



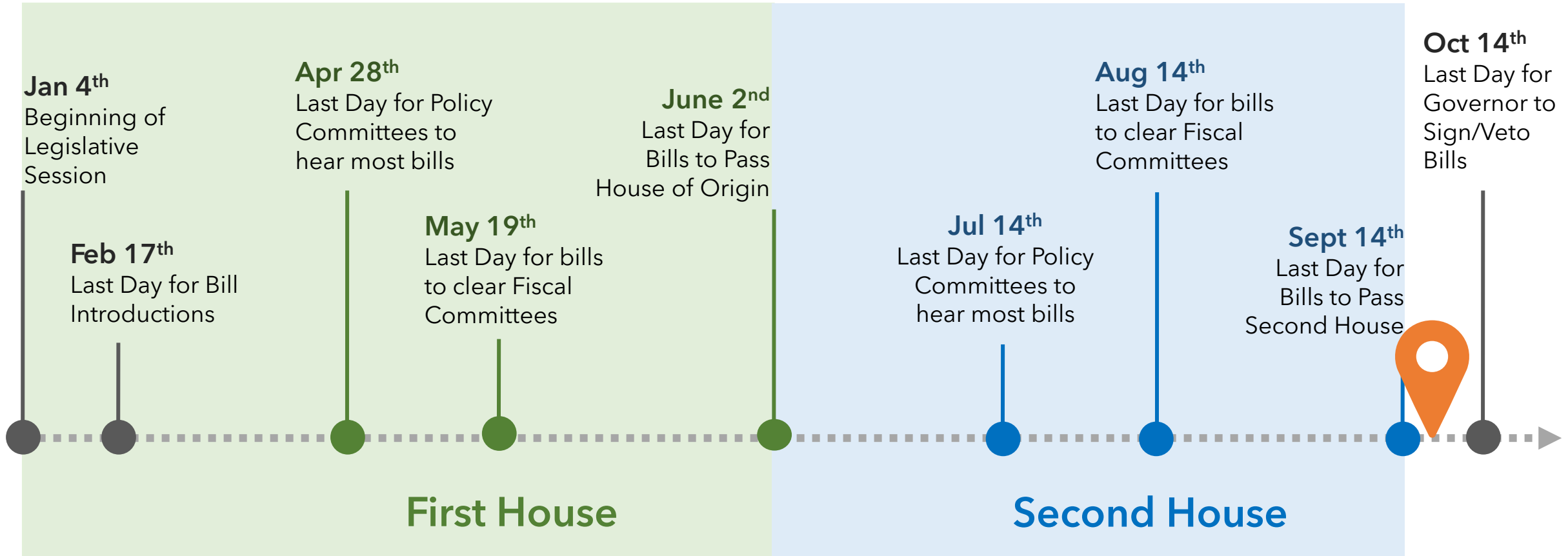
Legislative Update

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End of Session Results

State Legislative Process



Direct Impact to CalHFA Chaptered Bills

Art. 34 Exemption

- SB 469 (Allen) Eliminates Article 34 voter threshold requirements for state affordable housing projects, including CalHFA's.

ADU Grant Program Evaluation

- AB 932 (Ting) Requires CalHFA to conduct an evaluation of the ADU Grant program by Jan 1st, 2025.



Direct Impact to CalHFA
On Governor's Desk

Consolidated Application

- AB 519 (Schiavo) Requires HCD, CalHFA and TCAC/CDLAC to convene a working group to develop a consolidated financing application and review process.

Homeownership in Statewide Housing Plan

- AB 1508 (Ramos) Incorporates an analysis of homeownership landscape and DPA policies into HCD's Statewide Housing Plan, in consultation with CalHFA.



Housing Bills of Interest



Constitutional Amendments

- ACA 1 (Aguiar-Curry) Lowers voter threshold to 55% for local housing bond measures. Nov 2024 ballot measure.



Signed and Chaptered

- SB 20 (Rubio) Allows multiple cities to create a Regional Housing Fund JPAs to build affordable housing without having to go to the Legislature.

