

6,082 Subsidized Affordable Homes at Risk

LOSING CALIFORNIA'S SUBSIDIZED AFFORDABLE HOMES¹

CURRENTLY AT RISK	
6,082	46,555
Affordable homes may no longer be affordable as soon as next year	Affordable homes are at risk of losing affordability in the next 10 years

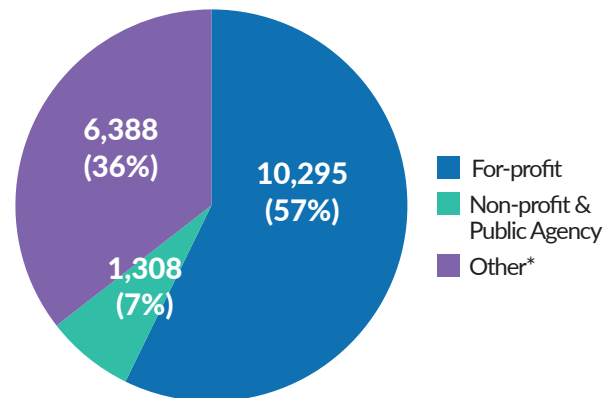
Between **2001** and **2025**, California has lost **17,991** affordable homes (see Figure 2) due to expiring regulatory restrictions on government-assisted multifamily developments and owner decisions to opt out, sell, or allow their properties to convert to market rate.

The California Housing Partnership analyzed the ownership structure of affordable housing lost between 2001 and 2025 and found that **57%** (10,295 affordable homes) were owned by for-profit entities (see Figure 1).²

WHAT CAN STATE LEADERS DO?

1. Pass a \$10 billion affordable housing bond (AB 736 Wicks or SB 417 Cabaldon) that includes \$500 million for the Community Anti-Displacement and Preservation Program (CAPP) as proposed in SB 1091 (Caballero) of 2026 which would enable mission-driven developers to acquire and preserve 2,000 at-risk unsubsidized affordable homes, and for 21,400 low-income households over the next 55 years.
2. Reduce the cost of developing affordable homes by \$42,000 per unit by implementing the Governor's plan for the new Housing Development Finance Committee to act as a single funding table where all needed state resources are awarded at one point in time.

FIGURE 1: Loss of Affordable Rental Homes by Ownership Type, 2001–2025



*"Other" includes Single Asset, Limited Dividend, or Unknown owner.
Source: California Housing Partnership Preservation Database, March 2026.

