



# 6,800 Subsidized Affordable Homes At Risk

## LOSING CALIFORNIA'S SUBSIDIZED AFFORDABLE HOMES<sup>1</sup>

| CURRENTLY AT RISK  |  |
|--|--|
| <b>6,800</b>   | <b>47,869</b>  |
| Affordable homes may no longer be affordable <b>as soon as next year</b> | Affordable homes are at risk of losing affordability in the <b>next 10 years</b> |

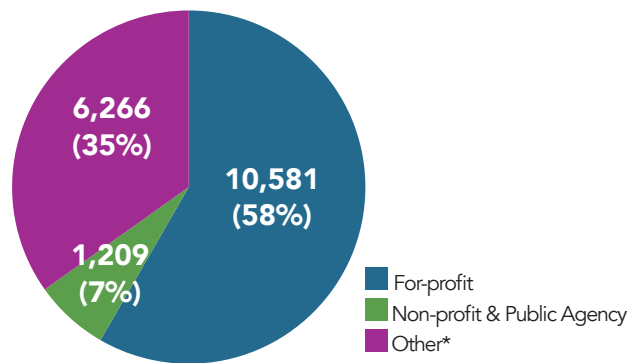
Despite having a law that should minimize if not eliminate losses, California **lost 18,056 affordable homes** between 2000 and 2024 (see Figure 2) due to expiring regulatory restrictions on government-assisted multifamily developments and owner decisions to opt out, sell, or allow their properties to convert to market rate.

The California Housing Partnership analyzed the ownership structure of affordable housing developments that lost their affordability between 2000 and 2024 and found that **58%** (10,581 affordable homes) were owned by for-profit entities (see Figure 1).<sup>2</sup>

### WHAT CAN STATE LEADERS DO?

1. Place the Affordable Housing Bond, AB 736 (Wicks) or SB 417 (Cabaldon), on the 2026 ballot to support the Multifamily Housing Program (MHP) which prioritizes the preservation of at-risk affordable housing.
2. Include \$400 million for MHP in the 2025 state budget.
3. Proactively enforce the Preservation Notice Law (Government Code Sections 65863.10-11) to ensure that mission-driven entities have the opportunity to purchase and preserve at-risk developments and prevent displacement of low-income renters.

