Redevelopment Law of 2023, would authorize a city or county, or two or more cities acting jointly, to propose the formation of a community and affordable housing reinvestment agency by adoption of a resolution of intention that meets specified requirements, including that the resolution of intention include a passthrough provision and an override passthrough provision, as defined. The bill would require the city or county to submit that resolution to each affected taxing entity and would authorize an entity that receives that resolution to elect to not receive a passthrough payment, as provided. The bill would require the city or county that adopted that resolution to hold a public hearing on the proposal to consider all written and oral objections to the formation, as well as any recommendations of the affected taxing entities, and would authorize that city or county to adopt a resolution of formation at the conclusion of that hearing.

AB 1485 (Haney D) Housing element: enforcement: Attorney General.
Last Amend: 3/28/2023
Status: 5/10/2023-From committee: Do pass. (Ayes 12. Noes 3.) (May 10).
Location: 4/18/2023-A. APPR.
Summary: Current law authorizes the Department of Housing and Community Development to notify the office of the Attorney General, that a city, county, or city and county is in violation of state law if the department finds that the housing element or an amendment to the housing element does not substantially comply with specified provisions of the Planning and Zoning Law, or that the local government has taken action or failed to act in violation of specified provisions of law relating to housing, including, among others, the Housing Accountability Act, the Density Bonus Law, and the Housing Crisis Act of 2019. Current law provides that an intervention takes place when a nonparty becomes a party to an action or proceeding between other persons by, among other things, joining a plaintiff in claiming what is sought by the complaint. Current law requires the court to permit a nonparty to intervene in the action or proceeding if a provision of law confers an unconditional right to intervene. This bill would permit both the department and the office of the Attorney General to intervene as a matter of unconditional right in any legal action addressing a violation of the specified housing laws described above, including, among others, the Housing Accountability Act, the Density Bonus Law, and the Housing Crisis Act of 2019.

AB 1490 (Lee D) Affordable housing development projects: adaptive reuse.
Last Amend: 5/1/2023

Status: 5/2/2023-Re-referred to Com. on APPR.
Location: 4/27/2023-A. APPR.
Summary: That Housing Accountability Act states that it shall not be construed to prohibit a local agency from requiring a housing development project to comply with objective, quantifiable, written development standards, conditions, and policies appropriate to, and consistent with, meeting the jurisdiction's share of the regional housing need, except as provided. That act further provides that a housing development project or emergency shelter shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if there is substantial evidence that would allow a reasonable person to conclude that the housing development project or emergency shelter is consistent, compliant, or in conformity. Under this bill, an extremely affordable adaptive reuse project on an infill parcel that is not located on or adjoined to an industrial use site would be an allowable use. The bill would authorize a local agency to impose objective design review standards, except as specified. The bill would provide that for purposes of the Housing Accountability Act, a proposed housing development project is consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision if the housing development project is consistent with the standards specified in these provisions. The bill would require a local agency to determine whether the proposed development meets those standards within specified timeframes. The bill would define an extremely affordable adaptive reuse project for these purposes to mean a multifamily housing development project that involves retrofitting and repurposing of an existing building that includes residential units, as specified, and that meets specified affordability requirements, including that 100% of the units be dedicated to lower income households, 50% of which shall be dedicated to very low income households, as specified.

AB 1492 (Alvarez D) Property taxation: welfare exemption: nonprofit corporation: affordable housing cost.
Last Amend: 3/23/2023
Status: 3/27/2023-Re-referred to Com. on REV. & TAX. Re-referred to Coms. on H. & C.D. and REV. & TAX. pursuant to Assembly Rule 96.
Location: 3/27/2023-A. H. & C.D.
Summary: Current property tax law, in accordance with the California Constitution, provides for a "welfare exemption" for property used exclusively for religious, hospital, scientific, or charitable purposes and that is owned or operated by certain types of nonprofit entities, if certain qualifying criteria are met. Current property tax law states that property is within that welfare exemption if the property is owned and operated by a nonprofit corporation, otherwise qualifying for the welfare exemption, that is organized and operated for the specific and primary purpose of building and rehabilitating single or multifamily residences for sale at cost to low-income families, with financing in the form of a zero interest rate loan and without regard to religion, race, national origin, or the sex of the head of household. This bill would provide, for property tax lien dates occurring on or after January 1, 2024, that property is exempt from taxation and is within the welfare exemption if that property is owned and operated by a nonprofit corporation, as described, that is organized and operated for the specific and primary purpose of building or rehabilitating residential units for sale or rent at an affordable cost and if at least one residential unit on the property is subject to an agreement that requires the unit to be made available at an affordable cost to buyers or renters and is recorded with the appropriate local agency.

AB 1528 (Gipson D) Housing authorities: property taxation.
Last Amend: 3/23/2023
Status: 5/4/2023-Read third time. Passed. Ordered to the Senate. In Senate. Read first time. To Com. on RLS. for assignment.
Location: 5/4/2023-S. RLS.
Summary: The Housing Authorities Law establishes a public body corporate and politic, known as a housing authority, within each county and city. Upon enactment of a resolution by the county or city declaring that there is need for a housing authority to function, existing law authorizes the authority to undertake various specified activities relating to affordable housing. Current law specifies that the property and bonds of a housing authority are exempt from taxation. This bill would specify that property held by a nonprofit public benefit corporation that is controlled by a housing authority, as described, is exempt from taxation.

AB 1587 (Ting D) Multifamily Housing Program: report on use of funds.
Last Amend: 4/17/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Current law establishes the Multifamily Housing Program, administered by the Department of Housing and Community Development. Existing law requires that funds appropriated to provide housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are impacted by the COVID-19 pandemic be disbursed in accordance with the Multifamily Housing Program for specified uses, including as grants to cities, counties, and cities and counties. Current law requires the department, in coordination with the Business, Consumer Services, and Housing Agency, to report to specified committees of the Legislature on the use of these funds, as provided, on or before April 1, 2021. Current law requires the report to include specified information, including the location of any properties for which the funds are used and the number of usable housing units produced, or planned to be produced, using the funds. This bill would revise the reporting requirement described above by requiring the department to report on the use of those funds on or before July 1, 2026.

AB 1592 (Dixon R) Interagency Council on Homelessness.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 3/9/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Existing law requires the Governor to establish the Interagency Council on Homelessness, and requires the council to have specified goals, including, to identify mainstream resources, benefits, and services that can be accessed to prevent and end homelessness in California, and to report to the Governor, federal Cabinet members, and the Legislature on homelessness and work to reduce homelessness. This bill would require the council to report annually to the Governor, federal Cabinet members, and the Legislature, commencing June 30, 2026, on homelessness and work to reduce homelessness, and would require the report to include the cost per person and distribution of funding within United States Department of Housing and Urban Development's Continuum of Care program by city and census-designated area.

AB 1607 (Carrillo, Wendy D) Los Angeles County Affordable Housing Solutions Agency.