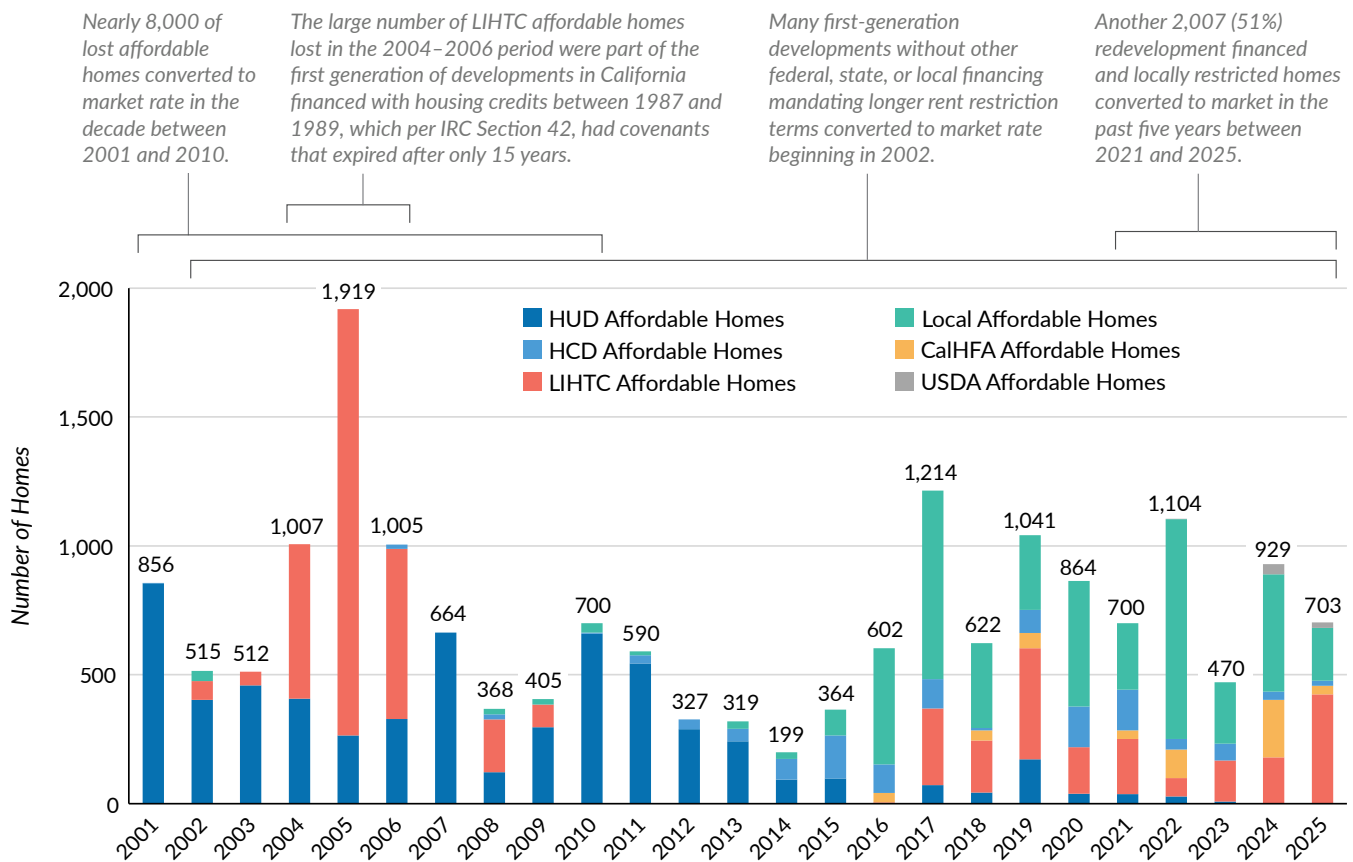
3. Ensure that the annual state budget includes \$500 million for the Multifamily Housing Program and \$500 million for the expanded state Low-Income Housing Tax Credit program.
4. Pass AB2020 and AB 2626 to allow affordable housing developers with at-risk state-funded affordable housing to stabilize operations by transferring excess reserves from other state-funded properties under their control and waiving required residual receipts or minimum annual loan payments.
5. Pass AB 750 (Quirk Silva), to expand HCD's authority to finance and rehabilitate affordable housing developments at-risk of loss.
6. Proactively enforce the Preservation Notice Law (Government Code Sections 65863.10-11) to ensure that mission-driven entities have the opportunity to purchase and preserve at-risk developments and prevent displacement of low-income renters.

WHAT CAN LOCAL LEADERS AND NONPROFIT, MISSION-DRIVEN HOUSING ORGANIZATIONS DO?

1. Understand the potential of the Preservation Notice Law for preserving local properties through various notices explained [here](#).
2. Work with mission driven preservation purchasers and help them identify necessary funding to preserve these properties.

WHAT HAS BEEN LOST?

FIGURE 2: Loss of Affordable Rental Homes in California, 2001–2025



Source: California Housing Partnership Preservation Database, March 2026.

Losing the affordable homes identified as being at risk of conversion would represent a significant loss to residents and the surrounding communities. Given California’s need to produce 1.2 million homes for extremely low-income and very low-income renters over the next decade, it is clear that failing to preserve California’s affordable homes is not an acceptable public policy option and that state and local action is needed (see page 1 for recommendations).³

The loss of homes over the last five years has largely been driven by the expiring regulatory agreements of first-generation tax credit developments and the loss of affordability of locally restricted rental developments. This is compounded by the throttling down of the ability to use Housing Credits to preserve properties due to an insufficient supply of federal tax-exempt mortgage revenue bonds.