**FIGURE 1: Loss of Affordable Rental Homes by Ownership Type, 2000-2024**



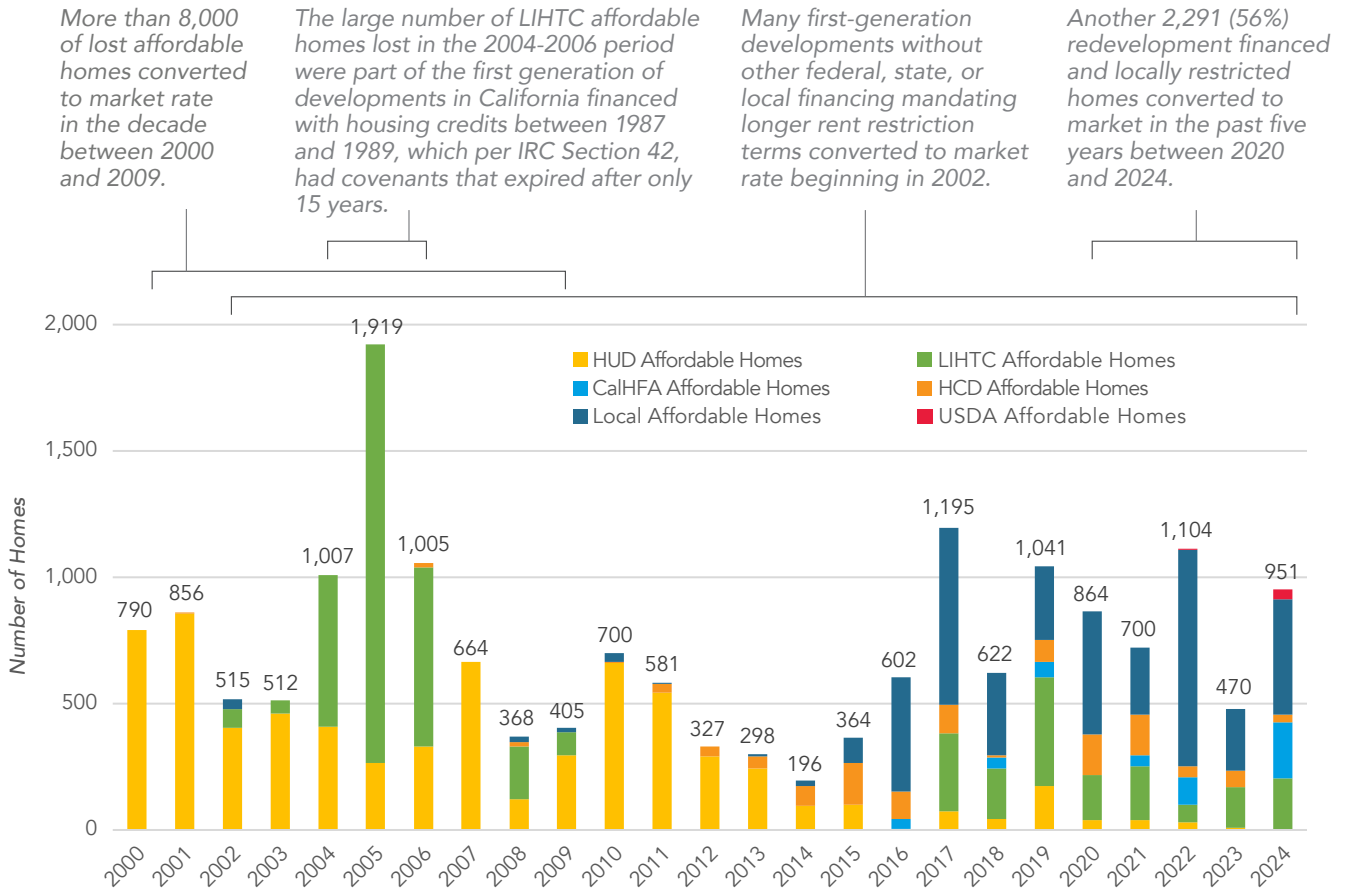
\*"Other" includes Single Asset, Limited Dividend, or Unknown owner. Source: California Housing Partnership Preservation Database, March 2025.

### WHAT CAN LOCAL LEADERS AND NONPROFIT, MISSION-DRIVEN HOUSING ORGANIZATIONS DO?

1. Understand the potential power of the Preservation Notice Law for preserving local properties through various notices explained [here](#).
2. Learn about local properties at-risk developments by registering with the state as a [Qualified Preservation Entity](#) and/or asking the Partnership for a specific list of properties in their local community.
3. Work with mission driven preservation purchasers and help them identify necessary funding to preserve these properties.
4. Become aware of at-risk developments, line up potential purchasers, and identify necessary funding.

# WHAT HAS BEEN LOST?

**FIGURE 2: Loss of Affordable Rental Homes in California, 2000-2024**



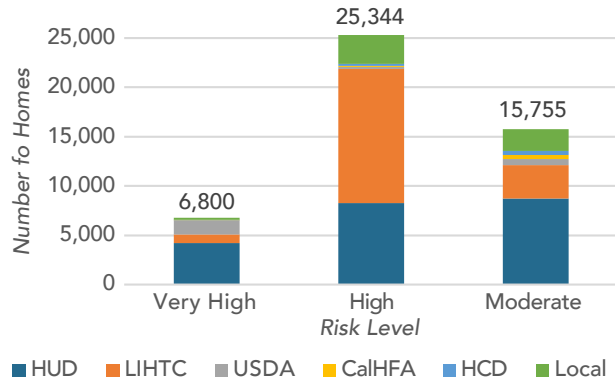
Source: California Housing Partnership Preservation Database, March 2025.

