



CA Community Land Trust Network State-Level Policy Priorities for 2023

In 2023, The CA CLT Network is looking to build on our achievements in 2021 (creation of the FIHPP program) and 2022 (passage of three bills supporting community ownership) through new legislation and budget advocacy.

We have identified strategies that build towards our ultimate goals of

- Reducing obstacles to the development and growth of [community land trusts](#) in the state
- Stopping the market-driven displacement of low-income and BIPOC households
- Transitioning housing and other land uses into community ownership structures to increase stability, ownership, and self-direction of low-income and BIPOC households

AB 671 - Asm. Ward; Sponsor: **CACLTN**

Currently, there are obstacles to CLTs utilizing the state's primary funding source for the creation of accessory dwelling units (ADUs). Our legislation amends CalHome's ADU program to explicitly permit financing of projects owned by CLTs. [Fact Sheet](#).

AB 430 - Asm. Bennett; Sponsor: **CACLTN**

AB 430 clarifies language championed by CACLTN in 2022's AB1206 that allows CLT rental buildings to maintain the property tax Welfare Exemption when renters' incomes rise. The bill also clarifies the definition of community land trust in the CA Revenue and Tax Code to make it conform with current CLT practices. [Fact Sheet](#).

SB 225: Community Anti-Displacement & Preservation Program (CAPP) - Sen. Caballero and Asm. Haney

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. [SB 225: CAPP Fact Sheet](#).

SB 555: Social Housing Bill - Sen. Wahab

This bill would define social housing; set 5-and-10- year goals for the creation of below-market rate social housing units, with an emphasis on the lowest-income residents; create a Social Housing Fund; and charge the Department of Housing and Community Development with developing a plan, with Legislative recommendations, to achieve the state's social housing goals, both through acquisition and preservation of existing housing and production of new social housing. [Fact Sheet](#).

SB 584 - Sen. Limon; Sponsor: Building Trades Council

This bill would impose a fee on short term rentals to support “laborforce housing,” whose definition is identical to the definition of “social housing” in SB 555. Would include nonprofit and government housing, including CLT housing. SB 555 and this bill are complementary.

AB 919: Stable Homes Act (TOPA/COPA Bill) - Asm. Kalra; Sponsors: CA Reinvestment Coalition, Housing CA, Public Advocates

The Stable Homes Act would establish a statewide policy, giving tenants, local public agencies, and mission-driven nonprofits the first opportunity to purchase rental housing properties when owners put those properties up for sale, and a right to match an offer on those properties made by a third party, helping to keep families in their homes and preserve at-risk rental housing on the market as permanently affordable. [Stable Homes Act Fact Sheet](#).

SB 594: LLC Owner Transparency - Sen. Durazo; Sponsor: CA Reinvestment Coalition, Unite Here! Local 11

This bill would establish owner transparency for businesses and property in California by amending the registration process for Limited Liability Corporations (LLCs) and Real Estate Investment Trusts (REITs) to require the owner or a person(s) with substantial control of the corporation to provide their name(s). In addition, existing entities will be required to update their information on file with the office of the Secretary of State. [Fact sheet](#).

ACA1 - Asm. Aguiar Curry

ACA 1 will lower the necessary voter threshold from a two-thirds supermajority to 55 percent to approve local general obligation (GO) bonds and special taxes for affordable housing and public infrastructure projects. [Fact sheet](#).

AB 84 - Asm. Ward

Allows property owners to receive the welfare property tax exemption at the time of purchase for land developed and used for low-income housing beginning in the 2024-25 fiscal year, saving affordable housing financing costs up front. Mandates that assessors respond to welfare exemption applications in a timely manner.