WHAT IS AT RISK OF CONVERSION TODAY?

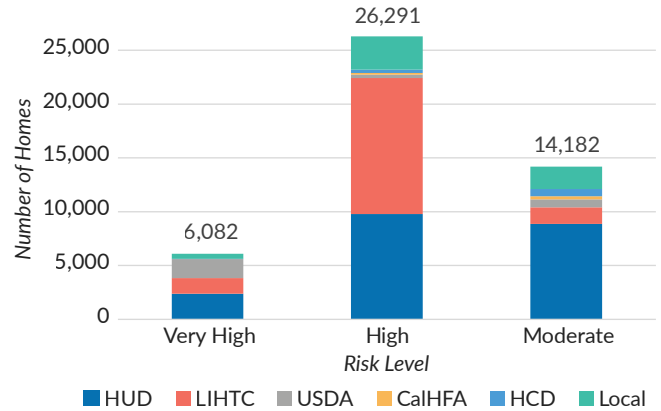
California has 594,055 affordable homes thanks to recent state investments, and ongoing multifamily affordable housing production and preservation efforts since the 1980s (see Table 1).⁴ Among these, the homes of **46,555** lower income renter households are currently at **very high, high, or moderate risk** of conversion to market rate housing in the next decade (see Figure 3):

- **8 out of 10 homes** at risk in the next ten years are subsidized and restricted by HUD and Low-Income Housing Tax Credits.
- **More than 5,600** at-risk homes only have local regulatory agreements and can be more challenging to preserve than those with state and federal funding.
- These at-risk homes are located in **50 of California's 58 counties** (see Figure 5 and Appendix A).

FIGURE 4: At-Risk Homes by Program Type

45%	HUD (expiring project-based rental assistance contracts and/or maturing mortgages)
34%	LIHTC (expiring regulatory agreements)
12%	Local (expiring regulatory agreements)
6%	USDA (maturing mortgages)
2%	HCD (expiring loans/grants)
1%	CalHFA (maturing loans)

FIGURE 3: Affordable Rental Homes At Risk in California



Source: California Housing Partnership Preservation Database, March 2026.

CONVERSION RISK LEVELS

The California Housing Partnership analyzes conversion patterns among the state's stock of subsidized affordable rental housing to identify which homes are most at risk of converting to market rate. Each affordable development shares the following characteristics: 1) No known overlapping subsidies extending affordability; 2) not owned by a stable, mission-driven nonprofit organization. They are then categorized into one of the following groups based on when affordability restrictions end:

VERY HIGH <1 Year	<i>In less than one year.</i>
HIGH 1-5 Years	<i>In one to five years.</i>
MODERATE 5-10 Years	<i>In five to ten years.</i>
LOW 10+ Year	<i>Affordability restrictions extend beyond ten years, or the development is owned by a stable mission-driven nonprofit organization.</i>

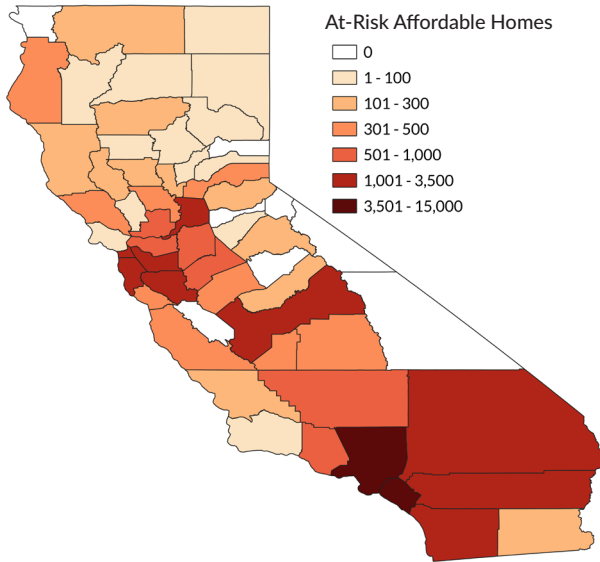
TABLE 1: Affordable Rental Homes Risk Assessment by Program⁵

