

Funding & Incentivizing Affordable Housing Preservation

- **\$103.5 million for the Foreclosure Intervention Housing Preservation Program (FIHPP) in the 2025-26 State Budget** | [CACLTN Budget Request](#)

FIHPP was funded in 2021 at \$500 million over 5 years, with the goal of preserving affordable housing and promoting resident or nonprofit ownership. Funds were to be made available as loans or grants to eligible borrowers to acquire and rehabilitate properties at risk of foreclosure. Although the need remains acute and the number of foreclosures has been on the rise throughout 2024 as pandemic-era relief funds have run out, the program was defunded in last year's budget. FIHPP funding is critical to stem this crisis; without a dedicated source of public funding it will be difficult to scale this critically needed approach to preserve housing affordability.

- **Affordable Housing Bond, including \$500m for the Community Anti-Displacement & Preservation Program (CAPP) | AB 736, Wicks & SB 417, Cabaldon** | [Summary](#)

Co-Sponsors: PICO CA, Enterprise Community Partners, CA Housing Partnership, CA Housing Consortium, CA Coalition for Rural Housing. These bills authorize \$10 billion in general obligation bond funds to support the construction, rehabilitation, and preservation of affordable housing. The bond will preserve or rehabilitate tens of thousands of homes, help over 13,000 families become homeowners, and create over 35,000 new homes affordable to very-low and extremely-low income families. The bills include \$500 million for the Community Anti-Displacement and Preservation Program (CAPP) to acquire and ensure long-term affordability of existing unsubsidized housing. (Status: Assembly Housing & Community Development; Senate Rules.)

- **Affordable Housing Preservation & Accountability Act | AB670, Quirk-Silva** | [Fact Sheet](#)

Sponsor: Enterprise Community Partners, Public Interest Law Project, Assoc of Bay Area Governments, Metropolitan Transportation Commission. This bill will incentivize efforts to acquire and rehabilitate unsubsidized affordable housing to prevent displacement and preserve affordable units. While this practice represents a growing model across California, local governments cannot currently credit this type of activity towards their Regional Housing Needs Allocation (RHNA). This bill will allow cities and counties to claim RHNA credit for preservation projects that meet affordability and anti-displacement requirements. (Status: Housing and Community Development & Local Government).

Creating Alternatives to the Corporate Ownership of Housing

- **Strengthening Limited Equity Housing Cooperatives Act**

SB592, Smallwood-Cuevas | [Fact Sheet](#)

Sponsor: CA Community Land Trust Network. This bill will create a greater pathway for tenants of apartment buildings and other multifamily properties to purchase their buildings, preserve housing affordability, and become homeowners. The bill will exclude a transfer of a property to a limited equity housing cooperative (LEHC) from reassessment of the property value for tax purposes. By doing so, this bill would stabilize the property taxes and thus help with cash flow during the conversion to tenant ownership, making such acquisitions more feasible, and ultimately, enhancing housing affordability in California. *(Status: Revenue and Taxation & Judiciary.)*

- **Post-Disaster Community Stabilization Act** | **SB658, Perez**

Co-sponsors: CA Community Land Trust Network, Inclusive Action for the City, Rise Economy. This bill will support affordable housing and prevent displacement in communities that have been affected by the 2025 Eaton and Palisades wildfires. In the aftermath of the wildfires, profit-driven real estate speculation threatens to displace existing low-income residents and business owners and erode the availability of affordable housing and commercial space. This bill will give mission-driven nonprofits and local public agencies the first opportunity to purchase housing and commercial properties when owners choose to sell, as well as the right to match an offer made on those properties by a third party. This will be a critical resource in the impacted communities that has gained significant local support as a resource to counteract prospective profit-driven property purchasing that threatens to displace community members in the wake of these tragedies. This bill will apply to wildfire-impacted areas until 2031. *(Status: Rules.)*

- **Protecting Homeowners from Predatory Practices After Disasters**

AB851, McKinnor | [Fact Sheet](#)

Sponsor: CA Community Land Trust Network. This bill will protect homeowners vulnerable to predatory practices in the aftermath of the LA County wildfires. The bill will prohibit unsolicited property purchase offers within wildfire-impacted zip codes until January 2027, extending the existing prohibition put in place by an executive order from the Governor. *(Status: Judiciary.)*