AGENDA #10

Legislative Update

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STATE
LEGISLATIVE SESSION

STATE LEGISLATIVE PROCESS

Jan 6
Beginning of Legislative Session

Feb 21
Last Day for Bill Introductions

First House

May 2
Last Day for Policy Committees to hear most bills

May 23
Last Day for bills to clear Fiscal Committees

Jun 6
Last Day for Bills to Pass House of Origin

Second House

Jul 18
Last Day for Policy Committees to hear most bills

Aug 29
Last Day for bills to clear Fiscal Committees

Sep 12
Last Day for Bills to Pass Second House

We are here

DIRECT IMPACT TO CALHFA LEGISLATION

AB 57 (McKinnor) creates set-aside for descendants of formerly enslaved persons within Dream for All

SB 750 (Cortese) creates a state-backed construction loan guarantee program at CalHFA to support multifamily housing development

AB 736 (Wicks) / SB 417 (Cabaldon)
Affordable Housing Bond Act of 2026

LEGISLATION
INDIRECT IMPACT TO CALHFA

AB 1018 (Bauer-Kahan) Regulates ADS by requiring systems are designed and used responsibly, particularly when making decisions that significantly impact individuals

SB 52 (Perez) Prohibits rental pricing algorithms that encourage multiple landlords or rental companies to use the same system to set or suggest rental prices

AB 384 (Wahab) Prohibits use of pricing algorithms that incorporate confidential, competitively sensitive information from competitors

FEDERAL UPDATE

RECONCILIATION PACKAGE

- **LIHTC**
  - Permanent 12% increase in Housing Credit authority
  - Permanently lower bond financing threshold—decreased from 50% to 25%
- Permanent extension of **New Market Tax Credit**
- Permanent extension and enhancements to **Opportunity Zones**
- Significant changes in the **Clean Electricity Investment** and **Clean Electricity Production Tax Credits**
- Permanent 100 percent bonus depreciation for qualified properties

FEDERAL LEGISLATION

ROAD to Housing Act

- Increasing bank investment limits for affordable housing from 15% to 20% via the Community Investment and Prosperity Act
- Permanently authorizing the HOME program, offering more flexibility and streamlining processes
- Expanding housing in Opportunity Zones and simplifying development in rural areas
- Streamlining NEPA review for small housing projects

OTHER FEDERAL ACTIONS

- FHFA increases investment caps for housing credits
- FY26 HUD funding bill advances
- Trump administration issues EO on homelessness
- FHFA proposes rule to eliminate fair lending regulation
- Federal regulators seek input on simplifying CRA and other regs