Housing Bills of Interest On Governor's Desk



Financing

- ACA 1 (Aguiar-Curry) Lowers voter threshold to 55% for local housing bond measures. Nov 2024 ballot measure.
- AB 1319 (Wicks) Expands what Bay Area Housing Finance Authority can do, including issuing MRBs, and acquiring, holding and disposing of property.
- AB 346 (Quirk-Silva) Allows CTCAC to allocate unused State Tax Credit, outside CalHFA's reservation, to 9% projects.
- AB 84 (Ward) Expands welfare exemption to affordable housing financed by 501(c)(3) bonds.

Housing Bills of Interest On Governor's Desk



Land Use / Streamlining

- SB 423 (Wiener) 10-year extension of SB 35, allows project streamlining in the Coastal Zone.
- AB 1449 (Alvarez) CEQA exemption for infill affordable housing paying prevailing wage.
- SB 4 (Wiener) "By right" affordable housing development on land owned by religious institutions or independent higher education institutions.
- SB 439 (Skinner) Special motions to more easily dismissal frivolous CEQA lawsuits against affordable housing projects.



Accessory Dwelling Units

- AB 1033 (Ting) Permits local ordinances to allow ADUs to be sold separately.
- AB 1332 (Carrillo) Requires local agencies to create ADU pre-approval programs.
- AB 671 (Ward) Allows CLTs and local agencies to build ADUs with CalHome funds.
- AB 976 (Ting) Makes permanent the existing prohibition on localities requiring owner-occupancy of ADUs.

Housing Bills of Interest On Governor's Desk



Behavioral Health Treatment and Housing

- SB 326 (Eggman) Modernizes and reforms the Mental Health Services Act, including expanding services, increasing resources and community support. March 2024 ballot measure.
- AB 531 (Irwin) \$6.38 billion bond measure to fund 10,000 new clinic beds and housing for people experiencing homelessness with behavioral health needs. March 2024 ballot measure.

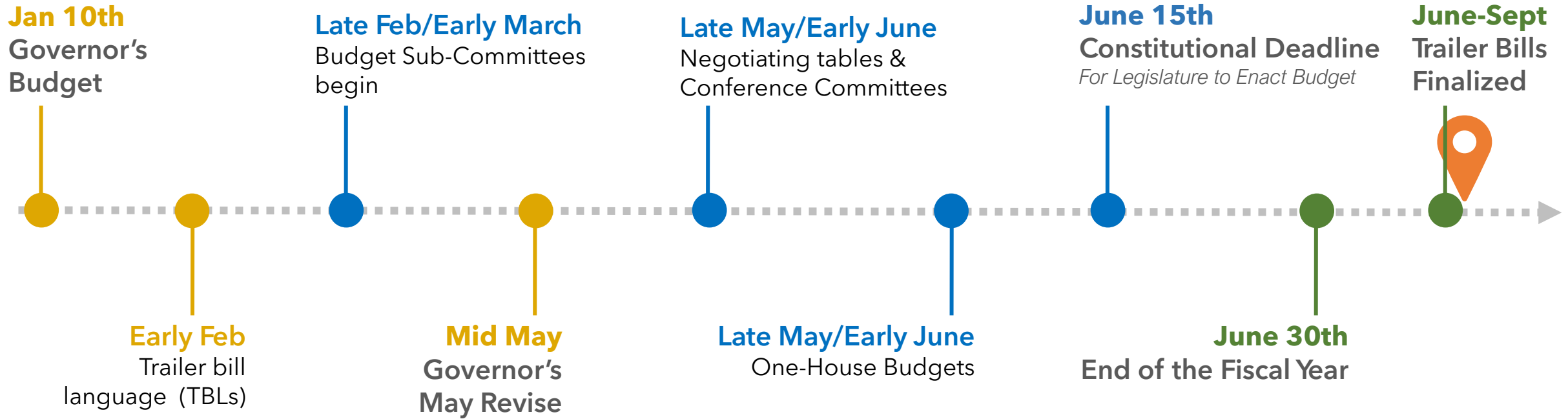


Social Housing

- AB 309 (Lee) Creates the Social Housing Program within DGS to identify and develop up to three social housing projects on state surplus land.
- SB 555 (Wahab) Mandates that HCD conduct a study on Social Housing by December 2026.

