

# End of Year Report

**2022**



## Introduction

**2022 marked the second year of the Roadmap Home 2030— a bold, long-term plan to create the future we want for California by building affordable homes, protecting low-income renters, ending homelessness, and advancing racial equity and economic prosperity for all.**

## Summary of the 2022 Legislative Year

Following the launch of Roadmap Home in 2021, the 2022 legislative session proved to be a consequential year in our efforts to advance housing affordability.

We applaud the introduction of the first constitutional effort to propose permanently setting aside 5% of the state budget to fund affordable housing and homelessness needs, ACA-14. It would have also required the development of a ten year investment plan to ensure that funding reduced homelessness and created new affordable homes. While ACA-14 did not pass, it represented the kind of bold structural reform California needs and was critical in amplifying the Roadmap's call for long-term state funding at scale.

Thanks to the determined advocacy of the Roadmap Home champions, we secured more than \$2.5 billion of new funding for Roadmap aligned priorities. This included a \$1 billion investment in the Homeless Housing Assistance and Prevention (HHAP) grant program, which provides resources for local jurisdictions and providers to address homelessness. It also included \$500 million in additional state low-income housing tax credits, \$250 million for the California Housing Accelerator Program, \$100 million for the Multifamily Housing Program, and \$50 million for the Portfolio Reinvestment Program, all to support the development and preservation of affordable rental homes, as well as \$500 million for the California Dream for All Program to provide shared-appreciation loans to help low- and moderate-income families achieve homeownership, and \$150 million for Project Homekey to rapidly expand housing options for people experiencing homelessness or at risk of homelessness.



In 2022, state leaders were endowed with an unprecedented budget surplus, nearing \$100 billion. California could have made a significant down payment on our housing future by investing funding commensurate with the scale of the crises being experienced by millions of people across the state. Yet, despite their investments in critical housing programs, state leaders failed to capitalize on the year's unique funding environment. Instead of seizing the opportunity, they missed it.

In addition to securing new funding for crucial housing programs, Roadmap advocates achieved several other important wins that help advance the Roadmap's goals. In the Fall, the Governor signed AB 2011 to enable streamlined development of affordable housing on commercially zoned property in a way that will not only add tens of thousands of new affordable homes but also provide well paying jobs and health insurance to construction workers. AB 2011 will allow new apartment and condominium developments to be built in commercial and mixed-use zones when at least 15% of the homes are affordable to low-income households. Its passing also inspires hope for future advocacy that builds political power for housing through multi-sector coalitions.

The Governor signed several other important Roadmap-consistent bills into law to provide California with homes, health, and prosperity for all in thriving, sustainable communities. This included new policies to repeal the Constitutional requirement for a vote of the people on publicly funded affordable housing (Article 34) which has been placed on the 2024 ballot, provide a further density bonus for affordable housing developments in low vehicle miles traveled areas, get better data on parolees housing needs, and make it easier and more efficient to build new affordable housing.



## The Roadmap's Five Core Goals

Here's how our leaders performed across the Roadmap Home's five core priority areas. In many cases, bills and budget items advance more than one of our core goals. We've associated those items with the form of systemic change with which they are most closely aligned.



**INVEST IN  
OUR VALUES**



**PROMOTE  
FAIRNESS**



**PROTECT  
PEOPLE**



**REIMAGINE  
GROWTH**



**CREATE EFFICIENCY  
& ACCOUNTABILITY**





# Invest in Our values

Provide ongoing resources at scale to advance racial equity and create affordable homes for people experiencing homelessness and those struggling to make ends meet.

## KEY WINS

- Introduction of Assembly Constitutional Amendment 14 to provide 5% of general funds for affordable housing and homeless assistance, a major down payment on the Roadmap's call for **\$17.9B** in annual funding.
- **\$1B** for local governments, continuums of care, and federally recognized tribes to continue efforts to end and prevent homelessness in their communities (Homeless Housing Assistance and Prevention grant program) (Roadmap Home 2030: Solution A1)
- Another year of **\$500M** in additional state low-income housing tax credits (Roadmap Home 2030: Solution A4)
- **\$350M** for the California Housing Accelerator and the Multifamily Housing Program (MHP) combined (with a commitment for \$225M more for MHP next year) (Roadmap Home 2030: Solution A2)
- Additional investment of **\$150M** for Homekey to convert commercial properties and other existing buildings to Permanent or Interim Housing for people experiencing homelessness (Roadmap Home 2030: Solution A2)
- **\$250M** for CalHome for first-time homebuyer and housing rehabilitation assistance (with a commitment for \$100M more next year) (Roadmap Home 2030: Solution A11)
- **\$500M** for the California Dream for All Program to help low-and moderate-income first-time homebuyers achieve homeownership (Roadmap Home 2030: Solution A10)
- **\$50M** for for Joe Serna, Jr. Farmworker Housing Grant Program (FWHG)
- **\$50M** for the Veterans Housing and Homelessness Prevention Program (Roadmap Home 2030: Solution A2)