Last Amend: 4/20/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Current law prescribes requirements for the disposal of surplus land, as defined, by a local agency. Current law requires land to be declared surplus land or exempt surplus land, as supported by written findings, before a local agency takes any action to dispose of it consistent with the agency's policies or procedures. The Los Angeles County Regional Housing Finance Act (act) establishes the Los Angeles County Affordable Housing Solutions Agency (agency) to increase the supply of affordable housing in the County of Los Angeles. This bill would exempt, from the above-described requirements applicable to surplus land, land owned by the agency that is disposed of for the production of qualified housing, as defined. The bill would require the agency to submit an annual report containing specified information to the Department of Housing and Community Development.

AB 1620 (Zbur D) Costa-Hawkins Rental Housing Act: permanent disabilities: comparable or smaller units.
Last Amend: 4/20/2023
Status: 4/24/2023-Read second time. Ordered to third reading.
Location: 4/24/2023-A. THIRD READING
Summary: The Costa-Hawkins Rental Housing Act authorizes an owner of residential real property to establish the initial and subsequent rental rates for a dwelling or unit with respect to which certain criteria are met, including that the dwelling or unit is alienable separate from the title to any other dwelling unit or is a subdivided interest in a subdivision, as specified. The act exempts certain tenancies and dwelling units from these provisions, including a unit where the previous tenancy been terminated by the owner pursuant to specified law. This bill would authorize a jurisdiction to require the owner of a residential real property that is subject to an ordinance or charter provision that controls the rental rate to permit a tenant who is not subject to eviction for nonpayment and who has a permanent physical disability related to mobility to move to an available comparable or smaller unit, as defined, located on an accessible floor of the property.

AB 1630 (Garcia D) Planning and zoning: housing development approvals: student housing projects.
Last Amend: 3/21/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 3/9/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Would enact The Student Housing Crisis Act of 2023. The bill would require a city, county, or city and county to classify student and faculty and staff housing as a permitted use on all real property within 1,000 feet of a university campus, as defined, for zoning purposes. The bill would require a proposed student or faculty and staff housing project, as defined, to be considered ministerially, without discretionary review or a hearing, if specified requirements are met, including that a minimum of 20% of the units in the project be rented by students or faculty and staff of the university. The bill would prohibit a local agency from imposing or enforcing on a student or faculty and staff housing project subject to ministerial consideration certain restrictions, including a minimum automobile parking requirement. The bill would require student or faculty and staff housing to have certain recorded deed restrictions, except as provided, that ensure for at least 55 years that, among other things, at least 20%

of the units are affordable to lower income households, as defined, except as provided. In connection with an application submitted pursuant to these provisions, the bill would require a city, county, or city and county to take specified actions, including, upon the request of the applicant, provide a list of permits and fees that are required by the city, county, or city and county. By imposing new duties on local jurisdictions, this bill would impose a state-mandated local program.

AB 1632 (Quirk-Silva D) Planning and zoning: zoning regulations: nonconventional single-family residential dwellings.
Last Amend: 3/23/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was H. & C.D. on 3/23/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Current law authorizes a city or county to impose a roof overhang requirement on manufactured homes not to exceed 16 inches whenever there are no size requirements for roof overhangs for manufactured homes and conventional single-family dwellings. This bill would additionally prohibit a city or county from imposing requirements for a roof overhang on a nonconventional single-family residential dwelling unless the same size requirements also would be imposed on a conventional single-family residential dwelling constructed on the same lot. The bill would authorize a city or county to impose a roof overhang requirement on manufactured homes not to exceed 16 inches whenever there are no size requirements for roof overhangs for manufactured homes, conventional single-family dwellings, and nonconventional single-family dwellings. The bill would include findings that changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

AB 1633 (Ting D) Housing Accountability Act: disapprovals: California Environmental Quality Act.
Last Amend: 4/27/2023
Status: 5/1/2023-Re-referred to Com. on APPR.
Location: 4/24/2023-A. APPR.
Summary: The Housing Accountability Act prohibits a local agency from disapproving a housing development project, as described, unless it makes certain written findings based on a preponderance of the evidence in the record. The act defines “disapprove the housing development project” as including any instance in which a local agency either votes and disapproves a proposed housing development project application, including any required land use approvals or entitlements necessary for the issuance of a building permit, or fails to comply with specified time periods. Current law, the California Environmental Quality Act (CEQA), requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that the lead agency proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if the lead agency finds that the project will not have that effect. This bill would define “disapprove the housing development project” as also including any instance in which a local agency fails to make a determination of whether the project is exempt from CEQA or commits an abuse of discretion, as specified, or fails to adopt a negative declaration or addendum for the project, to certify an environmental impact report for the project, or to approve another comparable environmental document, if certain conditions are satisfied.

AB 1657 (Wicks D) The Affordable Housing Bond Act of 2024.
Last Amend: 4/17/2023
Status: 5/10/2023-In committee: Set, first hearing. Referred to suspense file.
Location: 5/10/2023-A. APPR. SUSPENSE FILE
Summary: Would enact the Affordable Housing Bond Act of 2024, which, if adopted, would authorize the issuance of bonds in the amount of $10,000,000,000 pursuant to the State General Obligation Bond Law. Proceeds from the sale of these bonds would be used to finance programs to fund affordable rental housing and homeownership programs, including, among others, the Multifamily Housing Program, the CalHome Program, and the Joe Serna, Jr. Farmworker Housing Grant Program.

AB 1661 (Bonta D) Electrical and gas service: accessory dwelling units.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was U. & E. on 3/9/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: Existing law vests the Public Utilities Commission with regulatory authority over public utilities, including electrical corporations and gas corporations. Existing law requires the commission to require every residential unit in an apartment house or similar multiunit residential structure, condominium, or mobilehome park issued a building permit on or after July 1, 1982, with certain exceptions, to be individually metered for electrical and gas service. This bill would additionally except from that requirement an accessory dwelling unit, as defined, if the owner of the property on which the accessory dwelling unit is located elects to have the accessory dwelling unit's electrical and gas services metered through existing or upgraded utility meters located on that property. The bill would require an electrical corporation and gas corporation, if an owner of such a property elects to have the accessory dwelling unit's electrical and gas services metered through utility meters located on that property, to allow the property owner to do so. This bill contains other related provisions and other existing laws.

AB 1700 (Hoover R) California Environmental Quality Act: population growth and noise impacts: housing projects.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was NAT. RES. on 3/9/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-A. 2 YEAR
Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would specify that population growth, in and of itself, resulting from a housing project and noise impacts of a housing project are not an effect on the environment for purposes of CEQA.

ACA 1 (Aguiar-Curry D) Local government financing: affordable housing and public infrastructure: voter approval.
Status: 12/6/2022-From printer. May be heard in committee January 5.
Location: 12/5/2022-A. PRINT
Summary: The California Constitution prohibits the ad valorem tax rate on real property from exceeding 1% of the full cash value of the property, subject to certain exceptions. This measure would create an

additional exception to the 1% limit that would authorize a city, county, city and county, or special district to levy an ad valorem tax to service bonded indebtedness incurred to fund the construction, reconstruction, rehabilitation, or replacement of public infrastructure, affordable housing, or permanent supportive housing, or the acquisition or lease of real property for those purposes, if the proposition proposing that tax is approved by 55% of the voters of the city, county, or city and county, as applicable, and the proposition includes specified accountability requirements. The measure would specify that these provisions apply to any city, county, city and county, or special district measure imposing an ad valorem tax to pay the interest and redemption charges on bonded indebtedness for these purposes that is submitted at the same election as this measure.

