



**Roadmap
Home 2030**

End of Year Report

2023



Roadmap Home 2030

Introduction

[Roadmap Home 2030](#) was created to ensure all Californians have access to healthy, affordable homes in resilient communities. Stable housing makes opportunity and wellbeing possible, and we all benefit when our families, friends, and neighbors in urban, suburban, rural, and tribal California have a home they can afford.

Launched in 2021, Roadmap Home 2030 reflects a bold, comprehensive vision and ten year plan with 57 policy solutions to ensure every Californian has access to a safe and stable home. A diverse network of affordable housing developers, housing and homelessness service providers, advocates, and resident leaders who have experienced housing instability or homelessness are working to advance this vision with solutions that: 1) grow and preserve the supply of affordable homes, 2) protect low-income residents so they can stay in their homes, 3) solve homelessness, and 4) create racial justice and economic opportunity.

In 2023, Roadmap partners achieved important policy wins that advance these goals. This includes passing legislation to facilitate development of affordable housing, expand tenant rights, and advance structural reforms to our tax and finance systems. In the face of a significant state budget deficit, advocates and state policymakers also worked together to prevent budget cuts to critical state housing programs.

These are important accomplishments that should be celebrated, yet there is more our state leaders must do. Important opportunities were missed to fully address our housing crisis and achieve a racially just and economically inclusive California. The following provides a summary of progress made over the last year and identifies missed opportunities and important work for the year ahead.



The Roadmap's Five Core Goals

Here's how our network advanced the Roadmap Home's five core priority areas. For bills that reflect multiple priority areas, we've associated that item with the priority area they are most closely aligned to.



INVESTING IN OUR VALUES



PROMOTING FAIRNESS



REIMAGINING GROWTH



PROTECTING PEOPLE



CREATING EFFICIENCY & ACCOUNTABILITY

Policy Summary and Progress Toward Roadmap Home 2030's Five Core Goals

In 2023, Roadmap Home 2030 advocates championed a package of 12 bills that were broadly supported by partners across the housing field and advanced a direct policy solution or priority area in the Roadmap platform. Governor Newsom ultimately signed four into law. Here is a snapshot of what was accomplished and where we still have work to do.



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.

In the face of a significant state budget deficit, Roadmap partners prioritized policies that would provide new funding for affordable housing and address homelessness. This included measures to raise new revenue through a state bond, give local governments new tools to raise money for affordable housing, establish a new program and dedicate critical resources to preserve the supply of naturally occurring affordable housing, seek federal support to leverage health care spending for housing, and establish a groundbreaking and long overdue tribal housing program.

Perhaps the biggest achievement in 2023 is that advocates were successful at moving forward a proposed constitutional amendment (ACA 1, Aguiar-Curry) that, if adopted by voters, will make it easier for local communities to pass local bond measures to fund housing and homelessness priorities. Other priority bills, including a state housing bond and a proposal to increase funding for affordable housing preservation to prevent displacement, were held to be considered in 2024. Regrettably, two bills that would have increased housing access for tribal communities and Medi-Cal recipients were vetoed.

KEY WIN

- ACA-1 (Aguiar-Curry) - Places a voter initiative on the November 2024 ballot to lower the voter threshold to 55% for local housing and infrastructure bonds. (Roadmap solution: A6)

AWAITING PASSAGE IN 2024

- AB 1657 (Wicks) - Would authorize the \$10 billion Affordable Housing Bond Act of 2024 to replenish and expand the state's affordable housing programs, including affordable rental housing for lower-income families, homeownership opportunities, and supportive housing for people experiencing homelessness. (Roadmap solution: A3)
- SB 225 (Caballero) - Would provide funding to mission-driven nonprofit housing developers to acquire and preserve unsubsidized affordable housing through the Community Anti-Displacement and Preservation Program (CAPP). (Roadmap solution: A7)



MISSED OPPORTUNITIES

- AB 1085 (Maienschein) – Would have required the Department of Health Care Services (DHCS) to seek federal approval to add housing support services as a Medi-Cal benefit. (Roadmap solution: A15)
- SB 18 (McGuire) – Would have established the Tribal Housing Grant Program.





Promote Fairness

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

Advocates were successful at passing a proposal that exempts affordable housing developments that utilize 501(c)3 bonds from the state welfare property tax. This change advances an important shift in our tax system and will allow development dollars to go further.

