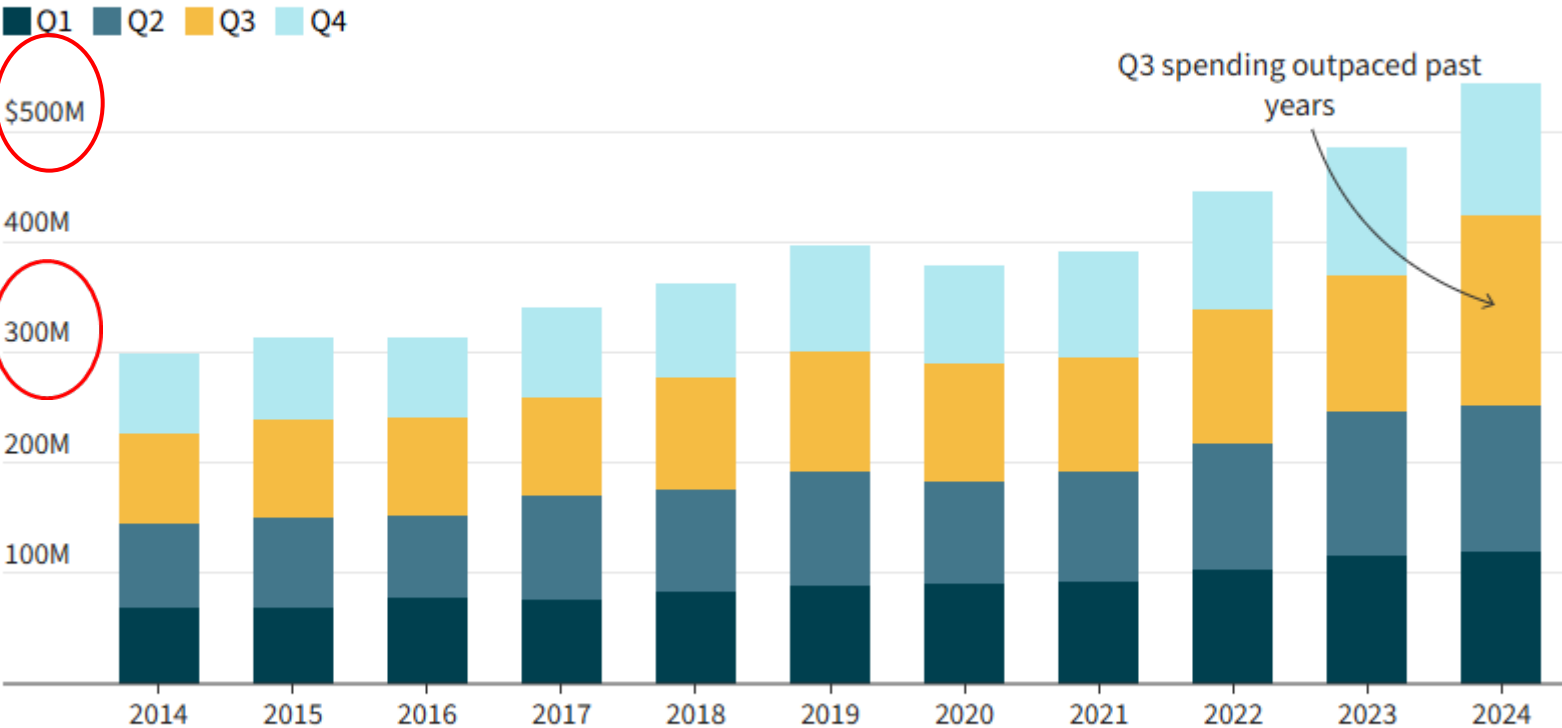


Lobbying California officials topped half a billion dollars in 2024

Total reported lobbying expenses by quarter



No Independent Expenditures (IE)

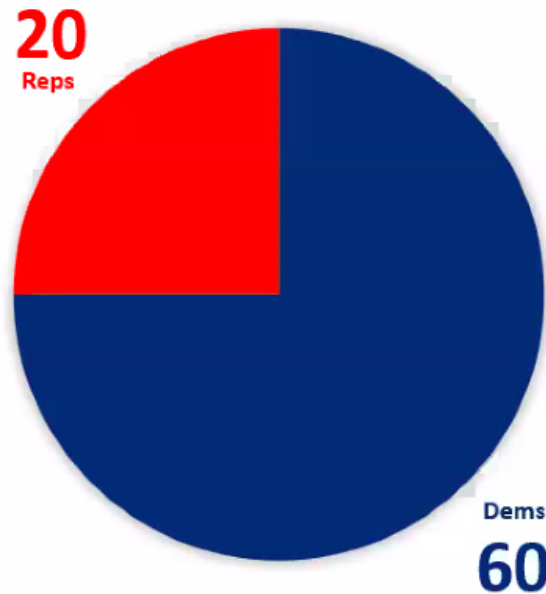
Note: Due to limitations in the state-provided data, amounts may be reported more than once.
Chart: Jeremia Kimelman, CalMatters • Source: [California Secretary of State](#) • [Get the data](#) • [Embed](#)