ACA 10 (Haney D) Fundamental human right to housing.
Status: 4/20/2023-Referred to Com. on H. & C.D.
Location: 4/20/2023-A. H. & C.D.
Summary: The California Constitution enumerates various personal rights, including the right to enjoy and defend life and liberty, acquiring, possessing, and protecting property, and pursuing and obtaining safety, happiness, and privacy.This measure would declare that the state recognizes the fundamental human right to adequate housing for everyone in California. The measure would make it the shared obligation of state and local jurisdictions to respect, protect, and fulfill this right, by all appropriate means, as specified.

SB 7 (Blakespear D) The Homeless Housing Obligation Act.
Last Amend: 5/1/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 4/27/2023-S. APPR.
Summary: Would, by January 1, 2030, require each city and county to provide housing opportunities, as defined, for homeless individuals within its jurisdiction, based on their most recent point-in-time count. The bill would require each city and county to develop a housing obligation plan that describes how the city or county plans to increase housing opportunities in its jurisdiction so that it can offer at least one housing opportunity to each homeless individual, as specified. In this regard, the bill would require a housing obligation plan to include, among other things, goals and plans to fulfill the city or county's housing obligation, including specific projects and completion timelines, and the city or county's progress in reducing the number of homeless individuals in its jurisdiction. The bill would require a housing obligation plan to identify steps taken by the city or county to consult with other jurisdictions to ensure that the plan is consistent with regional homelessness planning efforts. The bill would require a city or county to submit its housing obligation plan to the Department of Housing and Community Development for review and post the plan to its internet website by January 1, 2025. The bill would require a city or county to update its housing obligation plan on or before January 1 of each subsequent year.

SB 17 (Caballero D) Senior housing: tax credits.
Last Amend: 4/18/2023
Status: 5/8/2023-May 8 hearing: Placed on APPR suspense file.
Location: 5/8/2023-S. APPR. SUSPENSE FILE

Summary: Current law, enacted to implement a specified low-income housing tax credit established by federal law, requires the California Tax Credit Allocation Committee to annually determine and allocate the state ceiling in accordance with those provisions and in conformity with federal law. Current law authorizes the committee to adopt, amend, or repeal rules and regulations for the allocation of housing credits. Current law requires that specified amounts of the low-income housing tax credits be set aside for allocation to rural areas, small developments, and farmworker housing, as specified. This bill would require the committee to revise its regulations to increase the housing type goal for senior developments to 20 percent.

SB 18 (McGuire D) Housing programs: Tribal Housing Reconstitution and Resiliency Act.
Last Amend: 3/22/2023
Status: 5/8/2023-May 8 hearing: Placed on APPR suspense file.
Location: 5/8/2023-S. APPR. SUSPENSE FILE
Summary: Current law establishes the Department of Housing and Community Development in the Business, Consumer Services, and Housing Agency and makes the department responsible for administering various housing programs throughout the state, including, among others, the Multifamily Housing Program, the CalHOME Program, and the California Emergency Solutions Grants Program. The Administrative Procedure Act generally governs the procedure for the adoption, amendment, or repeal of regulations by state agencies and for the review of those regulatory actions by the Office of Administrative Law. This bill would enact the Tribal Housing Reconstitution and Resiliency Act and would create the Tribal Housing Grant Program Trust Fund. The bill would require the fund, upon annual appropriation from the Legislature, to be allocated in accordance with a specified formula, as provided. The bill would exempt rules, policies, and standards of general application issued by the department for the purpose of implementing these provisions from the Administrative Procedure Act.

SB 20 (Rubio D) Joint powers agreements: regional housing trusts.
Last Amend: 4/13/2023
Status: 5/9/2023-Ordered to special consent calendar.
Location: 5/9/2023-S. CONSENT CALENDAR
Summary: The Joint Exercise of Powers Act authorizes 2 or more public agencies, by agreement, to form a joint powers authority to exercise any power common to the contracting parties, as specified. Current law authorizes the agreement to set forth the manner by which the joint powers authority will be governed. That act specifically authorizes the creation of the Orange County Housing Finance Trust and the San Gabriel Valley Regional Housing Trust, both joint powers authorities, for the purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within their respective regions, as specified. This bill would authorize 2 or more local agencies, as defined, to create a regional housing trust for the purpose of funding housing to assist the homeless population and persons and families of extremely low, very low, and low income within their jurisdictions by entering into a joint powers agreement pursuant to the Joint Exercise of Powers Act. The bill would require a regional housing trust created pursuant to these provisions to be governed by a board of directors consisting of a minimum of 5 directors, as specified. The bill would authorize a regional housing trust to fund the planning and construction of housing, receive public and private financing and funds, and authorize and issue bonds, as specified.

SB 37 (Caballero D) Older Adults and Adults with Disabilities Housing Stability Act.
Last Amend: 3/13/2023
Status: 5/8/2023-May 8 hearing: Placed on APPR suspense file.
Location: 5/8/2023-S. APPR. SUSPENSE FILE
Summary: Current law establishes various programs to address homelessness, including requiring the Governor to create an Interagency Council on Homelessness and establishing the Homeless Emergency Aid program for the purpose of providing localities with one-time grant funds to address their immediate homelessness challenges, as specified. Current law commits to the Department of Housing and Community Development the administration of various housing assistance programs, including provisions relating to residential hotel rehabilitation and tasks the department, in consultation with each council of governments, with the determination of each region's existing and projected housing need. This bill would, upon an appropriation by the Legislature for this express purpose, require the Department of Housing and Community Development, commencing January 1, 2024, to begin developing the Older Adults and Adults with Disabilities Housing Stability Program.

SB 83 (Wiener D) Public utilities: electrical distribution grid: energization.
Last Amend: 5/3/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 4/24/2023-S. APPR.
Summary: Current law authorizes the Public Utilities Commission to establish an expedited distribution grid interconnection dispute resolution process with the goal of resolving disputes over interconnection applications within the jurisdiction of the commission in no more than 60 days from the time the dispute is formally brought to the commission. This bill would require the commission, on or before September 30, 2024, to establish maximum energization time periods by when an electrical corporation would be required to energize a development project, including the maximum time period for the energization ready phase of a project. The bill would require an electrical corporation to energize a development project with the electrical corporation's electrical distribution grid within the maximum energization time period established by the commission, after receiving a notification from a development project applicant that the development project is energization ready, as defined. The bill would specify that the maximum energization time period established by the commission does not apply if an issue specific to the development project or the project site arises that would prevent the electrical corporation from safely completing the energization within that time period and would require the electrical corporation to work with the development project applicant to establish an alternative time period.

SB 91 (Umberg D) California Environmental Quality Act: exemption: supportive and transitional housing: motel conversion.
Status: 5/4/2023-Read third time. Passed. (Ayes 37. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.
Location: 5/4/2023-A. DESK
Summary: Current law, until January 1, 2025, exempts from the California Environmental Quality Act (CEQA) projects related to the conversion of a structure with a certificate of occupancy as a motel, hotel, residential hotel, or hostel to supportive or transitional housing, as defined, that meet certain conditions. This bill would extend indefinitely the above exemption.

