



Legislative Update

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State End-of-Session Update



Direct Impact to CalHFA End of Session Legislation

Compliance Monitoring

- ✓ AB 2006 Requires HCD, CalHFA and TCAC enter into an MOU for compliance monitoring.

ADU Working Group

- ✓ AB 157, Sec. 11 establishes an ADU working group.

ADU Funding Uses

- ✓ AB 179, Sec 41 clarifies additional possible uses for the new ADU appropriation.





Direct Impact to CalHFA Earlier in the Session

Budget Bill Junior (SB178, Sec 60)

- ✓ Dream for All: \$500 M
- ✓ ADU Program: \$50 M

Housing Trailer Bill (SB197, Sec. 43)

- ✓ Statutory parameters for the Dream for All program.





Chaptered Housing Bills



Land Use

- AB 2011 (Wicks) / SB 6 (Caballero) - By-right housing in commercial sites.
- AB 2334 (Wicks) - Enhanced Density Bonus for low-VMT projects.
- AB 2234 (Rivas, R) - Streamlines building permitting process.



Accessory Dwelling Units

- AB 2221 (Quirk-Silva) - Streamlines local ADU approval.
- SB 897 (Wieckowski) - Increases ADU height limitations.



Local Finance

- SB 679 (Kamlager) - Los Angeles County Affordable Housing Solutions Agency.
- SB 1177 (Portantino) - Burbank-Glendale-Pasadena JPA.
- SB 1444 (Allen) - LA South Bay Housing Trust.



Sustainability / Environment

- AB 1738 (Boerner Horvath) Standards for EV charging stations when buildings are being retrofitted.



Set-asides in Financing Programs

- AB 2483 (Maienschein) - Homeless set-aside in MHP.
- SB 649 (Cortese) - Allows local tenant preference in LIHTC projects.
- AB 1654 (Rivas, R) - Farmworker housing LIHTC set-aside.



Student/ Teacher Housing

- SB 886 (Wiener) - CEQA exemption for university housing projects.
- AB 2295 (Bloom) - Housing on school district property.
- AB 1719 (Ward) - Community College employee housing.



Federal Update



Federal Update

Legislative State of Play

- Heavily dependent on midterm results.
- No activity before Nov. 8.

Priorities

- Restoring the 12.5% increase to the 9% credit.
- Lowering the 50% test to 25%.





Road to the 25% Test

01

Expiring Continuing Resolution

Current Continuing Resolution (CR) set to expire on Dec. 16th, creating a potential end-of-year vehicle.

02

Omnibus Bill

Congress could either extend the CR or negotiate an omnibus spending bill for the entire fiscal year.

03

Tax Title

Omnibus bill is likely to include a tax title, given expiration of important tax provisions. LIHTC community will push for 12.5% restoration as an extender.

04

Beyond Tax Extenders: 25% test.

If there is room for any new provisions in the tax title beyond extenders, the 25% test is expected to be a top contender. This is CalHFA's #1 priority.



Federal Update

Regulatory Update

- Average Income Test
- Extension of LIHTC deadlines





Questions