



March 22, 2023

Honorable Chair Wicks
Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, California 95814

RE: AB 671 (Ward) - Community Land Trust use of CalHome Funds - SUPPORT

Dear Chair Wicks,

On behalf of All Home, I am writing in support of AB 671 (Ward), which would expressly allow Community Land Trusts (CLTs) to use CalHome Program funds for developing accessory dwelling units. All Home is a Bay Area organization that advances regional solutions to disrupt the cycles of poverty and homelessness and create more economic mobility for people with extremely low incomes.

California has made important progress on developing more accessory dwelling units in recent years (ADUs), which are an important tool in our work to address the state's severe shortage of affordable homes and homeownership disparities, particularly for low-income people of color. Many California CLTs are beginning to utilize recent state and local legislation encouraging construction of ADUs on lots containing single family homes. By purchasing properties containing one single family home and subsequently constructing ADUs, CLTs are doubling the affordable homeownership opportunities on a single lot. Residents own their building, and the CLT owns the underlying land to ensure the property remains affordable housing in perpetuity. In some circumstances, a single family lot can become three or even four affordable homes.

CLTs are an ideal partner for CalHome, which provides support with ADU development costs including predevelopment, site development, and acquisition expenses. However, the California Housing and Community Development (HCD) which administers the CalHome Program has determined that the CalHome Program guidelines did not contemplate a nonprofit organization (such as a CLT) using program funds to create homeownership

opportunities through ADU development. As a result, CLTs hoping to do this work have been left without a vital resource.

With California's shortage of affordable housing, it is paramount that we utilize our public resources to provide homes and stability to our neighbors with extremely low incomes. By expressly allowing CLT's to utilize CalHome funds, AB 671 is a straightforward fix that will enable the construction of critically needed affordable housing units within existing neighborhoods. For these reasons, All Home is proud to support AB 671.

Sincerely,

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

Tomiquia Moss

Founder and CEO

All Home