SB 225 (Caballero D) Community Anti-Displacement and Preservation Program: statewide contract.
Last Amend: 3/13/2023
Status: 4/24/2023-April 24 hearing: Placed on APPR suspense file.
Location: 4/24/2023-S. APPR. SUSPENSE FILE
Summary: Would establish the Community Anti-Displacement and Preservation Program for purposes of funding the acquisition and rehabilitation of unrestricted housing units, as defined, and attaching long-term affordability restrictions on the housing units, while safeguarding against the displacement of current residents. The bill would require the Department of Housing and Community Development to issue a request for qualification to select a private sector entity or consortium to manage the program for a period of 5 years. The bill would require the program manager to make loans to eligible borrowers, as defined, based on underwriting guidelines approved by the department. The bill would authorize the department to issue grants or loans from program funds to local public entities upon request for purposes of allowing the local public entity to use the moneys to issue loans to eligible borrowers within its jurisdiction in accordance with the bill's provisions and department regulations. The bill would require the department to adopt regulations for the operation of the program and would exempt the adoption of regulations by the department for these purposes from the Administrative Procedure Act.

SB 239 (Dahle R) California Environmental Quality Act: housing development projects: judicial proceedings.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was E.Q. on 2/1/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-S. 2 YEAR
Summary: The California Environmental Quality Act (CEQA) requires a court, in an action or proceeding brought challenging any determination, finding, or decision of a public agency on the grounds of noncompliance with CEQA and a finding by the court of such noncompliance, to enter an order that includes one or more of specified mandates, one of which may be a mandate to suspend any or all specific project activity or activities, as provided. CEQA provides that, except as otherwise specified, it is not intended to limit the equitable powers of the courts. This bill would limit the standing to file and maintain the above action or proceeding to the Attorney General. The bill would authorize the court, upon its own motion or of a party, to conduct a hearing to determine if the Attorney General is bringing and maintaining an action or proceeding for nonenvironmental purposes, as defined. If the court determines that the action is brought or maintained for nonenvironmental purposes, the bill would authorize the court to take necessary actions, including the dismissal of the action or proceeding, award of attorneys' fees, or both dismissal and award.

SB 246 (Ochoa Bogh R) California Interagency Council on Homelessness.
Status: 5/8/2023-May 8 hearing: Placed on APPR suspense file.
Location: 5/8/2023-S. APPR. SUSPENSE FILE
Summary: Current law sets forth the composition of the California Interagency Council on Homelessness, which includes, among others, the Secretary of Business, Consumer Services, and Housing and the Secretary of California Health and Human Services, who serve as cochairs of the council. This bill would add a representative from the State Council on Developmental Disabilities to the council described above.

SB 270 (Wiener D) California Environmental Quality Act: university housing development projects: exemption.
Last Amend: 4/18/2023
Status: 5/8/2023-May 8 hearing: Placed on APPR suspense file.
Location: 5/8/2023-S. APPR. SUSPENSE FILE
Summary: The California Environmental Quality Act (CEQA) requires a lead agency to prepare a mitigated negative declaration for a project that may have a significant effect on the environment if revisions in the project would avoid or mitigate that effect and there is no substantial evidence that the project, as revised, would have a significant effect on the environment. This bill would revise the exemption for a university housing development project to require each building within the project to be certified as LEED gold with a point total of 79 or better. Because the bill would result in additional university housing development projects being exempt from CEQA, thereby increasing the duties of the county clerk, this bill would impose a state-mandated local program.

SB 294 (Wiener D) Housing development projects: floor area ratios.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was GOV. & F. on 2/15/2023)(May be acted upon Jan 2024)
Location: 4/28/2023-S. 2 YEAR
Summary: The Planning and Zoning Law requires a city or county to adopt a general plan for land use development within its boundaries that includes, among other things, a housing element. Current law prohibits a local agency, as defined, from imposing a floor area ratio standard that is less than 1.0 on a housing development project that consists of 3 to 7 units, or less than 1.25 on a housing development project that consists of 8 to 10 units. Current law prohibits a local agency from imposing a lot coverage requirement that would physically preclude a housing development project of not more than 10 units from achieving the floor area ratios described above. This bill would delete the 10-unit maximum for eligible projects, and would prohibit a local agency from imposing a floor area ratio standard that is less than 2.5 on a housing development project that consists of 11 to 20 units. The bill would prohibit a local agency from imposing a floor area ratio standard that is less than 1.25 for every ten housing units, rounded to the nearest ten units, on a housing development project that consists of more than 20 units.

SB 320 (Skinner D) Property taxation: possessory interests: independent: publicly owned housing project.
Status: 2/15/2023-Referred to Com. on GOV. & F.
Location: 2/15/2023-S. GOV. & F.
Summary: Current property tax law requires that all property subject to tax be assessed at its full cash value, and includes certain possessory interests among those property interests that are subject to tax. Current property tax law defines a taxable possessory interest to be a use that is independent, durable, and exclusive. Current property tax law specifies that, for purposes of the definition of a taxable possessory interest, a possession or use is not independent if it is pursuant to a contract that includes, but is not limited to, a long-term lease for the private construction, renovation, rehabilitation, replacement, management, or maintenance of housing for active duty military personnel and their dependents, if specified criteria are met. This bill would provide that there is no independent possession or use of land or improvements if the possession or use is for a tenancy, as defined, in a residential unit, as defined, in a publicly owned housing project, as defined, is part of a governmental assistance

program, and directly fulfills the governmental, public purpose of providing the housing, as described in the governmental assistance program.

SB 341 (Becker D) Housing development.
Status: 4/11/2023-Read second time. Ordered to third reading.
Location: 4/11/2023-S. THIRD READING
Summary: Current law awards jurisdictions that are in substantial compliance with specified provisions and that are prohousing additional points or preference in the scoring of applications for specified state programs, including, among others, the Affordable Housing and Sustainable Communities Program and the Infill Incentive Grant Program of 2007. Current law authorizes additional bonus points to be awarded to other state programs when already allowable under state law. Current law establishes the Infill Infrastructure Grant Program of 2019, which requires the department, upon appropriation of funds by the Legislature, to establish and administer a grant program to allocate those funds to eligible applicants, as defined, to fund capital improvement projects that are an integral part of, or necessary to facilitate the development of, a qualifying infill project, qualifying infill area, or catalytic qualifying infill area, as those terms are defined, pursuant to specified requirements. Current law requires the department, in its review and ranking of applications for the award of capital improvement project grants, to rank affected qualifying infill projects and qualifying infill areas based on specified priorities. This bill would remove the Affordable Housing and Sustainable Communities program from the list of specified state programs for which additional points or preference is awarded. This bill, with respect to the Infill Infrastructure Grant Program of 2019, would specify that only the qualifying infill area portion of that program must be awarded additional points or preference. This bill would add the qualifying infill area and catalytic qualifying infill area portions of the Infill Infrastructure Grant Program of 2019 as one of the specified state programs for which additional points or preference is awarded.

