

# AB 1837—Homes in Community Hands Act

*Authored by: Assemblymember Mia Bonta (D-Oakland)*

*Sponsored by: California Community Land Trust Network*

**Summary:** AB 1837 by Assemblymember Mia Bonta (D-Oakland) will resolve the implementation gaps in California’s “housing for homeowners, not corporations act.” Assemblymember Bonta is championing legislation that will ensure that foreclosed homes are prioritized for homeowners, not corporations.

**Background:** In 2020, Senator Nancy Skinner introduced and passed SB 1079, the “housing for homeowners, not corporations act.” The intent was to ensure that investor corporations were not allowed to capitalize on a foreclosure crisis like they did in 2008, which led to the displacement of community members, homelessness, and a massive loss of Black and Latinx wealth in our communities. To achieve this, SB 1079 gives residents or non-profits a special window to match the bid of investors at foreclosure auction.

In 2021, housing advocates became aware that for-profit actors were finding ways to defy SB 1079 and even manipulate it in their favor. At least one trustee in Northern California had urged all present bidders at auction, even those who did not qualify as a prospective owner-occupant, to sign a SB 1079 “waiver” form, certifying that they were a prospective owner occupant and would use the property as their primary residence. These actions effectively precluded the opportunity for actual prospective homeowners to place a bid.

In other cases, bad actors have taken advantage of lax SB 1079 enforcement and legislative loopholes to sideline residents and mission-driven nonprofits and flip properties for a profit.

**Solution:** AB 1837 (Bonta) would strengthen the law and deter those who would misuse it. The bill would revise the definition of an eligible nonprofit buyer and expand affidavit and declaration requirements for eligible bidders. AB 1837 (Bonta) would also authorize the Attorney General, a county counsel, or a city attorney to bring an action to enforce these provisions, would restrict evictions in homes acquired through SB 1079, and would require that, in specific cases, units be maintained as affordable to lower income households.

Contact:

Haydee Dominguez at [Haydee.Dominguez@asm.ca.gov](mailto:Haydee.Dominguez@asm.ca.gov)

Amy Hines-Shaikh at [amy@consultwildcat.com](mailto:amy@consultwildcat.com)

925-822-4213



Perpetual Home Affordability-Stewardship-Community Control

## Supported By:

Alliance of Californians for Community Empowerment (ACCE)

ASIAN, Inc. 美亞輔鄰社

Avanzando San Ysidro CLT

Bend the Arc: Jewish Action Southern California

CAARMA Consumer Advocates Against Reverse Mortgage Abuse

California Coalition for Rural Housing

California Community Builders California

Community Economic Development Association

California CLT Action

California Reinvestment Coalition

Californians for Economic Justice

CAMEO

CARE CLT

Center for CA Homeowner Association Law

Community Economics

Congregations Organized for Prophetic Engagement, COPE

Consumer Action

Crenshaw Subway Coalition

East Bay Housing Organizations

East LA Community Corporation (ELACC)

Eden Community Land Trust

El Sereno Community Land Trust

EPACANDO

Fair Housing Advocates of Northern California  
Fair Housing Council of the San Fernando Valley

Faith and Community Empowerment (FACE)

Greater Sacramento Urban League

Haven Neighborhood Services

Home Preservation and Prevention

Housing Rights Committee of San Francisco

Inclusive Action for the City

Inland Equity Community Land Trust

Irvine Community Land Trust

Koreatown Youth & Community Center

Mayor - City of El Cerrito

Meadow Farm Community Land Trust

Mission Asset Fund

Montebello Housing Development Corporation

Multicultural Real Estate Alliance for Urban Change

National Housing Law Project

Northern California Land Trust

Public Law Center

Reinvent South Stockton Coalition

Renaissance Entrepreneurship Center

Richmond Neighborhood Housing Services, Inc.

Richmond LAND

Richmond Our Power Coalition

San Francisco Community Land Trust

The Central Valley Urban Institute

Western Center on Law and Poverty