Losing the affordable homes identified as being at risk of conversion would represent a significant loss to residents and the surrounding communities. Given California’s need to produce 1.2 million homes for extremely low-income and very low-income renters over the next decade, it is clear that failing to preserve California’s affordable homes is not an acceptable public policy option and that state and local action is needed (see page 1 for recommendations).<sup>3</sup>

The loss of homes over the last five years has largely been driven by the loss of affordability of locally restricted affordable homes and is also due to a combination of factors including fewer properties having contract being renewed (HUD PBRA) and a throttling down of the ability to use Housing Credits to preserve properties due to an insufficient supply of federal tax-exempt mortgage revenue bonds.

# WHAT IS AT RISK OF CONVERSION TODAY?

**FIGURE 3: Affordable Rental Homes At Risk in California**



Source: California Housing Partnership Preservation Database, March 2025.

As a result of steady multifamily affordable housing production and preservation efforts since the 1980s, California now has 570,080 affordable homes (see Table 1).<sup>4</sup> Among these, the homes of **47,899** lower income renter households are currently at **very high, high, or moderate risk** of conversion to market rate housing in the next decade (see Figure 3):

- These at-risk homes are located in **51 of California’s 58 counties** (see Figure 5 and Appendix A).
- **8 out of 10 homes** at risk in the next ten years are subsidized and restricted by HUD and Low-Income Housing Tax Credits.
- **More than 5,300** at-risk homes only have local regulatory agreements and can be more challenging to preserve than those with state and federal funding.

**TABLE 1: Affordable Rental Homes Risk Assessment by Program<sup>5</sup>**

|               | VERY HIGH    | HIGH          | MODERATE      | LOW            | TOTAL          |
|---------------|--------------|---------------|---------------|----------------|----------------|
| <b>HUD</b>    | 4,218        | 8,288         | 8,723         | 37,543         | <b>58,772</b>  |
| <b>LIHTC</b>  | 899          | 13,570        | 3,387         | 424,342        | <b>442,198</b> |
| <b>USDA</b>   | 1,431        | 232           | 617           | 6,643          | <b>8,923</b>   |
| <b>CALHFA</b> | 4            | 64            | 408           | 1,727          | <b>2,203</b>   |
| <b>HCD</b>    | 20           | 238           | 405           | 22,628         | <b>23,291</b>  |
| <b>LOCAL</b>  | 228          | 2,952         | 2,215         | 29,298         | <b>34,693</b>  |
| <b>TOTAL</b>  | <b>6,800</b> | <b>25,344</b> | <b>15,755</b> | <b>522,181</b> | <b>570,080</b> |

Source: California Housing Partnership Preservation Database, March 2025.

## CONVERSION RISK LEVELS

The California Housing Partnership analyzes conversion patterns among the state’s stock of subsidized affordable rental housing to identify which homes are most at risk of converting to market rate. Each affordable development shares the following characteristics: 1) No known overlapping subsidies extending affordability; 2) not owned by a stable, mission-driven nonprofit organization. They are then categorized into one of the following groups based on when affordability restrictions end:

**VERY HIGH <1 Year** In less than one year.

**HIGH 1–5 Years** In one to five years.

**MODERATE 5–10 Years** In five to ten years.

**LOW 10+ Year** Affordability restrictions extend beyond ten years, or the development is owned by a stable mission-driven nonprofit organization.