SB 355 (Eggman D) Multifamily Affordable Housing Solar Roofs Program.
Last Amend: 5/1/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 4/24/2023-S. APPR.
Summary: Current law establishes the Multifamily Affordable Housing Solar Roofs Program. Current law requires the Public Utilities Commission, beginning with the 2016–17 fiscal year and ending with the 2019–20 fiscal year, to authorize the annual allocation of certain amounts of moneys for the program. Current law requires the commission to continue authorizing the allocation of those moneys through June 30, 2026, if the commission determines that revenues are available and that there is adequate interest and participation in the program. Current law requires the commission, as part of the program, to award monetary incentives for qualifying solar energy systems, as defined, that are installed on multifamily residential buildings of at least 5 rental housing units that are operated to provide deed-restricted low-income residential housing, as defined, and that meet one or more specified requirements, including that at least 80% of the households have incomes at or below 60% of the area median income, through December 31, 2030. This bill would expand those specified requirements to, among other things, include properties in which at least 66% of the households have incomes at or below 80% of the area median income, properties owned by a tribe, as defined, and rental housing properties owned by public housing agencies or authorities, as defined. The bill would extend the

requirement that the commission award monetary incentives for those solar energy systems through December 31, 2032.

SB 393 (Glazer D) California Environmental Quality Act: judicial challenge: identification of contributors: housing development projects.
Last Amend: 5/4/2023
Status: 5/4/2023-Read second time and amended. Ordered to third reading.
Location: 5/4/2023-S. THIRD READING
Summary: The California Environmental Quality Act authorizes specified entities to file and maintain with a court an action or proceeding to attack, review, set aside, void, or annul an act of a public agency on grounds of noncompliance with the requirements of the act. This bill would authorize a defendant, in an action brought pursuant to the act relating to a housing development project, to file a motion requesting the plaintiff or petitioner to identify every person or entity that contributes in excess of $10,000, as specified, toward the plaintiff's or petitioner's costs of the action. The bill would authorize a plaintiff or petitioner to request the court's permission to withhold the public disclosure of a person or entity who made a monetary contribution. The bill also would require the plaintiff or petitioner to use reasonable efforts to identify the actual persons or entities that are the true source of the contributions, to include the exact total amount contributed, and to identify any pecuniary or business interest related to the housing development project of any person or entity that contributes in excess of $10,000 to the costs of the action, as specified. The bill would prohibit those disclosures from being admissible into evidence for any purpose. The bill would provide that a failure to comply with these requirements may be grounds for dismissal of the action by the court.

SB 395 (Wahab D) Leases: notice of termination or rent increase: statewide database.
Last Amend: 4/10/2023
Status: 5/1/2023-May 1 hearing: Placed on APPR suspense file.
Location: 5/1/2023-S. APPR. SUSPENSE FILE
Summary: Current law specifies various terms and conditions that apply to all persons who hire dwelling units located within this state, including tenants, lessees, boarders, lodgers, and others. Current law regulates evictions and provides that a tenant who remains in possession of a property after the term of the tenant's lease expires, or who fails to pay rent, is guilty of unlawful detainer. This bill would, beginning January 1, 2025, require a landlord to file with the office of the Secretary of State a copy of any notice of termination or notice of rent increase within 10 days of serving the notice on the tenant, subject to specified requirements. The bill would make failure to file the notice an affirmative defense to a cause of action for unlawful detainer.

SB 406 (Cortese D) California Environmental Quality Act: exemption: financial assistance: housing.
Status: 5/8/2023-Read third time. Passed. (Ayes 36. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.
Location: 5/8/2023-A. DESK
Summary: The California Environmental Quality Act (CEQA) exempts for its requirements actions taken by the Department of Housing and Community Development or the California Housing Finance Agency to provide financial assistance or insurance for the development and construction of residential housing,

as provided. This bill would extend the above exemption to actions taken by a local agency to provide financial assistance or insurance for the development and construction of residential housing.

SB 423 (Wiener D) Land use: streamlined housing approvals: multifamily housing developments.
Last Amend: 3/28/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 4/27/2023-S. APPR.
Summary: The Planning and Zoning Law authorizes a development proponent to submit an application for a multifamily housing development that is subject to a streamlined, ministerial approval process, as provided, and not subject to a conditional use permit, if the development satisfies specified objective planning standards, including, among others, that the development proponent has committed to record, prior to the issuance of the first building permit, a land use restriction or covenant providing that any lower or moderate-income housing units required, as specified, remain available at affordable housing costs, as defined, or rent to persons and families of lower or moderate-income for no less than specified periods of time. Current law repeals these provisions on January 1, 2026. This bill would authorize the Department of General Services to act in the place of a locality or local government, at the discretion of that department, for purposes of the ministerial, streamlined review for development on property owned by or leased to the state.

SB 439 (Skinner D) Special motions to strike: priority housing development projects.
Last Amend: 3/22/2023
Status: 5/4/2023-Read second time. Ordered to consent calendar.
Location: 5/2/2023-S. CONSENT CALENDAR
Summary: Would permit a party to file with the trial court a special motion to strike the whole or any part of a pleading in all civil actions brought by any plaintiff to challenge the approval or permitting of a priority housing development project, as defined. The bill would require the trial court to deny the motion to strike if it determines that the plaintiff has established that there is a probability that the plaintiff will prevail on the claim. The bill would entitle a prevailing defendant on a special motion to strike to recover their attorney's fees and costs, except as specified. The bill would require the filing of a special motion to strike within 60 days of the service of the complaint, or in the court's discretion, at any later time the court deems proper. The bill would provide that an order granting or denying this special motion to strike is appealable, as specified.

SB 440 (Skinner D) Regional Housing Finance Authorities.
Last Amend: 5/1/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 4/27/2023-S. APPR.
Summary: The San Francisco Bay Area Regional Housing Finance Act establishes the Bay Area Housing Finance Authority to raise, administer, and allocate funding for affordable housing in the San Francisco Bay area, as defined, and provide technical assistance at a regional level for tenant protection, affordable housing preservation, and new affordable housing production. The Los Angeles County Regional Housing Finance Act similarly establishes the Los Angeles County Affordable Housing Solutions Agency to increase the supply of affordable housing in Los Angeles County, as specified. This bill, the Regional Housing Finance Act, would authorize 2 or more local governments, as defined, to establish a

regional housing finance authority to raise, administer, and allocate funding for affordable housing in the jurisdiction of the authority, as defined, and provide technical assistance at a regional level for affordable housing development, including new construction and the preservation of existing housing to serve a range of incomes and housing types. The bill would require an authority to be governed by a board composed of at least 3 directors who are elected officials representing the local governments that are members of the authority.