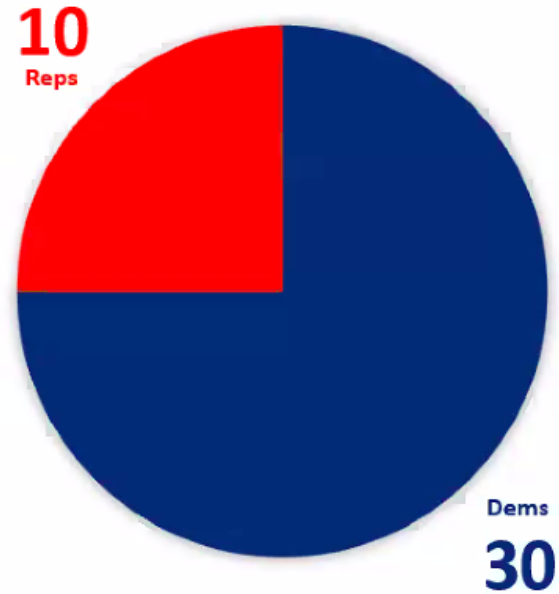


Composition of the Legislature

ASSEMBLY



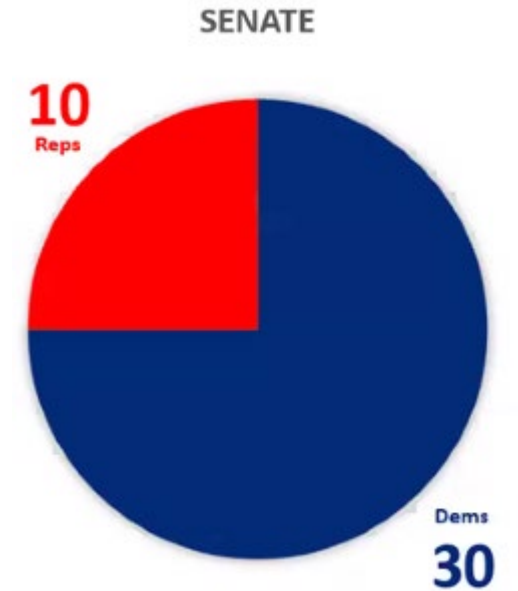
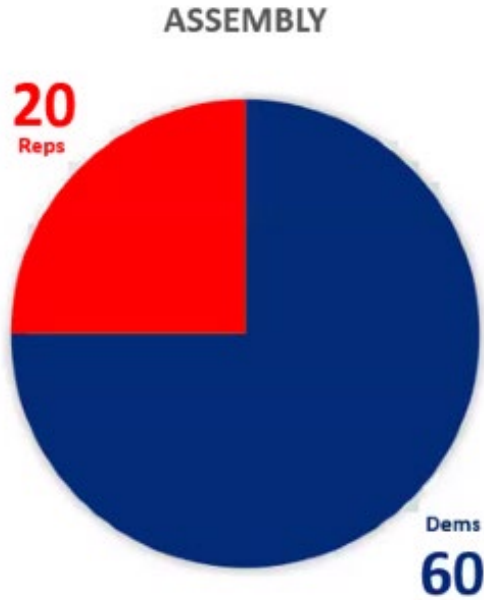
SENATE



Average:
\$4.5 Mill Per
Legislator



Legislative Day - Sacramento



2000 + Realtors ®



YEARS OF LEADING THE WAY...®

HOT ISSUES



AB 647 (M. Gonzalez) — EIGHT UNITS ON SINGLE-FAMILY PARCEL — OPPOSE

C.A.R is OPPOSING AB 647 (M. Gonzalez) which allows up to EIGHT units to be developed on ANY single-family parcel through a ministerial approval process. C.A.R. opposes this because it will have negative impacts on existing neighborhoods and infrastructure resulting in greater corporate acquisition of single-family homes.

Issue Background

Current law allows a maximum of three units per single-family parcel; a home, an attached Junior ADU and a detached ADU.

AB 647 bypasses local zoning requirements to permit developers to take advantage of ministerial approval to construct up to EIGHT units on ANY single-family parcel with an existing home, provided one unit is deed restricted for 45 years for ownership housing and 55 years for rental housing.

120 YEARS OF LEADING THE WAY...®

HOT ISSUES

AB 1157 (KALRA)-Expansion of Extreme Rent Control OPPOSE



C.A.R OPPOSES AB 1157 (Kalra), which will impose permanent statewide rent control on nearly all types of rental housing—including single-family homes, accessory dwelling units (ADUs), and condominiums.