- **\$50M** for the Portfolio Reinvestment Program to preserve existing HCD-funded affordable housing projects (Roadmap Home 2030: Solution A14)
- **\$200M** for the Infill Infrastructure Grant Program to promote infill housing development through infrastructure investments (plus \$225m committed for next year) (Roadmap Home 2030: Solution A2)
- **AB 2233 (Quirk-Silva)** Excess state lands for affordable housing

## MISSED OPPORTUNITIES

- **AB 1816 (Bryan)** - Reentry Housing and workforce Development Program (Roadmap Home 2030: Solution A8)
- **ACA 14 (Wicks)** HOPE Act. Dedicate 5% of General Fund for housing and homelessness (Roadmap Home 2030: Solution A2)
- **SB 5 (Atkins)** Statewide housing bond (Roadmap Home 2030: Solution A3)
- **With an unprecedented budget surplus of nearly \$100 billion, the Governor and Legislature could have chosen to make a significant down payment on our housing future by committing funding commensurate with the scale of the need. California could have met the \$18 billion need outlined in the Roadmap, instead we saw a fraction of the needed resources invested, leaving communities with far fewer resources than they need to address the housing disaster being felt by millions of Californians.**





# Promote Fairness

**Restructure tax and finance systems to rectify structural discrimination and generate revenue to meet the scale of the need.**

## KEY WINS

- **SCA 2 (Allen), state constitutional amendment to repeal Article 34, an archaic policy that requires an election before local governments can spend money on the development of affordable housing. (Roadmap Home 2030: Solution D7)**

## MISSED OPPORTUNITIES

- **SB 1176 (Limon) State Community Reinvestment Act (CRA) obligation extended to more financial services companies. (Roadmap Home 2030: Solution B7)**
- **ACA 1 (Aguiar-Curry) Lower voter threshold for local housing measures (Roadmap Home 2030: Solution A6)**
- **AB 1911 (Gabriel) Capital gains acquisition tax credit (Roadmap Home 2030: Solution A7)**





# Reimagine Growth

**Make it easier and cheaper to develop affordable homes in all communities, including opportunity-rich areas where Black, Latinx, Indigenous, and other people of color have been excluded.**

## KEY WINS

- **AB 2011 (Wicks) Affordable Housing and High Road Jobs Act of 2022 (Roadmap Home 2030: Solution C2)**
- **AB 2094 (R. Rivas) Reporting on progress towards meeting housing needs of Extremely Low Income households in local jurisdiction's annual progress reports**
- **AB 2234 (R. Rivas) Building permit streamlining**
- **AB 2334 (Wicks) Additional density bonus benefits for 100% affordable housing in areas with below average vehicle miles traveled (Roadmap Home 2030: Solution C1)**







# Protect People

Ensure that renters have equitable access to housing, can stay in their homes and communities, and are protected from market speculation and systemic discrimination.

## KEY WINS

- **AB 1837 (Bonta) Extension of the tenant right to purchase a foreclosure**

## MISSED OPPORTUNITIES

- **AB 2713 (Wicks) Just Cause eviction modifications (Roadmap Home 2030: Solution D1)**
- **AB 2050 (Lee) Ellis Act Reform (Roadmap Home 2030: Solution D6)**
- **Community Anti-Displacement and Preservation Program (CAPP) not funded in the budget which would have provided funded resources to preserve naturally occurring affordable housing**





# Create Efficiency & Accountability

Ensure that taxpayer dollars are spent wisely and equitably through clear leadership, streamlined processes, and seamless coordination

## KEY WINS

- **AB 2006 (Berman) Streamlining of state compliance monitoring activities**
- **AB 2483 (Maienschein) Medi-Cal Older Adults (Roadmap Home 2030: Solution A15)**
- **SB 903 (Hertzberg) Parolees housing needs data**
- **SB 948 (Becker) Elimination of transition reserves in HCD programs**

## MISSED OPPORTUNITIES

- **AB 1945 (Aguiar-Curry) Affordable Disaster Housing Revolving Development and Acquisition Program (Roadmap Home 2030: Solution E3)**
- **AB 1961 (Gabriel) Statewide affordable housing database (Roadmap Home 2030: Solution E10)**
- **AB 2325 (L. Rivas) Coordinated Homeless Response Act (Roadmap Home 2030: Solution E2)**



# The Year Ahead

## KEY DATES

- **January 1, 2023** | Bills signed in 2022 go into effect
- **January 4, 2023** | Legislature reconvenes
- **February 17, 2023** | Last day for bills to be introduced
- **June 15, 2023** | State budget bill must be passed
- **June 30, 2023** | Last day for Governor to sign budget
- **September 14, 2023** | Last day for Legislature to pass bills
- **October 14, 2023** | Last day for Governor to sign bills



## Strengthen Our Coalition

**Making the Roadmap Home a reality requires collective action. It will take all of us to advance racial justice, end homelessness, assure sufficient protections for renters, and create stable, affordable homes for all Californians.**

**We're a diverse, statewide coalition of advocates and organizations with a proven record of creating housing, fighting homelessness, defending tenants, and advancing racial justice. We are unifying our energy and influence in order to achieve bold, structural change to create the future we all want for California—one where everyone can afford a home and homelessness is nonexistent.**

You can learn more about the depth of our coalition on our website.  
**<https://roadmaphome2030.org/>**

