AFFORDABLE CALIFORNIA

California is at a pivotal moment. We have real, proven solutions to unaffordable housing—we just need our legislators to have the courage to act. Yet today, over half of renters are rent-burdened and housing costs have far outpaced wages—displacing working-class families and disproportionately impacting communities of color. We have the power and resources to make California affordable for everyone- let's use it!

The ***Affordable California 2025-26 Bill Package*** offers immediate protections and relief for rising housing costs, invests in deeply affordable housing, calls for a dramatic increase in new revenue and is a critical opportunity for California to lead with policies that center housing as a human right so that all Californians have a dignified, stable, and affordable place to call home.

This campaign is brought forward by Housing NOW!, PICO California, ACCE, Public Advocates and a growing list of advocates and organizations. ***Endorse the Affordable California Campaign here.*** *The* ***2025-26 Bill Package*** includes:

- ***AB 1157 (Kalra) Affordable Rent Act*** *further limits allowable annual rent increases, includes more families who rent their homes under California's Tenant Protection Act, and makes these protections permanent.* ***Next Vote:*** *Jan 2026*

- ***SB 436 (Wahab) 14 Day Pay or Quit*** *protects from avoidable evictions by extending the time renters have to pay back late rent before an eviction case can be filed in court – from 3 to 14 business days.* ***Next Vote:*** *July 2026*

- ***AB 736 (Wicks) & SB 417 (Cabaldon) CA Housing Bond*** *places a $10 billion bond on next year's ballot — allowing voters to support the production and preservation of affordable housing for lower-income households, including supportive housing.* ***Next Vote:*** *Jan 2026- For Senate Bill*

- ***AB 1165 (Gipson) Housing Justice Act*** *declares California's intent to require ongoing state investments in proven housing solutions that match the scale of the need and requires CA to create finance plans to solve our affordable housing and homelessness crisis and invest the resources needed on an ongoing basis.* ***Next Vote:*** *Jan 2026*

- ***AB 801 (Bonta) California Community Reinvestment Act*** *ensures that state-chartered banks, credit unions (with more than $75 million in deposits), independent mortgage companies, and money transmitter financial technology companies, actively invest in under-resourced, low and moderate income communities—mirroring the obligations of the federal CRA, and unlocking more than $13 billion in corporate capital annually for housing solutions and other community economic development.* ***Next Vote:*** *April 2026*

For questions, contact Francisco Dueñas, Executive Director, Housing Now! at fduenas@housingnowca.org