



California Community Land Trust Network
Affiliate Lobby Day
March 28th, 2022

Summary Of Policy Priorities 2022

AB 1206 (Bennett)—the Housing Justice Tax Equity Act

CACLTN Sponsored

Other Supporters: SELC, East Bay Community Law Center, Urban Habitat, Policy Link

Current property tax law allows properties financed by low-income housing tax credits (LIHTC) to have residents who move into a low-income housing unit to continue to be counted as low-income for the property's welfare exemption, even if they experience an increase in household income after moving in (up to 140% of area median income). Properties not financed by LIHTC were left out of this law. We think CLTs should be treated like LIHTC financed properties for this purpose.

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AB 1837 (Bonta)—Homes in Community Hands Act

CACLTN Sponsored

Other Supporters: ACCE, CA Community Reinvestment Coalition, Housing Now, SELC, California Community Builders

AB 1837 strengthens California's landmark foreclosure intervention law (SB1079 from 2020) by reducing opportunities for bad actors to misuse it. Specifically, AB 1837:

1. Revises the definition of an eligible nonprofit buyer and expands affidavit and declaration requirements for eligible bidders;
2. Authorizes the Attorney General, a county counsel, or a city attorney to bring an action to enforce its provisions;
3. Requires that, in specific cases, units be maintained as affordable to lower income households.

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AB 2651 (Petrie Norris)—CLT Tax Exemption During Construction

AB 2651 gives a 5 year extension to a welfare tax exemption for CLT projects during construction, which was established in SB 196 (Beall - 2019). That provision of SB 196 has an upcoming sunset which we are aiming to postpone so that more CLT affordable housing projects can benefit.

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AB 2710 (Kalra)—Statewide Tenant Opportunity to Purchase Act

Other Supporters: Stable Homes Coalition

The Tenant Opportunity to Purchase Act (TOPA) is a mechanism that allows building residents to match bids when their landlord chooses to sell, creating a pathway for tenant ownership. TOPA is a promising complement to CLTs since tenants and CLTs can work together to raise funds and acquire buildings, bringing market rate homes into permanent affordability.

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BUDGET REQUEST - Community Anti-Displacement And Preservation Program (CAPP) (Bloom)

Other Supporters: Stable Homes Coalition, Social Housing Coalition

This proposal would fund the acquisition of currently unsubsidized affordable rental housing, enabling mission-driven organizations, including CLTs, to purchase these buildings and preserve them as affordable. A \$500 million investment in the program could create 4,000 to 4,500 deed-restricted units.

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SB 1176 (Limon)—California Community Reinvestment Act

Other Supporters: California Community Reinvestment Coalition

SB 1176 establishes the California Community Reinvestment Act which establishes a framework for evaluating the performance of covered financial institutions in meeting the financial services needs of their communities. The CA Community Reinvestment Act ([fact sheet](#)) would give advocates and community members a say in whether or not banks are meeting the needs of Californians and new tools to hold them accountable.