**FIGURE 4: At-Risk Homes by Program Type**

**44%** HUD (expiring project-based rental assistance contracts and/or maturing mortgages)

**37%** LIHTC (expiring regulatory agreements)

**11%** Local (expiring regulatory agreements)

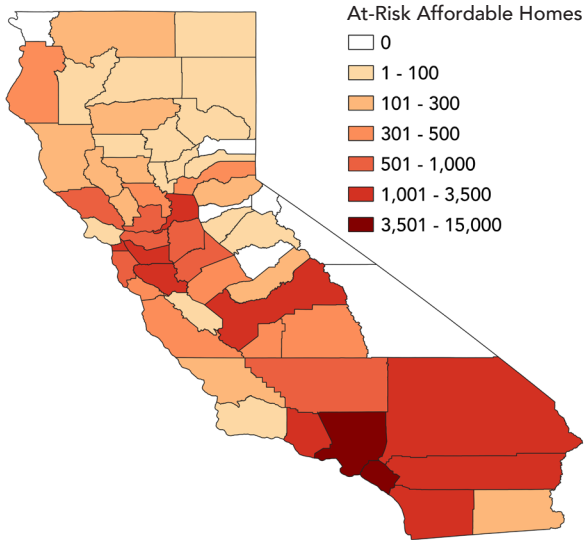
**5%** USDA (maturing mortgages)

**2%** HCD (expiring loans/grants)

**1%** CalHFA (maturing loans)

# GEOGRAPHIC DISTRIBUTION OF AT-RISK HOMES

**FIGURE 5: Number of At-Risk Affordable Rental Homes Within Each County of California**



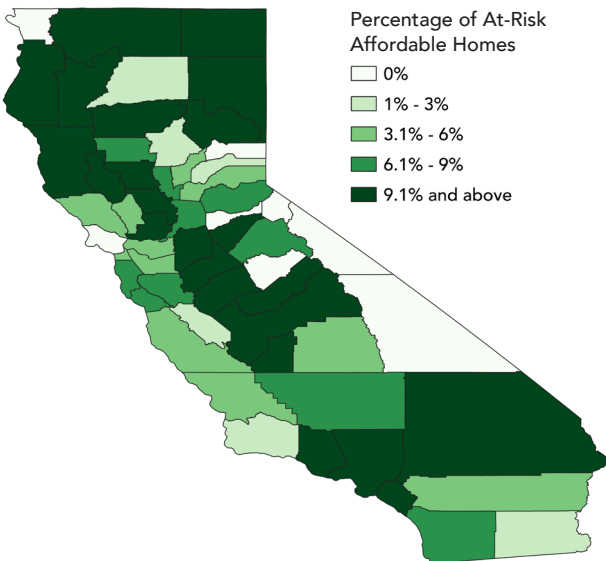
Source: California Housing Partnership Preservation Database, March 2025.

**Most Populous Counties Ranked by Number of At-Risk Homes**

|    |                |        |
|----|----------------|--------|
| 1  | Los Angeles    | 14,746 |
| 2  | Orange         | 4,627  |
| 3  | San Diego      | 3,164  |
| 4  | Santa Clara    | 2,784  |
| 5  | Sacramento     | 2,378  |
| 6  | Fresno         | 2,085  |
| 7  | San Bernardino | 1,459  |
| 8  | Alameda        | 1,415  |
| 9  | Riverside      | 1,366  |
| 10 | Ventura        | 1,167  |
| 11 | Contra Costa   | 966    |
| 12 | Kern           | 930    |

**More than 3/4 of California's at-risk homes are located in these 12 counties.**

**FIGURE 6: Percentage of At-Risk Affordable Rental Homes Within Each County of California**



Source: California Housing Partnership Preservation Database, March 2025.

**Most Populous Counties Ranked by Percentage of Affordable Homes that are At-Risk**

|    |                |       |
|----|----------------|-------|
| 1  | Orange         | 16.4% |
| 2  | Fresno         | 13.1% |
| 3  | Ventura        | 10.9% |
| 4  | Los Angeles    | 10.3% |
| 5  | San Bernardino | 9.8%  |
| 6  | Sacramento     | 8.0%  |
| 7  | Kern           | 7.8%  |
| 8  | Santa Clara    | 7.1%  |
| 9  | San Diego      | 6.5%  |
| 10 | Contra Costa   | 5.8%  |
| 11 | Riverside      | 5.6%  |
| 12 | Alameda        | 4.6%  |

See Appendix A for more data on at-risk affordable homes by county.

