

# END OF LEGISLATIVE SESSION RECAP

## BERKELEY RENT STABILIZATION BOARD

Brian Augusta – Legislative Advocate

SEPTEMBER 17<sup>TH</sup>, 2026



## BILLS ON THE GOVERNOR'S DESK

A recap of key bills the Board has supported this year that have made it to the Governor.

## AB 2020 (GABRIEL)

### Transfer of Excess Reserves

#### SUMMARY

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Allows HCD to authorize an affordable housing property owner to transfer certain excess reserves or residual receipts from one rental property to another.

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#### BOARD POSITION

Support

## AB 2162 (BRYAN)

### Housing Navigation for Young Adults

#### SUMMARY

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Allows for funds appropriated for the Housing Navigation and Maintenance Program to provide housing navigation for young adults from 18-28, extending the maximum age from 24, and prioritizes those who had been in the state's foster care or probation systems as well as nonminor dependents.

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#### BOARD POSITION

Support

## AB 2689 (ÁVILA FARÍAS)

### Low Income Housing Tax Credit Program Evictions

#### SUMMARY

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Makes it a good cause for eviction or nonrenewal of the lease in a LIHTC property if a household's income exceeds 140% of AMI for at least two consecutive years and 30% of the household's monthly income exceeds the county fair market rent or the small area fair market rent where the unit is located.

#### BOARD POSITION

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Oppose

## SB 868 (WIENER)

### Balcony Solar

#### SUMMARY

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Exempts plug-in portable solar generation devices (sometimes called “Balcony Solar”) that meet certain requirements from state or utility rules that prohibit connection to the grid without utility approval.

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#### BOARD POSITION

Support

## SB 1091 (CABALLERO)

Community Anti-  
Displacement and  
Preservation Program.

### SUMMARY

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Establishes the Community Anti-Displacement and Preservation Program (CAPP) to fund the acquisition and rehabilitation of private market housing units that are affordable but not restricted to certain income levels, sometimes called naturally occurring affordable housing.

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### BOARD POSITION

Support

## SB 1160 (DURAZO)

### Eviction Data Collection and Reporting

#### SUMMARY

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Requires courts to report eviction data to the Judicial Council and requires Judicial Council to post the data online every four months if funding is made available in the future.

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#### BOARD POSITION

Support

## SB 1296 (DURAZO)

### Mandatory Pet Policy Disclosure

#### SUMMARY

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Requires landlords to disclose their pet policy in advance and provides that if a landlord fails to disclose the policy before charging an application fee, the renter can request a refund of the fee if they decide not to rent based on the policy.

#### BOARD POSITION

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Support

## AB 2128 (HANEY)

Prohibition on Work  
Requirements and Time  
Limits in Federally Funded  
Housing

### SUMMARY

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Prohibits public housing authorities and owners of properties subsidized by the Department of Housing and Urban Development (HUD) from imposing work requirements and time limits on tenants.

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### BOARD POSITION

Support

## SB 417 (LIMÓN)

### Affordable Housing Bond

#### SUMMARY

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Places a \$11.25 billion bond on the November 2026 ballot to fund a variety of affordable housing programs. The measure is now Proposition 1 on the November ballot.

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#### BOARD POSITION

Support

| Program                                                         | Amount         | Description                                                                                                                                                                                                                                       |
|-----------------------------------------------------------------|----------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Multifamily Housing Program (MHP)</b>                        | \$5.1 billion  | Funds affordable multifamily rental housing development.                                                                                                                                                                                          |
| <b>CalVet Home Loan Program</b>                                 | \$1.25 billion | Assists California veterans with purchasing homes through the CalVet Home Loan Program.                                                                                                                                                           |
| <b>MHP Supportive Housing</b>                                   | \$1.15 billion | Funds supportive housing administered through MHP. \$150 million is designated for youth housing.                                                                                                                                                 |
| <b>Portfolio Reinvestment Program (PRP)</b>                     | \$750 million  | Provides funding to preserve and rehabilitate California's older affordable housing stock.                                                                                                                                                        |
| <b>Acquisition &amp; Rehabilitation of Unrestricted Housing</b> | \$200 million  | Funds acquisition and rehabilitation of unrestricted housing and places long-term affordability restrictions on the units while protecting existing residents from displacement. Funds not allocated within three years become available for MHP. |
| <b>CalHome</b>                                                  | \$600 million  | Funds affordable homeownership, including mobilehomes, and self-help housing programs like Habitat for Humanity. Unencumbered funds revert to MHP after November 3, 2036.                                                                         |
| <b>CalHFA Home Purchase Assistance Program</b>                  | \$500 million  | First-time homebuyer assistance program.                                                                                                                                                                                                          |
| <b>Joe Serna, Jr. Farmworker Housing Grant Program</b>          | \$450 million  | Provides grants or loans for construction or rehabilitation of housing for farmworkers and their families, including manufactured housing.                                                                                                        |
| <b>Tribal Housing Grant Program</b>                             | \$200 million  | Finances housing and housing-related activities that enable tribes to rebuild and reconstitute their communities. Unencumbered funds revert to MHP after November 3, 2036.                                                                        |
| <b>Infill Infrastructure Grant (IIG) Program</b>                | \$500 million  | Provides funding for infrastructure to support high-density affordable and mixed-income housing in infill locations.                                                                                                                              |
| <b>Affordable Student Housing</b>                               | \$350 million  | Funds new affordable student housing projects. Funding is divided evenly between the University of California and California State University systems.                                                                                            |
| <b>Local Housing Trust Fund Matching Grant Program</b>          | \$200 million  | Provides competitive grants or loans to local housing trust funds supporting affordable housing. Unencumbered funds become available for MHP after three years.                                                                                   |

## BILLS THAT DIED

The following bills did not advance through the legislative process. Some were held on the Appropriations suspense file, others stalled in policy committee hearings, and some were pulled or withdrawn by the author before receiving further action.

- AB 2626 (Gabriel) – HCD Waiver of Monitoring Fee-- SUPPORT
- AB 1771 (Alvarez) – Elimination of Property Manager Requirement -- OPPOSE
- AB 2389 (Irwin) – Solar Energy Systems -- SUPPORT
- SB 1155 (Smallwood-Cuevas) – Eviction Pause for Nonpayment During Government Shutdown – SUPPORT
- AB 2616 (McKinnor) – Cooling Devices in Rental Housing -- SUPPORT
- AB 1963 (McKinnor) – Prospective Tenant Screening -- SUPPORT
- AB 2350 (McKinnor) – Rent Now Pay Later Loans -- SUPPORT
- AB 1543 (Quirk-Silva) – Mobilehome Park Rent Caps -- SUPPORT
- AB 1695 (Ortega) – Smoking Ban in State-Funded Subsidized Housing – SUPPORT IF AMENDED

# CONCLUSION

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