



Tomiquia Moss
tmoss@allhomeca.org

April 16, 2021

The Honorable Buffy Wicks
California State Assembly
State Capitol, Room 5160
Sacramento, CA 95814

**Re: AB 528 Wicks (Abandoned Lots and Properties into Opportunity Act) Support
Support from All Home**

Dear Assemblymember Wicks:

On behalf of All Home, I am writing to express my strong support for AB 528 (Wicks), which will remove blighted properties from neighborhoods, give affordable housing developers an opportunity to build in more places, and remove tax delinquent properties from the County ledger.

We believe that by investing and maintaining the affordability of housing, we protect our long-standing communities from gentrification and displacement. The COVID-19 pandemic continues to cripple our state, drive unemployment, and push renters closer to the brink of homelessness. It is critical that we keep tenants housed, homeowners out of collapse, and in the event that a second home falls into tax delinquency, that those properties be converted into affordable housing while keeping existing tenants housed.

Currently, California law gives non-profit affordable housing developers and public agencies the first option to purchase tax defaulted properties three years after tax delinquency through the Chapter 8 Tax Defaulted Property sale. However, this process is extremely underutilized. According to the State Controller only 55 tax delinquent properties statewide have been repurposed as affordable housing over the past 10 years.

AB 528, the Abandoned Lots and Properties into Opportunity Act, removes blighted properties from neighborhoods, turns abandoned homes into affordable housing, gives non-profits access to affordable properties to develop, and removes tax delinquent properties from the County ledgers, all while keeping existing tenants housed.

AB 528 will modernize and update the existing and cumbersome Chapter 8 process by:

- Increasing the length of required affordability from 30 years to 55 years.
- Incentivizing cities and county tax collectors to work together and with non-profit affordable housing developers to incentivize blighted properties to be converted to affordable housing.

- Giving tenants an opportunity to purchase the property first before it goes into tax sale and guaranteeing tenants replacement units at rents or sales prices affordable to them if the property is redeveloped as affordable housing.
- Reducing the time it takes for a nonprofit or public agency to acquire a tax defaulted property.
- Requiring a timely application process.
- Creating a statewide list of available properties for affordable housing preservation and development.
- Directing the State Controller's Office to work with Counties to develop a standardized process.

For these reasons, All Home supports AB 1466.

Thank you for your leadership in drafting legislation that will create hundreds, if not thousands, of affordable housing opportunities throughout the state, while strengthening neighborhoods, municipal budgets, and non-profit organizations.

Sincerely,

A handwritten signature in cursive script that reads "Tomiquia Moss".

Tomiquia Moss
Founder & CEO, All Home