*In this report, "at-risk homes" are defined as affordable homes with very high, high and moderate risk of losing affordability in the next 10 years.*

# APPENDIX A: LOST AFFORDABLE HOMES & RISK ASSESSMENT BY COUNTY

| COUNTY       | TOTAL AFFORDABLE HOMES (HISTORIC) | LOST AFFORDABLE HOMES | TOTAL AFFORDABLE HOMES (CURRENT) | HOMES AT RISK OF CONVERSION | VERY HIGH RISK | HIGH RISK | MODERATE RISK |
|--------------|-----------------------------------|-----------------------|----------------------------------|-----------------------------|----------------|-----------|---------------|
| Alameda      | 31,334                            | 869 (3%)              | 30,465                           | 1,415 (5%)                  | 78             | 712       | 625           |
| Alpine       | 24                                | 0 (0%)                | 24                               | 0 (0%)                      | 0              | 0         | 0             |
| Amador       | 349                               | 0 (0%)                | 349                              | 0 (0%)                      | 0              | 0         | 0             |
| Butte        | 4,871                             | 129 (3%)              | 4,742                            | 80 (2%)                     | 0              | 0         | 80            |
| Calaveras    | 211                               | 0 (0%)                | 211                              | 43 (20%)                    | 35             | 8         | 0             |
| Colusa       | 647                               | 0 (0%)                | 647                              | 119 (18%)                   | 0              | 50        | 69            |
| Contra Costa | 17,097                            | 443 (3%)              | 16,654                           | 966 (6%)                    | 81             | 678       | 207           |
| Del Norte    | 721                               | 0 (0%)                | 721                              | 0 (0%)                      | 0              | 0         | 0             |
| El Dorado    | 2,612                             | 0 (0%)                | 2,612                            | 217 (8%)                    | 0              | 70        | 147           |
| Fresno       | 17,061                            | 1,087 (6%)            | 15,974                           | 2,085 (13%)                 | 234            | 1,741     | 110           |
| Glenn        | 625                               | 0 (0%)                | 625                              | 54 (9%)                     | 0              | 54        | 0             |
| Humboldt     | 2,196                             | 0 (0%)                | 2,196                            | 311 (14%)                   | 92             | 35        | 184           |
| Imperial     | 5,731                             | 29 (1%)               | 5,702                            | 174 (3%)                    | 66             | 40        | 68            |
| Inyo         | 65                                | 19 (29%)              | 46                               | 0 (0%)                      | 0              | 0         | 0             |
| Kern         | 12,310                            | 420 (3%)              | 11,890                           | 930 (8%)                    | 271            | 255       | 404           |
| Kings        | 2,700                             | 146 (5%)              | 2,554                            | 411 (16%)                   | 204            | 169       | 38            |
| Lake         | 1,479                             | 0 (0%)                | 1,479                            | 278 (19%)                   | 151            | 0         | 127           |
| Lassen       | 431                               | 7 (2%)                | 424                              | 61 (14%)                    | 0              | 0         | 61            |
| Los Angeles  | 150,869                           | 7,667 (5%)            | 143,202                          | 14,746 (10%)                | 2,276          | 6,916     | 5,554         |
| Madera       | 2,113                             | 10 (0.5%)             | 2,103                            | 202 (10%)                   | 117            | 0         | 85            |
| Marin        | 2,783                             | 35 (1%)               | 2,748                            | 12 (0.4%)                   | 0              | 0         | 12            |
| Mariposa     | 181                               | 16 (9%)               | 165                              | 0 (0%)                      | 0              | 0         | 0             |
| Mendocino    | 1,640                             | 38 (2%)               | 1,602                            | 188 (12%)                   | 12             | 58        | 118           |
| Merced       | 3,437                             | 291 (8%)              | 3,146                            | 349 (11%)                   | 0              | 178       | 171           |
| Modoc        | 138                               | 0 (0%)                | 138                              | 76 (55%)                    | 0              | 12        | 64            |
| Mono         | 277                               | 0 (0%)                | 277                              | 0 (0%)                      | 0              | 0         | 0             |
| Monterey     | 6,920                             | 245 (4%)              | 6,675                            | 375 (6%)                    | 0              | 176       | 199           |
| Napa         | 2,678                             | 27 (1%)               | 2,651                            | 114 (4%)                    | 0              | 108       | 6             |
| Nevada       | 1,892                             | 0 (0%)                | 1,892                            | 34 (2%)                     | 34             | 0         | 0             |
| Orange       | 29,455                            | 1,262 (4%)            | 28,193                           | 4,627 (16%)                 | 915            | 3,105     | 607           |