SB 450 (Atkins D) Housing development: approvals.
Last Amend: 3/16/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 4/27/2023-S. APPR.
Summary: Current law requires a proposed housing development containing no more than 2 residential units within a single-family residential zone to be considered ministerially, without discretionary review or hearing, if the proposed housing development meets certain requirements, including that the proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls, except as provided. Current law authorizes a local agency to impose objective zoning standards, objective subdivision standards, and objective design standards, as defined, except as specified, on the proposed housing development. Current law authorizes a local agency to deny a proposed housing development if specified conditions are met, including that the building official makes a written finding that the proposed housing development project would have a specific, adverse impact upon public health and safety or the physical environment, as provided. This bill would remove the requirement that a proposed housing development does not allow for the demolition of more than 25% of the existing exterior structural walls to be considered ministerially. The bill would prohibit a local agency from imposing objective zoning standards, objective subdivision standards, and objective design standards that do not apply uniformly to development within the underlying zone. This bill would remove the authorization for a local agency to deny a proposed housing development if the building official makes a written finding that the proposed housing development project would have a specific, adverse impact upon the physical environment.

SB 466 (Wahab D) Costa-Hawkins Rental Housing Act: rental rates.
Last Amend: 4/12/2023
Status: 4/20/2023-Read second time. Ordered to third reading.
Location: 4/20/2023-S. THIRD READING
Summary: The Costa-Hawkins Rental Housing Act prescribes statewide limits on the application of local rent control with regard to certain properties. The act generally authorizes an owner of residential real property to establish the initial rental rate for a dwelling or unit, except in specified circumstances, including, (1) when the residential real property has a certificate of occupancy issued after February 1, 1995, (2) when the residential real property has already been exempt from the residential rent control ordinance of a public entity on or before February 1, 1995, pursuant to a local exemption for newly constructed units, and (3) when the residential real property is alienable and separate from title to any other dwelling units, except as specified. This bill would instead authorize an owner of residential real property to establish the initial rental rate for a dwelling or unit when the residential real property has been issued a certificate of occupancy issued within the 15 years preceding the date on which the owner seeks to establish a rental rate under these provisions.

SB 469 (Allen D) Housing: publicly funded low-rent housing projects.
Last Amend: 3/28/2023
Status: 5/2/2023-Read second time. Ordered to third reading.
Location: 5/2/2023-S. THIRD READING
Summary: The California Constitution prohibits the development, construction, or acquisition in any manner of a low-rent housing project by any state public body, as defined, until a majority of the qualified electors of the city, town, or county in which it is proposed to develop, construct, or acquire the same, voting upon that issue, approve the project by voting in favor at an election. The California Constitution, for purposes of this prohibition, defines "low-rent housing project" to mean any development composed of urban or rural dwellings, apartments, or other living accommodations for persons of low income, financed in whole or in part by the federal government or a state public body or to which the federal government or a state public body extends assistance by supplying all or part of the labor, by guaranteeing the payment of liens, or otherwise. Current law establishes exclusions from this definition of "low-rent housing project," including a development that consists of the acquisition, rehabilitation, reconstruction, alterations work, or any combination thereof, of lodging facilities or dwelling units using moneys appropriated and disbursed pursuant to specified provisions of the Zenovich-Moscone-Chacon Housing and Home Finance Act relating to affordable housing preservation, rental housing development awarded funds from certain multifamily housing direct loan programs, and housing for individuals and families who are experiencing homelessness or who are at risk of homelessness and who are impacted by the COVID-19 pandemic or other communicable diseases. This bill would expand that exclusion to include a development that consists of the acquisition, rehabilitation, reconstruction, alterations work, or any combination thereof, of lodging facilities or dwelling units using an allocation of federal or state low-income housing tax credits from the California Tax Credit Allocation Committee or moneys appropriated and disbursed pursuant to any provision of the Zenovich-Moscone-Chacon Housing and Home Finance Act, thereby excluding the developments that receive money from the specified funds and programs from the scope of the above-described constitutional provision.

SB 477 (Committee on Housing) Accessory dwelling units.
Status: 5/8/2023-Read third time. Passed. (Ayes 36. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.
Location: 5/8/2023-A. DESK
Summary: Current law provides for the creation by local ordinance, or by ministerial approval if a local agency has not adopted an ordinance, of accessory dwelling units to allow single-family or multifamily dwelling residential use in accordance with specified standards and conditions. Current law also provides for the creation of junior accessory dwelling units by local ordinance, or, if a local agency has not adopted an ordinance, by ministerial approval, in accordance with specified standards and conditions.This bill would make nonsubstantive changes and reorganize various provisions relating to the creation and regulation of accessory dwelling units and junior accessory dwelling units, including the provisions described above, and would make related nonsubstantive conforming changes.

SB 482 (Blakespear D) Multifamily Housing Program: supportive housing: capitalized operating reserves.
Status: 5/1/2023-May 1 hearing: Placed on APPR suspense file.

Location: 5/1/2023-S. APPR. SUSPENSE FILE
Summary: Would require the Department of Housing and Community Development to offer capitalized operating reserves to supportive housing units developed under the Multifamily Housing Program.

SB 529 (Gonzalez D) Electric vehicle sharing services: affordable housing facilities.
Last Amend: 4/18/2023
Status: 5/8/2023-May 8 hearing: Placed on APPR suspense file.
Location: 5/8/2023-S. APPR. SUSPENSE FILE
Summary: Would require the Energy Commission to create a program to award grants to facilitate electric vehicle sharing services, as defined, operated at affordable housing facilities, as defined. The bill would specify the eligible entities that may be awarded grants pursuant to the program, and would require those eligible entities to submit an application to the Energy Commission, as specified. The bill would require the Energy Commission to consider specified criteria in awarding grants and would require a grant recipient to only use grant funds for specified purposes to facilitate an electric vehicle sharing service operated at an affordable housing facility. The bill would require that a grant recipient, at a minimum, purchases, or commits to purchase, 2 electric vehicles and 2 electric vehicle charging stations with Level 2 electric vehicle service equipment. The bill would provide that a grant recipient may be eligible to purchase up to 2 direct current fast chargers if the grant recipient meets specified requirements. The bill would require, as a condition of receiving a grant, a grant recipient to annually submit a report to the Energy Commission that includes specified information. The bill would require implementation of the program to be subject to an appropriation of funds by the Legislature for purposes of developing and implementing the program.

SB 547 (Blakespear D) District agricultural associations: real property: affordable housing.
Last Amend: 3/20/2023
Status: 5/9/2023-Read second time. Ordered to consent calendar.
Location: 5/8/2023-S. CONSENT CALENDAR
Summary: Current law provides for the establishment of district agricultural associations and authorizes a district agricultural association to engage in various activities, including to purchase, acquire, hold, sell, exchange, or convey any interest in real property with the approval of the Department of General Services.This bill would specify that the construction and maintenance of affordable housing, as defined, is included in that provision.

SB 555 (Wahab D) Social Housing Act of 2023.
Last Amend: 4/17/2023
Status: 5/8/2023-May 8 hearing: Placed on APPR suspense file.
Location: 5/8/2023-S. APPR. SUSPENSE FILE
Summary: Current law establishes various programs providing assistance for, among other things, emergency housing, multifamily housing, farmworker housing, homeownership for very low and low-income households, and downpayment assistance for first-time homebuyers. This bill, the Stable Affordable Housing Act of 2023, would declare a 10-year goal of creating 1.2 million units of social housing through a mix of acquisition and new production and a 5-year goal of creating 600,000 units of social housing through a mix of acquisition and new production, of which no less than 200,000 units are affordable to extremely low and very low-income households, as defined. This bill would require the

Department of Housing and Community Development, no later than January 1, 2025, to develop, adopt, and submit to the Legislature a California Social Housing Plan for achieving the aforementioned goals, as specified.