KEY WIN

- AB 84 (Ward) – Improves the welfare property tax exemption for affordable housing.





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.

Roadmap Home partners prioritized policies that would make it easier for tenants to secure and stay in their housing. They successfully advanced legislation to strengthen the 2019 Tenant Protection Act by adding enforcement mechanisms and closing loopholes for owner move-in and substantial rehabilitation no-fault evictions. This is a significant win for renters and our network. Partners also advocated for increasing housing voucher utilization as an important step to expand housing access for our lowest-income residents. This bill is pending and may advance in 2024.

KEY WIN

- SB 567 (Durazo) - Builds on existing law to better protect California's low-income renters from unjust evictions and increases enforcement of existing law. (Roadmap solution: D1)

AWAITING PASSAGE IN 2024

- AB 653 (Reyes) - Would create the Housing Voucher Utilization Program to provide resources that increase voucher utilization through housing navigation, landlord incentives, and security deposits, and to collect better data on the success of voucher holders in finding a home.





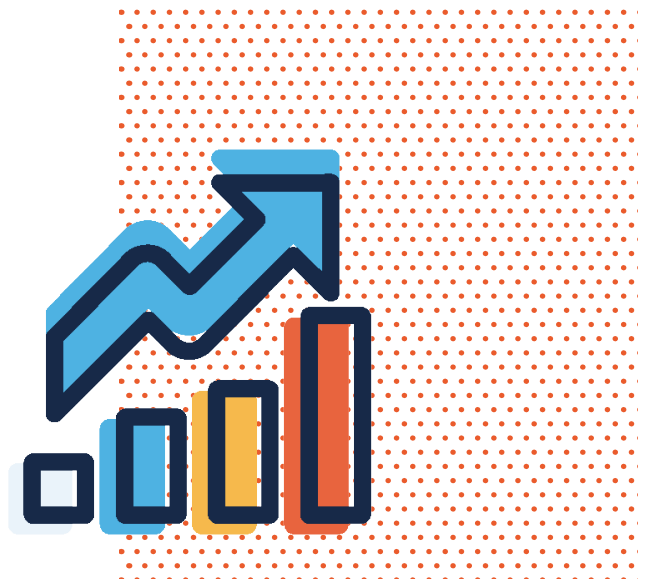
Reimagine Growth

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.

The Roadmap Home network successfully advanced a longstanding proposal to exempt 100% affordable housing from the California Environmental Quality Act (CEQA). Advocates worked hard to develop and align around a solution that makes it easier to build affordable housing but also maintains strong labor provisions and environmental safeguards.

KEY WIN

- AB 1449 (Alvarez) – Exempts 100% affordable housing from CEQA review. (Roadmap solution: C3)





Create Efficiency & Accountability

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

Roadmap advocates supported efforts to create greater efficiency across our housing system for renters and for developers, including a proposal that would make it easier for renters to find and apply for affordable housing and a proposal that would allow developers to access no-interest construction loans, saving millions of dollars. Both of these proposals are still pending in the legislature to be considered in 2024.

Roadmap partners also advocated for a bill that would make the Homeless, Housing, Assistance, and Prevention (HHAP) program ongoing and make changes to the program that align with best practices. During the budget process, we were able to secure one more year of HHAP funding and some minor revisions to the program that require a regional plan.

AWAITING PASSAGE IN 2024

- AB 312 (Reyes) - Would create an online portal for prospective tenants to find and apply for affordable housing through the State Partnership for Affordable Housing Registries in California (SPAHR) Grant Program. (Roadmap solution: E10)
- AB 1053 (Gabriel) - Would allow a borrower to request funding from the Department of Housing and Community Development (HCD) as a construction loan, the traditional permanent financing option, or a combination of both. (Roadmap solution: E4)

MISSED OPPORTUNITY

- AB 799 (Rivas) - Would have increased accountability in the Homeless Housing, Assistance, and Prevention (HHAP) Program and committed ongoing state resources to reduce homelessness.



Engagement in 2023 Budget Process

In addition to legislation, Roadmap partners and other housing advocates endorsed a coordinated budget blueprint that supported increasing and requiring ongoing state funding for housing affordability and homelessness programs. While we are disappointed that core programs like the Homeless Housing, Assistance and Prevention (HHAP) Program and the Multifamily Housing Program (MHP) only received one-time allocations (as opposed to ongoing commitments), this coordinated advocacy resulted in the adoption of a state budget that sustained housing dollars at 2022 levels. This represents a significant win in the face of a \$25 billion dollar budget deficit.