## APPENDIX A: LOST AFFORDABLE HOMES & RISK ASSESSMENT BY COUNTY (CONT.)

| COUNTY          | TOTAL AFFORDABLE HOMES (HISTORIC) | LOST AFFORDABLE HOMES | TOTAL AFFORDABLE HOMES (CURRENT) | HOMES AT RISK OF CONVERSION | VERY HIGH RISK | HIGH RISK     | MODERATE RISK |
|-----------------|-----------------------------------|-----------------------|----------------------------------|-----------------------------|----------------|---------------|---------------|
| Placer          | 6,708                             | 67 (1%)               | 6,641                            | 407 (6%)                    | 0              | 284           | 123           |
| Plumas          | 311                               | 0 (0%)                | 311                              | 66 (21%)                    | 0              | 25            | 41            |
| Riverside       | 25,101                            | 636 (3%)              | 24,465                           | 1,366 (6%)                  | 25             | 485           | 856           |
| Sacramento      | 30,950                            | 1,169 (4%)            | 29,781                           | 2,378 (8%)                  | 65             | 1,034         | 1,279         |
| San Benito      | 872                               | 0 (0%)                | 872                              | 20 (2%)                     | 20             | 0             | 0             |
| San Bernardino  | 15,606                            | 725 (5%)              | 14,881                           | 1,459 (10%)                 | 225            | 1,054         | 180           |
| San Diego       | 50,678                            | 2,346 (5%)            | 48,332                           | 3,164 (7%)                  | 298            | 1,798         | 1,068         |
| San Francisco   | 34,780                            | 1,009 (3%)            | 33,771                           | 1,421 (4%)                  | 372            | 460           | 589           |
| San Joaquin     | 6,204                             | 242 (4%)              | 5,962                            | 763 (13%)                   | 170            | 308           | 285           |
| San Luis Obispo | 3,735                             | 22 (1%)               | 3,713                            | 187 (5%)                    | 26             | 0             | 161           |
| San Mateo       | 9,160                             | 215 (2%)              | 8,945                            | 779 (9%)                    | 180            | 385           | 214           |
| Santa Barbara   | 6,516                             | 159 (2%)              | 6,357                            | 57 (1%)                     | 0              | 51            | 6             |
| Santa Clara     | 39,897                            | 841 (2%)              | 39,056                           | 2,784 (7%)                  | 362            | 1,965         | 457           |
| Santa Cruz      | 5,251                             | 430 (8%)              | 4,821                            | 355 (7%)                    | 0              | 208           | 147           |
| Shasta          | 2,607                             | 144 (6%)              | 2,463                            | 42 (2%)                     | 42             | 0             | 0             |
| Sierra          | 49                                | 0 (0%)                | 49                               | 0 (0%)                      | 0              | 0             | 0             |
| Siskiyou        | 1,015                             | 106 (10%)             | 909                              | 171 (19%)                   | 0              | 28            | 143           |
| Solano          | 6,585                             | 349 (5%)              | 6,236                            | 818 (13%)                   | 0              | 479           | 339           |
| Sonoma          | 11,418                            | 420 (4%)              | 10,998                           | 526 (5%)                    | 98             | 226           | 202           |
| Stanislaus      | 4,535                             | 170 (4%)              | 4,365                            | 835 (19%)                   | 60             | 755           | 20            |
| Sutter          | 1,015                             | 31 (3%)               | 984                              | 96 (10%)                    | 51             | 10            | 35            |
| Tehama          | 1,155                             | 0 (0%)                | 1,155                            | 164 (14%)                   | 10             | 45            | 109           |
| Trinity         | 94                                | 0 (0%)                | 94                               | 64 (68%)                    | 64             | 0             | 0             |
| Tulare          | 7,399                             | 251 (3%)              | 7,148                            | 373 (5%)                    | 106            | 172           | 95            |
| Tuolumne        | 778                               | 5 (1%)                | 773                              | 52 (7%)                     | 0              | 0             | 52            |
| Ventura         | 11,106                            | 375 (3%)              | 10,731                           | 1,167 (11%)                 | 0              | 934           | 233           |
| Yolo            | 4,960                             | 337 (7%)              | 4,623                            | 462 (10%)                   | 60             | 217           | 185           |
| Yuba            | 1,597                             | 60 (4%)               | 1,537                            | 56 (4%)                     | 0              | 56            | 0             |
| <b>TOTAL</b>    | <b>592,929</b>                    | <b>22,849 (4%)</b>    | <b>570,080</b>                   | <b>47,899 (8%)</b>          | <b>6,800</b>   | <b>25,344</b> | <b>15,755</b> |