SB 567 (Durazo D) Termination of tenancy: no-fault just causes: gross rental rate increases.
Last Amend: 5/1/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 4/25/2023-S. APPR.
Summary: Current law, after a tenant has continuously and lawfully occupied a residential real property for 12 months, prohibits the owner of the residential real property from terminating the tenancy without just cause and requires that just cause to be stated in the written notice to terminate tenancy. Current law distinguishes between at-fault just cause and no-fault just cause and defines no- fault just cause to mean intent to occupy the residential real property by the owner or the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents, withdrawal of the residential real property from the rental market, the owner complying with specified government orders that necessitate vacating the real property, and intent to demolish or to substantially remodel the residential real property. This bill would, among other things, delete the condition for the tenancy termination provision described above that a tenant has continuously and lawfully occupied a residential real property for 12 months. The bill would also limit the applicability of each of those at- fault just causes, including by, with respect to the no-fault just cause related to withdrawal of the residential real property from the rental market, requiring that all of the rental units at the rental property be withdrawn from the rental market for at least 10 years, as prescribed.

SB 571 (Allen D) Development projects: emergency preparedness.
Last Amend: 3/21/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was GOV. & F. on 2/22/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-S. 2 YEAR
Summary: Would require a proponent of a new development that would require the evacuation of 40 or more vehicles at any given time that is located within a state responsibility area or local responsibility area and within a high or very high fire hazard severity zone to include an evacuation plan with its application submitted to the local government for the development. The bill would subject the evacuation plan to the independent approval of the local government, as defined, the respective law enforcement and fire agencies that have jurisdictional response authority over the relevant area, and the California Highway Patrol if the proposed evacuation routing utilizes state or federal highways. The bill would require the evacuation plan to consist of specified information, including a wildfire behavior study, a traffic engineering study, and the best available routes for evacuation egress by populations within the development when threatened by wildfire. By imposing new duties on local governments in reviewing and approving developments in high and very high fire hazard severity zones, the bill would impose a state-mandated local program.

SB 584 (Limón D) Laborforce housing: Short-Term Rental Tax Law.
Last Amend: 5/1/2023
Status: 5/5/2023-Set for hearing May 15.

Location: 4/27/2023-S. APPR.
Summary: Would enact the Laborforce Housing Financing Act of 2023, and define "laborforce housing" as housing that, among other things, is owned and managed by specified entities solely for the benefit of residents and households unable to afford market rent, and whose residents enjoy certain protections. The bill would establish, in the State Treasury, the Laborforce Housing Fund, to be continuously appropriated to the Department of Housing and Community Development, for the creation of laborforce housing and other specified housing projects by public entities, local housing authorities, and mission-driven nonprofit housing providers, as provided. By creating a new continuously appropriated fund, the bill would make an appropriation.

SB 593 (Wiener D) Redevelopment: successor agency debt: City and County of San Francisco.
Last Amend: 3/21/2023
Status: 5/4/2023-Read second time. Ordered to third reading.
Location: 5/4/2023-S. THIRD READING
Summary: Current law dissolved redevelopment agencies and community development agencies as of February 1, 2012, and provides for the designation of successor agencies to, among other things, wind down the affairs of the dissolved redevelopment agencies and make payments due for enforceable obligations. Current law, among other powers granted to successor agencies generally, additionally vests the successor agency to the former Redevelopment Agency of the City and County of San Francisco with the authority, rights, and powers of that former redevelopment agency solely for the purpose of issuing bonds or incurring other indebtedness, subject to the approval of the oversight board of the successor agency, to finance the construction of affordable housing and infrastructure required by specified development agreements. Under current law, these bonds and indebtedness are considered indebtedness incurred by the dissolved redevelopment agency secured by moneys deposited in the Redevelopment Property Tax Trust Fund established for that agency. This bill would expand this authority to include bonds issued and other indebtedness incurred to finance the replacement of certain affordable housing units, subject to specified conditions, including that the assisted units remain affordable to, and occupied by, persons and families of low-, moderate-, extremely low, and very low income households for at least 55 years for rental units and 45 years for owner-occupied units.

SB 712 (Portantino D) Tenancy: micromobility devices.
Last Amend: 3/30/2023
Status: 3/30/2023-Read second time and amended. Ordered to third reading.
Location: 3/30/2023-S. THIRD READING
Summary: Would prohibit a landlord from prohibiting a tenant from owning a personal micromobility device or from storing up to one personal micromobility device in their dwelling unit for each person occupying the unit, subject to certain exceptions. The bill would define "micromobility device" for those purposes to mean a device that is powered by the physical exertion of the rider or an electric motor and is designed to transport one individual or one adult accompanied by up to 3 minors.

SB 713 (Padilla D) Planning and zoning: density bonuses: development standard.
Last Amend: 4/17/2023
Status: 5/4/2023-Read second time. Ordered to third reading.
Location: 5/4/2023-S. THIRD READING

Summary: The Density Bonus Law requires a city or county to provide a developer that proposes a housing development within the city or county with a density bonus, waivers or reductions of development standards, parking ratios, and other incentives or concessions, as specified, if the developer agrees to construct certain types of housing. Current law prohibits a city, county, or city and county from applying any development standard that will have the effect of physically precluding the construction of a development meeting specified criteria at the densities or with the concessions or incentives permitted by the Density Bonus Law. Current law defines "development standard" as including a site or construction condition, including, but not limited to, a height limitation, a setback requirement, a floor area ratio, an onsite open-space requirement, a minimum lot area per unit requirement, or a parking ratio that applies to a residential development pursuant to any ordinance, general plan element, specific plan, charter, or other local condition, law, policy, resolution, or regulation. This bill would specify that "development standard" for these purposes includes these standards adopted by the local government or enacted by the local government's electorate exercising its local initiative or referendum power, whether that power is derived from the California Constitution, statute, or the charter or ordinances of the local government.

SB 734 (Rubio D) Property tax: possessory interests.
Last Amend: 3/21/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 5/3/2023-S. APPR.
Summary: Current law requires that all property subject to tax be assessed at its full value and includes certain possessory interests among those property interests subject to tax. Current law defines a taxable possessory interest to be a possession of, claim to, or right to the possession of land or improvements that is independent, durable, and exclusive of rights held by others in the property, except as provided. Current law authorizes the state or any local public entity of government, when entering into a written contract with a private party whereby a possessory interest subject to property taxation may be created, to include, or cause to be included, in that contract, a statement that the property interest may be subject to property taxation if created, and that the party in whom the possessory interest is vested may be subject to the payment of property taxes levied on the interest. This bill would provide that, for the purpose of defining "possessory interest," a tenancy in a residential unit of a publicly owned housing project by a low-income household leased at affordable rents does not create independent possession or use of land or improvements by the tenant.

