Honorable Chair Wicks

Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, California 95814
916.319.2085 phone

916.319.3182 fax

March XXth, 2023

**RE: Support Letter for AB 671 (Ward) Community Land Trust use of CalHome Funds**

Dear Honorable Chair Wicks,

The purpose of this letter is to demonstrate my support for AB 671 by Assemblymember Ward, and the need for express language to allow Community Land Trusts (CLTs) to use CalHome Program funds for Accessory Dwelling Unit development.

Many CLTs in California are beginning to utilize recent state and local legislation encouraging construction of Accessory Dwelling Units (ADUs) on lots containing single family homes. CLTs are purchasing properties containing one single family home, constructing ADUs, and thus creating affordable homeownership opportunities for two low-income households on each lot such that residents own their building and the CLT owns the underlying land to ensure the property remains affordable housing in perpetuity.

Recently, 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. CLTs hoping to do this work have been left without a vital resource.

CLTs constructing ADUs on single family lots doubles the affordable housing on a single lot. In some circumstances where greater density is appropriate, a single family lot can become three or even four affordable homes. CLTs are thus an ideal partner for CalHome, which provides support with ADU development costs including predevelopment, site development, and acquisition expenses.

In this difficult budgetary moment, it is paramount that we utilize our public resources in the most judicious manner to maximize their impact. By expressly allowing CLT’s to utilize Cal Home funds, we will be stretching this public dollar to the maximum at this crucial time. I applaud Assemblymember Ward’s leadership on this issue, which is both a fiscally responsible and compassionate component to alleviate the Housing crisis.

For these reasons, and many more, I respectfully request that you support AB 671 (Ward) and you allow it to move forward through Assembly Housing Committee with your recommendation.

Sincerely,

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