C.A.R. opposes AB 1157 because it will discourage investment, reduce rental availability, and harm small housing providers.

Issue Background

Under current law, most residential rental properties in California are already subject to AB 1482, The Tenant Protection Act of 2019. That law, adopted just five years ago, represented a carefully negotiated compromise between the Governor, legislators, and stakeholders. The law caps rent increases to 5% plus inflation (CPI) up to a maximum of 10% in total. Single family homes rental properties owned by individuals and LLCs are not subject to the rent caps under this law, an exemption successfully negotiated by C.A.R. AB 1482 was intended as a temporary, 10-year measure, allowing time for the Legislature to focus on enacting long-term, pro-housing policies.

Now, just halfway through that 10-year commitment, AB 1157 seeks to break that agreement by enacting an even stricter cap on annual rent increases and expanding its scope. AB 1157 will lower the caps to 2% plus CPI or 5%, whichever is lower—and eliminate key exemptions, most notably removing the exemption on individual and small investor owned single family home and condominium rentals.



YEARS OF LEADING THE WAY...®

HOT ISSUES



C.A.R. SUPPORTS LEGISLATION TO FAST-TRACK PERMITTING AND BUILD MORE HOMES

California is grappling with a severe and persistent housing shortage. The state simply isn't building enough homes to keep up with housing demand. Our state's lack of supply has driven the average price of ownership housing to record highs year after year. As a result, the wealth gap continues to widen as families struggle to achieve and maintain homeownership. For first-time and first-generation home buyers, breaking into the housing market is becoming increasingly out of reach and we're in danger of leaving an entire generation behind.

In an effort led by Assemblymember Buffy Wicks, legislators have introduced a package of bills intended to remove the roadblocks to housing development, which is vital to increasing home construction. C.A.R. supports several of the bills included within the package that are intended to fast track housing production through streamlined permitting with the goal of getting more homes built faster.

- **AB 1007 (Rubio): Speeds up the approval** of housing construction by shortening the amount of time a responsible agency has to act on permit applications for housing development projects from 90 days to 45 days, mirroring the review period in law for lead agencies.
- **AB 1276 (Carrillo): Provides greater certainty** for housing developers by ensuring that housing projects are not subject to shifting regulatory requirements after a preliminary application has been submitted.
- **SB 489 (Arreguín): Creates transparency by requiring state and regional agencies to post their application requirements online** and ensures that all decisions are either covered by the “shot clocks” included in the Permit Streamlining Act or post-entitlement permit statutes.
- **AB 660 (Wilson): Expedites the post-entitlement process** by allowing third-party review of building permits if local agencies are not reviewing them timely.
- **AB 818 (Ávila Farías): Creates faster responses to disasters during a declared local emergency** by facilitating the rapid rebuilding and repair of housing affected by future natural disasters. The bill requires a local agency to approve or disapprove that application within 45 days of receipt. It also expedites project applications and post-entitlement permits and waives impact and utility connection fees.
- **AB 1308 (Hoover): Expedites the post-entitlement process** by requiring building departments to provide an estimated timeframe for building permit inspections and allows applicants to contract with private professional providers to undertake the inspection.
- **AB 610 (Alvarez): Prevents anti-development regulations** prohibiting local governments from adopting or amending a new “covered governmental constraint” (e.g., fees, exactions, increased “affordability” requirements or set asides, downzoning, etc.) within three years of an adopted and approved housing element found to be in substantial compliance with state law.
- **AB 712 (Wicks): Strengthens ability to enforce pro-housing laws** guaranteeing the recovery of reasonable attorney fees and costs when housing proponents prevail in actions against local agencies failing to uphold housing reform laws. This bill creates a meaningful deterrent against unlawful delays and denials that have long hindered the construction of much-needed housing.

