

## CALIFORNIA LEGISLATURE—2025-2026 SIMULATION SESSION

SENATE BILL

NO 68

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Introduced by Senator Aisha Wahab

October 1, 2025

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Hitting the main spot for this bill to have more of a grasp for house renters for a less and reasonable price for payments billings. For more of a chance to have a reasonable cost leading into the payments so they can have a more comfortable time living.

### LEGISLATIVE COUNSELS DIGEST

SB 68, as Introduced, Wahab. Affordable housing expansion act 2025.

Currently inside of the law today we see more of the policies get governed by a combination of state programs, with local law and federal housing assistance programs. As for the California Housing Element Law which gives requirements onto the government to identify more of the better adequate site for the affordable housing inside of their documents so they can also have more of an accommodation of their shares for the state's housing needs to be determined by the Regional housing needs allocation process.

Additional looking into the California Housing Finance Agency (CalHFA) this was mainly to have a more designed program so that it can assist low and moderate incomes for the housing to have an acceptable rate. This would have more of a touch with the financing for the construction and preservation of affordable rental housing with some house owners wanting a down payment beforehand and other subsidies. Within the spite of having more drama with crisis into the housing distribution facing a shortage of affordable housing. Mainly in Los Angeles, San Francisco, and San Diego.

Inside of the Affordable Housing Expansion Act 2025, this would help alot with the crisis that are happening with the increasing of federal investments inside the development and preservation of affordable homes. Within existing programs such as

the ICOME HOUSING TAX CREDIT, are limited in a scope and is not able to meet in between the affordable units. This bill gives more of a support withing the construction with housing its presents new offers for the developers so that they can maintain a low building cost and gives them stronger protection in the meantime.

This act with present more primary responsibilities with the implementation to the U.S. Department of Housing and Urban Development (HUD), HUd will give more of a distribution in the funds and with give you the affordable guidelines that with keep you more coordinated with the state and the local housing agencies.

Vote: majority Appropriation: yes Fiscal Committee: no Local Program: no

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## PEOPLE IN THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

### Section 1. Short Title:

This Act may be called as the Act of Affordable Housing Expansion Act of 2025.

Section 2. The purpose of this act is to continue on expanding the Affordable housing to a Low- and middle income families by increasing the federal funding, as for us getting more strengthening protections for affordable units and having to support the state and the local efforts to address the crisis for the housing.

### Section 3. Amendments to Existing Law

- (a) The Secretary of the housing and urban development shall expand funding for the construction which gives better housing units as well as giving more rehabilitation.
- (b) Following incentives which should be provided by the developers who had an agreement with a commitment for a long term affordability
- (c) Protections will be strengthened so that there can be a prevention to the conversion of affordable units inside of a luxury housing or short-term rentals.