SB 736 (McGuire D) Planning and zoning: housing: post entitlement phase permits.
Status: 5/1/2023-Read third time. Passed. (Ayes 37. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.
Location: 5/1/2023-A. DESK
Summary: The Permit Streamlining Act, which is part of the Planning and Zoning Law, requires each public agency to provide a development project applicant with a list that specifies the information that will be required from any applicant for a development project. Specifically, current law establishes time limits for completing reviews regarding whether an application for a post entitlement phase permit is complete and compliant, and whether to approve or deny an application, as specified. Current law requires a local agency, if a post entitlement phase permit is determined to be incomplete, denied, or determined to be noncompliant, to provide a process for the applicant to appeal that decision in writing

to the governing body of the agency or, if there is no governing body, to the director of the agency, as provided by that agency. This bill would delete the provision for the applicant to appeal a decision to the director of the local agency, as described above, and, instead, require a local agency to provide a process for the applicant to appeal that decision in writing to the governing body of the agency only.

SB 742 (Atkins D) Housing: homelessness programs: report.
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was HUM. S. on 3/1/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-S. 2 YEAR
Summary: Current establishes various programs to provide rental assistance to help eligible households, including, among others, the state rental assistance program. On or before December 30, 2024, and annually thereafter, this bill would require an agency that funds, implements, or administers a program that provides housing or housing-based services to persons experiencing homelessness or at risk of homelessness, including rental assistance programs, to provide prescribed information to specified committees of the Legislature. This bill would authorize an agency to request a city, county, or city and county to provide specified information to that agency if the city, county, or city and county has received state funds from the agency to fund, implement, or administer the program, as defined.

SB 745 (Cortese D) The Drought-Resistant Buildings Act.
Last Amend: 4/20/2023
Status: 5/1/2023-May 1 hearing: Placed on APPR suspense file.
Location: 5/1/2023-S. APPR. SUSPENSE FILE
Summary: Would require the California Building Standards Commission to research, develop, adopt, approve, codify, and publish voluntary and mandatory building standards to reduce potable water use in new residential and nonresidential buildings, as specified. The bill would require the commission to perform a review of voluntary and mandatory water efficiency and water reuse standards in the California Buildings Standards Code every 3 years, commencing with the next triennial edition, and update as needed.

SB 794 (Niello R) California Environmental Quality Act: judicial challenge: identification of contributors: housing projects.
Last Amend: 3/20/2023
Status: 4/28/2023-Failed Deadline pursuant to Rule 61(a)(2). (Last location was E.Q. on 3/1/2023) (May be acted upon Jan 2024)
Location: 4/28/2023-S. 2 YEAR
Summary: The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment, or to adopt a negative declaration if it finds that the project will not have that effect. CEQA authorizes specified entities to file and maintain with a court an action or proceeding to attack, review, set aside, void, or annul an act of a public agency on grounds of noncompliance with the requirements of the act. This bill would require an action or proceeding brought to attack, review, set aside, void, or annual acts or decision of a public agency for a commercial, housing, or public works project that helps to address longstanding critical needs in the project area and that results in an investment of at least

$25,000,000 in the state on the grounds of noncompliance with CEQA to be resolved, to the extent feasible, within 365 days of the filing of the certified record of proceedings with the court.

SB 798 (Glazer D) Elections: local bond measures: tax rate statement.
Status: 5/1/2023-Read third time. Passed. (Ayes 37. Noes 0.) Ordered to the Assembly. In Assembly. Read first time. Held at Desk.
Location: 5/1/2023-A. DESK
Summary: Current law requires local governments, when submitting a measure for voter approval for the issuance of bonds that will be secured by an ad valorem tax, to provide voters a statement that includes estimates of the tax rates required to fund the bonds. Under current law, the estimated tax rate is expressed as the rate per $100 of assessed valuation on all property to be taxed to fund the bonds.This bill would instead require that the estimated tax rate in the statement be expressed as the rate per $100,000 of assessed valuation on all property to be taxed to fund the bonds.

SB 803 (Becker D) Excess state land: development of affordable housing.
Last Amend: 3/21/2023
Status: 4/24/2023-April 24 hearing: Placed on APPR suspense file.
Location: 4/24/2023-S. APPR. SUSPENSE FILE
Summary: Under current law, by executive order, the Department of General Services (DGS) was required to, among other things, create a digitized inventory of all excess state land, create screening tools for prioritizing affordable housing development on excess state land, and issue requests for proposals for and select affordable housing developments on excess state land, as described. Specifically, Executive Order No. N-06-19 (E.O. N-06-19) required the DGS to create a digitized inventory of excess state land no later than April 30, 2019, and required the DGS, the Department of Housing and Community Development (HCD), and the California Housing Finance Agency (CalHFA) to collaborate to develop 2 new screening tools for prioritizing affordable housing development on excess state land no later than March 29, 2019. Current law requires the DGS to develop, in consultation with the HCD, no later than September 1, 2023, a set of criteria to consistently evaluate state-owned parcels for suitability as affordable housing sites. Existing law requires the department, on or before January 1, 2024, to update the digitized inventory created pursuant to the above-described executive order with all excess state land suitable for affordable housing identified, as specified. The bill would require the DGS to annually verify a sample of the digitized inventory to ensure that digitized inventory is accurate.

SB 834 (Portantino D) Housing: California Family Home Construction and Homeownership Bond Act of 2023.
Last Amend: 5/2/2023
Status: 5/5/2023-Set for hearing May 15.
Location: 4/26/2023-S. APPR.
Summary: Would enact the California Family Home Construction and Homeownership Bond Act of 2023 (bond act), which, if adopted, would authorize the issuance of bonds in the amount of $25,000,000,000 pursuant to the State General Obligation Bond Law to finance the California Family Home Construction and Homeownership Program, established as part of the bond act. The bill would authorize the California Housing Finance Agency to award California Socially Responsible Second Mortgage Loans to eligible applicants to use as a down payment or to pay closing costs on the purchase

of a new home. The bill would also authorize the agency to award Family Homeownership Opportunity Infrastructure Improvement Loans to developers to be used for predevelopment infrastructure improvements and other upfront costs typically incurred in connection with new home construction, under specified conditions. The bill would require that moneys received from a loan recipient for the repayment of financing provided under the program be used to pay debt service when due on bonds issued pursuant to the bond act. The bill would also authorize the agency to issue revenue bonds for the purposes of financing the program, as specified.

SB 842 (Jones R) California Interagency Council on Homelessness.
Status: 5/8/2023-May 8 hearing: Placed on APPR suspense file.
Location: 5/8/2023-S. APPR. SUSPENSE FILE
Summary: Current law requires the Governor to establish the California Interagency Council on Homelessness, and requires the council to, among other things, identify mainstream resources, benefits, and services that can be accessed to prevent and end homelessness in California, and promote systems integration to increase efficiency and effectiveness while focusing on designing systems to address the needs of people experiencing homelessness. Existing law sets forth the composition of the council, which includes, among others, the Secretary of Business, Consumer Services, and Housing and the Secretary of California Health and Human Services, who serve as cochairs of the council.This bill would add the Director of Developmental Services to the council described above.