120 YEARS OF LEADING THE WAY...®

HOT ISSUES

SB 448 (Umberg) Squatters – SPONSOR

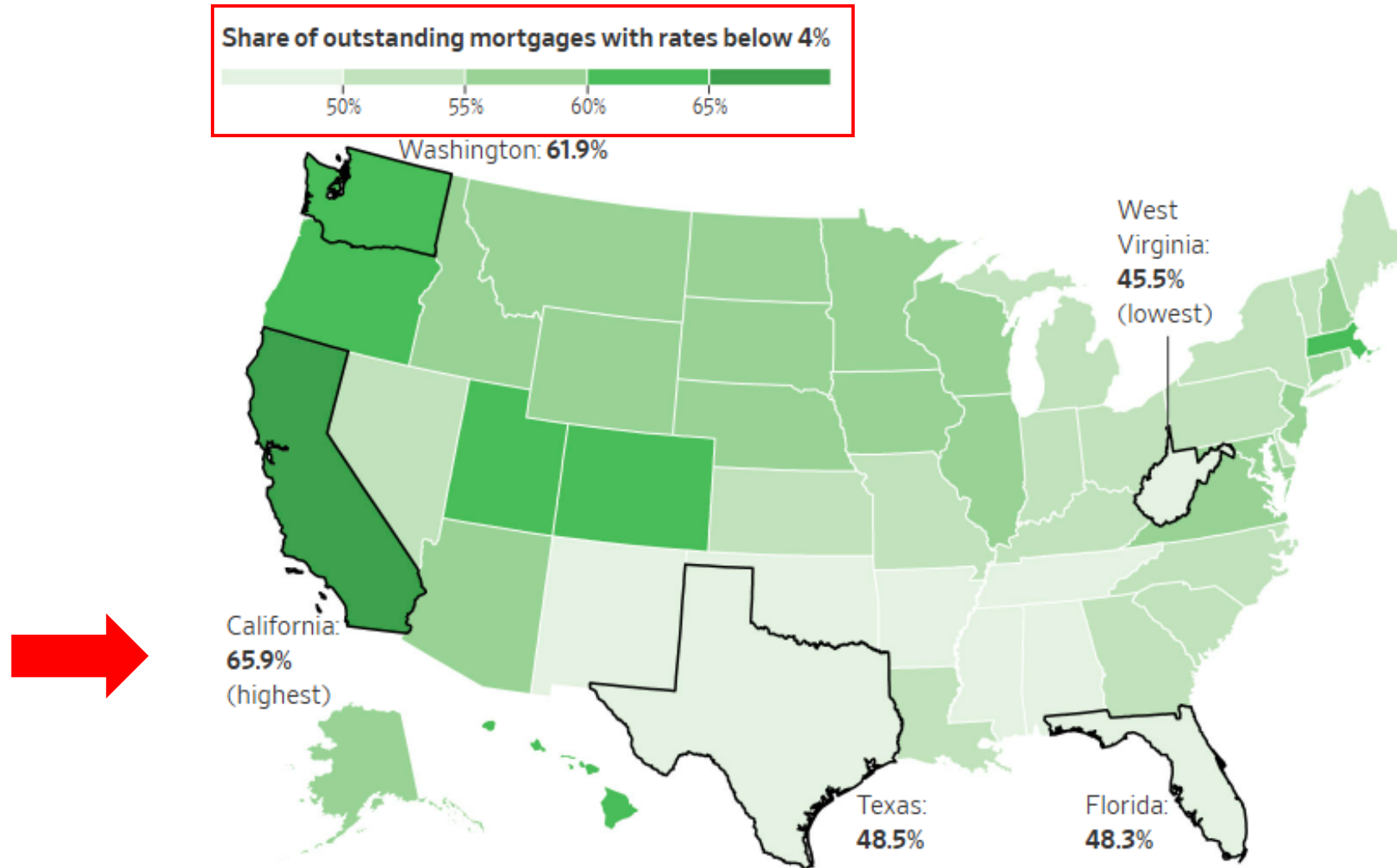
The California Association of REALTORS® (C.A.R.) is SPONSORING SB 448 (Umberg), which creates a clear, enforceable and streamlined process for property owners and law enforcement to remove people who are unlawfully occupying a property-squatters-from a residential property. The process will also ensure that actual lawful tenants are protected.

C.A.R. is SPONSORING SB 448 because it creates a balanced solution to a growing problem that currently which will benefit housing providers, tenants, law enforcement and the broader community.

Issue Background

Squatting in residential properties is a growing issue in California, particularly for those who own or manage small-scale or single-family rental properties. Organized squatter networks, forged lease documents, and online tutorials have made it easier for bad actors to abuse the legal process. SB 448 modernizes the law with a balanced approach to respond to these trends and remove squatters.

Locked In in the West. Intractable Housing Crisis?



Note: As of 4Q 2024

Source: John Burns Research & Consulting and FHFA



Trump Budget proposes \$33Billion cut in HUD budget

“The depth of the cuts would create both a massive homelessness crisis and a real estate crisis where owners of apartment buildings that rely on Housing Choice Vouchers would be going bankrupt at a breathtaking pace.”

Dead on Arrival? (National Housing conference) ...

Republican lawmakers are increasingly representing **constituents** “who are **struggling with housing affordability** for this budget to pass.”

As of 2025, the U.S. Department of Housing and Urban Development (HUD) supports approximately **2.3 million households** through the Housing Choice Voucher (HCV) program

Glendale Housing Authority in California administers over **3,000** Section 8 Housing Choice Vouchers.

Section 8 waiting list in Glendale has been closed since January 2001.

2,300 households still **awaiting** assistance from the original pool of over 12,500 applicants