2023 Roadmap Activities

Other activities that shaped our work this past year helped build greater awareness, excitement, and support among legislators, the public, and cross-sector partners for Roadmap Home 2030's vision and framework. As co-hosts of the Los Angeles premiere of *Unzipped: An Autopsy of American Inequality*, we were excited to share the Roadmap vision with a larger audience during the post-screening conversation with the cast, director, and Roadmap advocates.

Accompanying the film is a [community learning guide](#) for the public that lifts up Roadmap solutions.

The network also launched a summer Legislative Staff Lunch and Learn Series on Roadmap Home that 1) introduced the Roadmap Home 2030 framework, 2) discussed historical housing disinvestments and the state policy solutions needed to fund housing priorities at scale, 3) explored the drivers of homelessness and how to solve it; and 4) provided an overview of urgent housing priorities for 2024. Speakers included statewide policy advocates, local government leaders, academic researchers, service providers, and directly impacted people. Our educational series reached 57 legislative offices and over 100 Capitol staff and concluded with a dinner gathering between Roadmap Home partners and legislative champions.



Action Needed in 2024

We applaud the progress our state has taken this year to bring us closer to the Roadmap Home vision of housing justice for all, and we look forward to supporting the advancement of several pending bill priorities. However, California has yet to fully harness available resources and meet the scale of the need.



Rising housing costs and overall cost of living, coupled with the end of COVID-19 pandemic-related financial assistance, is continuing to drive unprecedented levels of housing insecurity for low-income families and people of color. We need our state leaders to embrace housing as a foundational component of our social contract so that every California can partake in the economy and thrive.

To accomplish this, California needs to spend \$18 billion a year over the next decade to meet the state's shortfall of 1.2 million homes¹ that are affordable to low-income people. This is 50% less than what California spends annually, on its transportation infrastructure² and about as much as it spends on the prison system³. It is time for our elected leaders to dedicate ongoing funding at scale for affordable housing and homelessness resources from California's general fund and adopt new revenue measures for housing and supportive services. As we gear up for an election

year in 2024, voters will also have an opportunity to advance solutions that move us closer to this funding goal by adopting local funding measures, supporting state bonds, and lowering the voter threshold for local housing bonds.

We also need our leaders to take greater action to keep renters in their homes, solve homelessness, and address the racially discriminatory laws and practices that have locked many Black, Indigenous, and other people of color out of opportunity for far too long. There is tremendous work to do to realize our vision of a California with homes, health, and prosperity for all, but the solutions are within reach. We are proud of the progress we made in 2023 and thank our Roadmap partners and legislative champions for their powerful advocacy and organizing over the last year. By continuing to work together, we can solve our state's housing and homelessness crises and create a future where all Californians can thrive.

To learn more about our network and read the Roadmap Home 2030 platform please visit:

<https://roadmaphome2030.org/>

¹ roadmaphome2030.org/wp-content/uploads/2023/05/Roadmap-Home-Report.pdf

² "California State Budget -- 2023-24 Budget Summary: Infrastructure." Budget Summary, California Department of Finance, <https://ebudget.ca.gov/2023-24/pdf/Enacted/BudgetSummary/Infrastructure.pdf>. Accessed 19 December 2023.

³ "California: The State of Incarceration." Vera Institute of Justice, <https://www.vera.org/california-state-of-incarceration/>. *Roadmap Home 2030: A Roadmap to Thriving Communities for California*. The Roadmap Home Report. (n.d.). <https://roadmaphome2030.org/>. Accessed 19 December 2023.

The Year Ahead

KEY DATES

- **January 1, 2024** | Bills signed in 2023 go into effect
- **January 4, 2024** | Legislature reconvenes
- **January 10, 2024** | Governor's Office releases state budget proposal
- **January 31, 2024** | Last day for two-year bills to be introduced
- **February 16, 2024** | Last day for new bills to be introduced
- **March 5, 2024** | California Presidential Primary Election
- **June 15, 2024** | State budget bill must be passed
- **June 27, 2024** | Last day for proposed ballot measure to qualify for the November 2024 General Election
- **June 30, 2024** | Governor signs budget
- **August 31, 2024** | Last day for Legislature to pass bills
- **September 30, 2024** | Last day for Governor to sign bills
- **November 5, 2024** | General Election