Source: California Housing Partnership Preservation Database, March 2025.

# DATA NOTES & SOURCES

1. California Housing Partnership. Preservation Database. March 2025. Website: <https://chpc.net/ta/preservation/preservation-clearinghouse/>. In this report, the term “affordable homes” includes multifamily properties financed, subsidized, or otherwise restricted by the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), the California Housing Finance Agency (CalHFA), the California Department of Housing and Community Development (HCD), the Low-Income Housing Tax Credit (LIHTC/“housing credits”) program administered by the California Tax Credit Allocation Committee (TCAC), and local agencies/governments. These properties are logged in the Partnership’s Preservation Database, which includes HUD-subsidized developments, USDA Section 514 and 515 rural developments, developments receiving loans from CalHFA, developments financed with Low-Income Housing Tax Credits, developments subsidized by HCD, and a portion of local governments and agencies. The Preservation Database is updated quarterly with the most complete and available data provided by each agency. The data is then cleaned and duplicate information is removed using both automated processes and manual checks. Every effort is made to ensure the information presented is as precise as possible, however, there may be unanticipated inaccuracies based on the data as processed from federal, state, and local agencies. The California Housing Partnership has included a portion of affordable housing financed or otherwise restricted by local programs into its loss and risk analysis, using as comprehensive data as possible at the time of this report’s preparation.
2. California Preservation Notice Law Government Code Sections 65863.10-13.
3. “California’s Roadmap Home 2030.” Website: <https://roadmaphome2030.org/>.
4. California Housing Partnership. Preservation Database. March 2025. Website: <https://chpc.net/ta/preservation/preservation-clearinghouse/>.
5. The homes captured under the HUD column reflect developments with HUD financing, as well as developments with HUD financing that also have CalHFA, USDA, HCD, and/or local financing or affordability restrictions. The homes captured under the LIHTC column include developments that have housing credits only, as well as LIHTC developments that also have HUD, HCD, CalHFA, USDA, and/or local financing or affordability restrictions. The homes captured under the HCD column reflect developments with HCD financing, as well as developments with HCD financing that also have CalHFA, and/or local financing or affordability restrictions. The homes captured under the USDA column include those with USDA funding only, as well as developments with USDA financing that also have HCD and/or local financing or affordability restrictions. The homes captured under the CalHFA column reflect developments with CalHFA financing, as well as developments with CalHFA financing that also have local financing or affordability restrictions. The homes captured under the local column include those with local funding from former redevelopment agencies or local government and other affordability restrictions.

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