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## SENATE COMMITTEE ON APPROPRIATIONS

Senator Sabrina Cervantes, Chair  
2025 - 2026 Regular Session

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### AB 1165 (Gipson) - California Housing Justice Act of 2025

**Version:** January 22, 2026

**Urgency:** No

**Hearing Date:** August 13, 2026

**Policy Vote:** HOUSING 8 - 0

**Mandate:** Yes

**Consultant:** Mark McKenzie

**Bill Summary:** AB 1165, the California Housing Justice Act of 2025, would require the Department of Housing and Community Development (HCD) in collaboration with specified stakeholders, to create finance plans to solve homelessness and the housing unaffordability crisis, as well as statewide performance metrics to achieve the goals identified in the finance plans, by January 1, 2028. The bill would also require the Housing and Homelessness Agency to report to the Legislature by October 1, 2028 on the finance plans and performance metrics.

\*\*\*\*\* **ANALYSIS ADDENDUM – SUSPENSE FILE** \*\*\*\*\*  
The following information is revised to reflect amendments  
adopted by the committee on August 13, 2026

#### **Fiscal Impact:**

- HCD estimates annual ongoing costs of \$236,000 for 1.0 PY of staff, and one-time contracting costs of approximately \$1.3 million split over three years to create the two finance plans and identify statewide performance metrics to track progress toward meeting the plans' goals and report to the Legislature. Taken together, these costs would be approximately \$670,000 annually over three fiscal years (through 2029-30), and \$236,000 annually thereafter. (General Fund)
- Unknown future annual General Fund cost pressures, likely at least in the high hundreds of millions of dollars annually, depending upon the identified annual funding necessary to solve homelessness and housing unaffordability, as specified in the finance plans developed by HCD.

#### **Author Amendments:**

- Revise the title to the California Housing Justice Act of 2026, rather than 2025.
- Require HCD to create the finance plans by July 1, 2029, rather than January 1, 2028.
- Require HCD to report to the Legislature on the plans by April 1, 2030, rather than October 1, 2028.

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