	VERY HIGH	HIGH	MODERATE	LOW	TOTAL
HUD	2,368	9,779	8,857	38,120	59,124
LIHTC	1,468	12,653	1,542	450,268	465,931
USDA	1,765	313	737	5,636	8,451
CALHFA	0	154	300	1,762	2,216
HCD	15	312	671	21,979	22,977
LOCAL	466	3,080	2,075	29,735	35,356
TOTAL	6,082	26,291	14,182	547,500	594,055

Source: California Housing Partnership Preservation Database, March 2026.

GEOGRAPHIC DISTRIBUTION OF AT-RISK HOMES

FIGURE 5: Number of At-Risk Affordable Rental Homes Within Each County of California



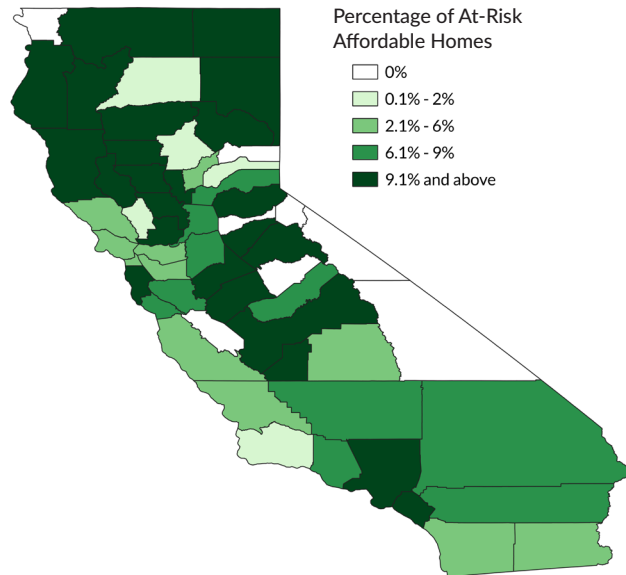
Source: California Housing Partnership Preservation Database, March 2026.

Most Populous Counties Ranked by Number of At-Risk Homes

1	Los Angeles	14,552
2	Orange	4,260
3	Santa Clara	2,915
4	San Diego	2,656
5	Sacramento	2,382
6	Fresno	1,798
7	Riverside	1,639
8	Alameda	1,497
9	San Bernardino	1,287
10	Ventura	945
11	Contra Costa	845
12	Kern	839

More than 3/4 of California's at-risk homes are located in these 12 counties.

FIGURE 6: Percentage of At-Risk Affordable Rental Homes Within Each County of California



Source: California Housing Partnership Preservation Database, March 2026.

Most Populous Counties Ranked by Percentage of Affordable Homes that are At-Risk

1	Orange	14.9%
2	Fresno	11.0%
3	Los Angeles	9.7%
4	San Bernardino	8.7%
5	Ventura	8.3%
6	Sacramento	7.9%
7	Santa Clara	7.1%
8	Kern	6.9%
9	Riverside	6.5%
10	San Diego	5.2%
11	Contra Costa	4.7%
12	Alameda	4.6%

See Appendix A for more data on at-risk affordable homes by county.

In this report, "at-risk homes" are defined as affordable homes with very high, high and moderate risk of losing affordability in the next 10 years.