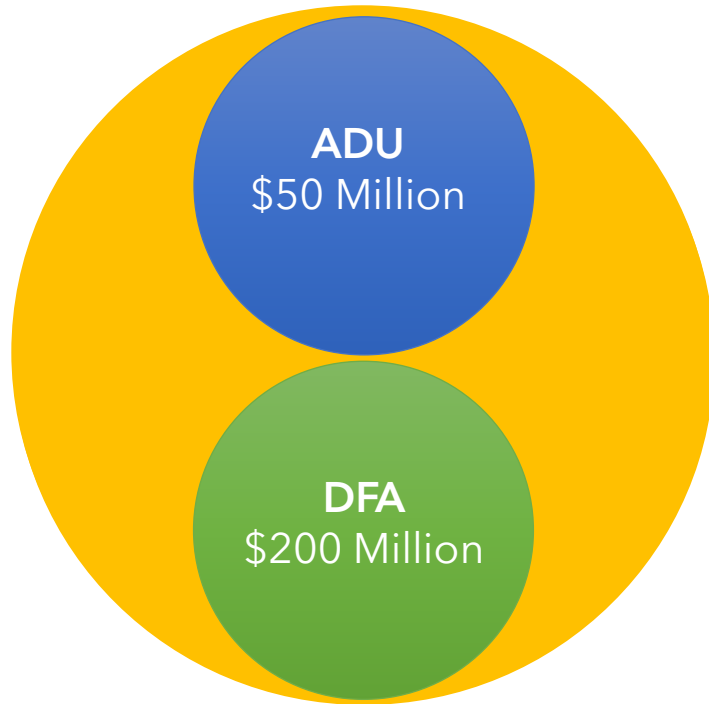
State Budget

State Budget Process

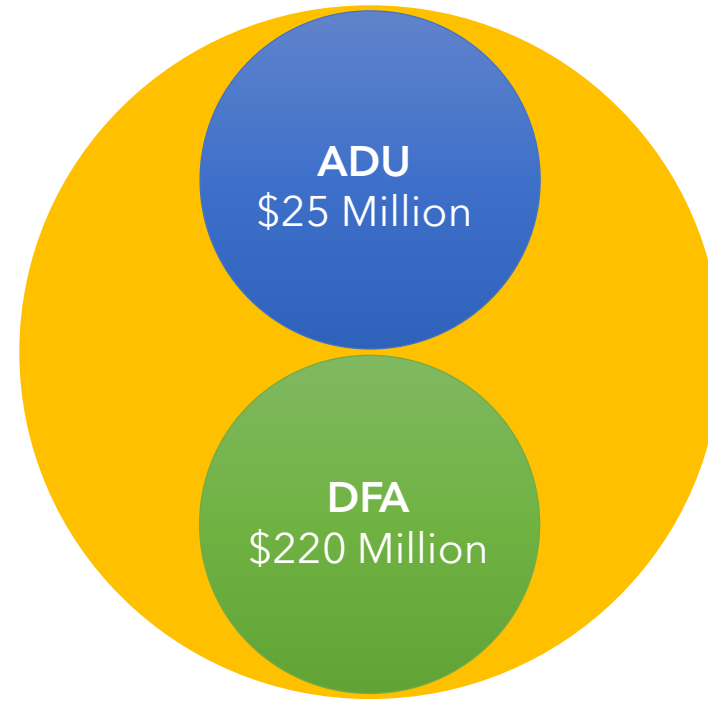


CalHFA Items in the State Budget

June Budget



Sept. Budget Bill Junior



CalHFA State Budget Items End of Session Update

BUDGET BILL JUNIOR SB 104

1. Reduces ADU funding from \$50 million to \$25 million.
2. Increases Dream for All funding from \$200 million to \$220 million.

BUDGET TRAILER BILL SB 143

1. *Adjustments to the Dream for All Program*

- Target first-generation homebuyers.
- Support equitable distribution in different regions of the state.
- Prioritize participation of homebuyers in lower tiers of income eligibility structure.

2. *Evaluation of Dream for All Long-Term Financing Options*

- Evaluate options on how to provide ongoing annual funding for Dream for All program to scale, including various bond financing mechanisms.
- Report conclusions to Legislature by March 1st, 2024.



Questions