
SENATE COMMITTEE ON APPROPRIATIONS

Senator Sabrina Cervantes, Chair

2025 - 2026 Regular Session

SB 1003 (Grayson) - Prohousing enhanced infrastructure financing districts: Infrastructure Partnership Financing Program

Version: April 23, 2026

Policy Vote: L. GOV. 5 - 2, HOUSING 8 -
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Urgency: No

Mandate: No

Hearing Date: May 14, 2026

Consultant: Mark McKenzie

Bill Summary: SB 1003 would allow cities and counties to create a prohousing enhanced infrastructure financing district (PEIFD) and award bonus points for local agencies that have established a PEIFD when applying for certain housing programs, as specified. The bill would also create a new Infrastructure Partnership Financing Program (IPFP), upon appropriation of funds by the Legislature, to provide loans and grants to local agencies with a PEIFD for financing infrastructure projects needed to assist the development of qualified housing development projects.

******* ANALYSIS ADDENDUM – SUSPENSE FILE *******

**The following information is revised to reflect amendments
adopted by the committee on May 14, 2026**

Fiscal Impact:

- HCD would likely incur minor costs to revise the guidelines of specified programs to provide enhanced bonus points or preferences for cities and counties that have established a PEIFD.

Committee Amendments: Delete Section 3 of the bill, which would have established a new Infrastructure Partnership Financing Program to provide loans and grants to local agencies with a PEIFD, as specified. Amendments also delete other associated provisions that reference the IPFP.

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