APPENDIX A: LOST AFFORDABLE HOMES & RISK ASSESSMENT BY COUNTY

COUNTY	TOTAL AFFORDABLE HOMES (HISTORIC)	LOST AFFORDABLE HOMES	TOTAL AFFORDABLE HOMES (CURRENT)	HOMES AT RISK OF CONVERSION	VERY HIGH RISK	HIGH RISK	MODERATE RISK
Alameda	33,183	869 (3%)	32,314	1,497 (5%)	60	822	615
Alpine	24	0 (0%)	24	0 (0%)	0	0	0
Amador	349	0 (0%)	349	0 (0%)	0	0	0
Butte	5,192	129 (2%)	5,063	80 (2%)	0	80	0
Calaveras	211	0 (0%)	211	43 (20%)	35	8	0
Colusa	647	0 (0%)	647	119 (18%)	0	50	69
Contra Costa	18,426	443 (2%)	17,983	845 (5%)	0	590	255
Del Norte	721	0 (0%)	721	0 (0%)	0	0	0
El Dorado	2,642	0 (0%)	2,642	256 (10%)	12	70	174
Fresno	17,483	1,104 (6%)	16,379	1,798 (11%)	239	1,515	44
Glenn	625	0 (0%)	625	90 (14%)	36	54	0
Humboldt	2,473	0 (0%)	2,473	311 (13%)	92	58	161
Imperial	5,762	29 (1%)	5,733	220 (4%)	106	68	46
Inyo	65	19 (29%)	46	0 (0%)	0	0	0
Kern	12,555	420 (3%)	12,135	839 (7%)	210	468	161
Kings	2,772	146 (5%)	2,626	411 (16%)	204	169	38
Lake	1,558	0 (0%)	1,558	278 (18%)	151	20	107
Lassen	431	7 (2%)	424	95 (22%)	34	0	61
Los Angeles	158,318	7,845 (5%)	150,473	14,552 (10%)	2,028	7,049	5,475
Madera	2,113	73 (3%)	2,103	142 (7%)	65	0	77
Marin	3,100	35 (1%)	3,065	72 (2%)	0	0	72
Mariposa	181	16 (9%)	165	0 (0%)	0	0	0
Mendocino	1,670	50 (3%)	1,620	216 (13%)	10	48	158
Merced	3,388	307 (9%)	3,081	349 (11%)	0	228	121
Modoc	138	0 (0%)	138	76 (55%)	12	0	64
Mono	349	0 (0%)	349	0 (0%)	0	0	0
Monterey	6,933	245 (4%)	6,688	396 (6%)	122	62	212
Napa	2,678	27 (1%)	2,651	22 (1%)	0	16	6
Nevada	1,925	0 (0%)	1,925	34 (2%)	34	0	0

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APPENDIX A: LOST AFFORDABLE HOMES & RISK ASSESSMENT BY COUNTY (CONT.)

COUNTY	TOTAL AFFORDABLE HOMES (HISTORIC)	LOST AFFORDABLE HOMES	TOTAL AFFORDABLE HOMES (CURRENT)	HOMES AT RISK OF CONVERSION	VERY HIGH RISK	HIGH RISK	MODERATE RISK
Orange	30,023	1,390 (5%)	28,633	4,260 (15%)	980	3,143	137
Placer	7,821	67 (1%)	7,754	487 (6%)	0	284	203
Plumas	311	0 (0%)	311	41 (13%)	0	41	0
Riverside	25,818	661 (3%)	25,157	1,639 (7%)	108	1,030	501
Sacramento	31,234	1,169 (4%)	30,065	2,382 (8%)	61	1,127	1,194
San Benito	924	0 (0%)	924	0 (0%)	0	0	0
San Bernardino	15,688	821 (5%)	14,867	1,287 (9%)	115	1,030	142
San Diego	53,832	2,472 (5%)	51,360	2,656 (5%)	28	1,574	1054
San Francisco	35,473	1,009 (3%)	34,464	1,037 (3%)	171	417	449
San Joaquin	6,378	242 (4%)	6,136	551 (9%)	42	470	39
San Luis Obispo	3,860	22 (1%)	3,838	187 (5%)	118	0	69
San Mateo	9,507	220 (2%)	9,287	1,063 (11%)	58	506	499
Santa Barbara	7,183	159 (2%)	7,024	65 (1%)	0	51	14
Santa Clara	42,008	841 (2%)	41,167	2,915 (7%)	460	1,842	613
Santa Cruz	6,072	430 (7%)	5,642	461 (8%)	5	203	253
Shasta	2,607	144 (6%)	2,463	42 (2%)	42	0	0
Sierra	49	0 (0%)	49	0 (0%)	0	0	0
Siskiyou	1,015	106 (10%)	909	171 (19%)	0	28	143
Solano	6,579	349 (5%)	6,230	889 (14%)	0	649	240
Sonoma	11,557	488 (4%)	11,069	374 (3%)	33	231	110
Stanislaus	4,535	170 (4%)	4,365	835 (19%)	0	815	20
Sutter	1,147	31 (3%)	1,116	184 (16%)	149	0	35
Tehama	1,215	0 (0%)	1,215	280 (23%)	116	45	119
Trinity	94	0 (0%)	94	64 (68%)	64	0	0
Tulare	7,516	251 (3%)	7,265	349 (5%)	82	221	46
Tuolumne	778	5 (1%)	773	132 (17%)	0	0	132
Ventura	11,825	375 (3%)	11,450	945 (8%)	0	876	69
Yolo	5,081	337 (7%)	4,744	462 (10%)	0	277	185
Yuba	1,596	60 (4%)	1,536	56 (4%)	0	56	0
Total	617,638	23,583 (4%)	594,055	46,555 (8%)	6,082	26,291	14,182

