<u>January 2026 GAD Report</u>

<u>2026 Election:</u>

Time to start planning for election season. CAR has made the following resources available for our use:

The 2025–26 State Candidate Questionnaire is now open via online form! This will automatically be sent to us upon completion. Please be sure to utilize this resource as you communicate with and evaluate candidates for the upcoming cycle. You can find the questionnaire form here: 2025-26 State Candidate Questionnaire. Friendly reminder that this is for candidates to fill out themselves.

Additionally, we have made an online form for the Candidate Recommendation Form. If your association has begun candidate interviews and would like to share relevant information, please complete the form here: CREPAC Candidate Recommendation Form.
Both forms can be found on the C.A.R. website.

<u>State Update:</u>

C.A.R. has launched a RED ALERT on AB 1157 (Kalra)!

C.A.R. OPPOSES AB 1157 (Kalra), which imposes PERMANENT statewide rent control on ALL types of rental housing and dramatically reduces existing caps on rent increases. C.A.R. opposes AB 1157 because it will reduce the supply of rental housing, discourage investment in new rental housing, and hurt small property owners.

AB 1157 reduces the cap to 2% plus CPI or a maximum of 5% whichever is lower; removes the exemption for single family homes, condominiums, and ADUs and removes the current sunset or end date, making rent caps permanent.

<u>Federal Update:</u>

Trump Announces Action on Institutional Investors

President Donald Trump recently announced plans to prohibit large institutional investors from purchasing additional single-family homes and indicated he would seek congressional action to codify the policy. While details remain limited, the announcement has elevated institutional ownership of single-family homes as a renewed focus in the national housing policy debate.

Although institutional investors are generally understood to represent a relatively small share of the overall housing market, their presence has had an outsized impact in certain communities, particularly in fast-growing and high-demand markets. While C.A.R. and NAR do not have policy regarding caps on investor ownership, C.A.R. and NAR do support policies that incentivize large investors to sell existing inventory in ways that expand homeownership opportunities and increase housing supply.