

Date of Hearing: February 2, 2026

ASSEMBLY COMMITTEE ON RULES

Blanca Pacheco, Chair

HR 76 (Schultz) – As Introduced January 21, 2026

SUBJECT: Affordable Homeownership.

SUMMARY: Recognizes the vital and unique role of affordable homeownership in strengthening California's economic future, promoting racial and economic equity, and building intergenerational stability for working families. Specifically, **this resolution** makes the following legislative findings:

- 1) Homeownership remains one of the most powerful and proven pathways to economic stability, generational wealth building, and housing security for California families.
- 2) Access to affordable homeownership for lower income families, particularly through nonprofit-led, equity-building pathways, creates generational wealth and stability otherwise unattainable in California's housing market, helping to reduce the racial wealth gap and create long-term economic mobility for families historically excluded from ownership opportunities.
- 3) Affordable homeownership programs, such as those delivered by nonprofit homebuilders in California, provide far more than a housing unit. Those programs offer families the stability of permanent affordability, a deep stake in their communities, and the cycle of growth that equity can provide.
- 4) Affordable homeownership via self-help models, such as Habitat for Humanity's model, ensures long-term affordability through mechanisms like deed restrictions, affordability resale covenants, shared equity, and resale protocols that preserve affordable homeownership for future generations.
- 5) California has underproduced housing for decades, leading the nation in housing deficit in 2021 with a shortfall of nearly 900,000 units. The lack of housing supply, particularly the shortage of entry-level ownership homes affordable to lower income families, is a root cause of skyrocketing home prices and limited opportunity for first-time buyers.
- 6) The CalHome Program, established in 2000, is California's only state program dedicated to building and preserving affordable homeownership for families earning lower incomes and has supported the new construction and rehabilitation of thousands of homes across urban, rural, and tribal communities throughout the entire state. The program directly produces new affordable ownership units, helping stabilize home prices, expand access to homeownership for lower income households, and create pathways to equity, permanent affordability, and long-term economic mobility.
- 7) Increasing the supply of housing, including entry-level affordable ownership homes, alleviates pressure on scarce existing stock and improves affordability across the entire housing market, including lowering rental prices.

- 8) There are significant benefits to California when access to homeownership is prioritized across all areas of state action, including budget allocations, regulatory reforms, permit streamlining, policy, and program administration.

FISCAL EFFECT: This resolution is keyed non-fiscal by Legislative Counsel.

REGISTERED SUPPORT / OPPOSITION:

Support

None on file

Opposition

None on file

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