Source: California Housing Partnership Preservation Database, March 2026.

DATA NOTES & SOURCES

1. California Housing Partnership. Preservation Database. March 2026. Website: <https://calhousingpartnership.org/preservation/>. In this report, the term “affordable homes” includes multifamily properties financed, subsidized, or otherwise restricted by the U.S. Department of Housing and Urban Development (HUD), the U.S. Department of Agriculture (USDA), the California Housing Finance Agency (CalHFA), the California Department of Housing and Community Development (HCD), the Low-Income Housing Tax Credit (LIHTC/“housing credits”) program administered by the California Tax Credit Allocation Committee (TCAC), and local agencies/governments. These properties are logged in the Partnership’s Preservation Database, which includes HUD-subsidized developments, USDA Section 514 and 515 rural developments, developments receiving loans from CalHFA, developments financed with Low-Income Housing Tax Credits, developments subsidized by HCD, and a portion of local governments and agencies. The Preservation Database is updated quarterly with the most complete and available data provided by each agency. The data is then cleaned and duplicate information is removed using both automated processes and manual checks. Every effort is made to ensure the information presented is as precise as possible, however, there may be unanticipated inaccuracies based on the data as processed from federal, state, and local agencies. The California Housing Partnership has included a portion of affordable housing financed or otherwise restricted by local programs into its loss and risk analysis, using as comprehensive data as possible at the time of this report’s preparation.
2. California Preservation Notice Law Government Code Sections 65863.10-13.
3. “California’s Roadmap Home.” March 2026. Website: <https://roadmaphome.org/>.
4. California Housing Partnership. Preservation Database. March 2026. Website: <https://calhousingpartnership.org/preservation/>.
5. The homes captured under the HUD column reflect developments with HUD financing, as well as developments with HUD financing that also have CalHFA, USDA, HCD, and/or local financing or affordability restrictions. The homes captured under the LIHTC column include developments that have housing credits only, as well as LIHTC developments that also have HUD, HCD, CalHFA, USDA, and/or local financing or affordability restrictions. The homes captured under the HCD column reflect developments with HCD financing, as well as developments with HCD financing that also have CalHFA, and/or local financing or affordability restrictions. The homes captured under the USDA column include those with USDA funding only, as well as developments with USDA financing that also have HCD and/or local financing or affordability restrictions. The homes captured under the CalHFA column reflect developments with CalHFA financing, as well as developments with CalHFA financing that also have local financing or affordability restrictions. The homes captured under the local column include those with local funding from former redevelopment agencies or local government and other affordability restrictions.

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Special thanks to the California Tax Credit Allocation Committee, U.S. Department of Housing and Urban Development, the U.S. Departments of Agriculture, the California Housing Finance Agency, the California Department of Housing and Community Development, and other local agencies for their data contributions to this report.