



The Honorable Gavin Newsom
Governor of California
1021 O St., Ste. 9000
Sacramento, CA 95814

Senate President Pro Tempore Mike McGuire
1021 O Street, Ste. 8518
Sacramento, CA 95814

Assembly Speaker Robert Rivas
1021 O Street, Ste. 8330
Sacramento, CA 95814

Assembly Budget Chair Jesse Gabriel
1021 O Street, Ste. 8230
Sacramento, CA 95814

Senate Budget Chair Scott Wiener
1021 O Street, Ste. 8620
Sacramento, CA 9581

Re: The Foreclosure Intervention Housing Preservation Program

Dear Governor Newsom, Senate President Pro Tempore McGuire, Assembly Speaker Rivas, Assembly Budget Chair Gabriel, and Senate Budget Chair Wiener,

We, the undersigned, respectfully request the California Legislature and Governor maintain funding for the Foreclosure Intervention Housing Preservation Program (FIHPP) and greenlight initiation of the program.

FIHPP is designed to prevent the displacement of at-risk California residents through grants to eligible nonprofit affordable housing organizations to acquire and rehabilitate 1-25 unit residential properties at risk of foreclosure or in the foreclosure process.

FIHPP was added to California's [Health and Safety Code](#) in July 2021 via the [Budget Act of 2021](#) which appropriated \$500 million through June 30, 2027 for the program. After a lengthy

process of guidelines development and contracting with nonprofit fund managers, the California Department of Housing and Community Development (HCD) is ready to make program funds available once the freeze initiated by the Governor is lifted.

There has never been a greater need for these funds:

- We are facing the double crisis of homelessness and the displacement of low-income, predominantly Black and Brown households. FIHPP intervenes in the cycle of displacement and homelessness by stabilizing at-risk households where they live rather than trying to address their needs with more costly measures (e.g. new construction of subsidized housing or supportive services) after they are already forced out of their homes.
- Pandemic-era tenant safeguards have expired and eviction filings are now back to pre-pandemic levels.¹ In some areas, including Los Angeles and Santa Clara counties, filings are significantly higher than before the pandemic. This is especially concerning given the association between eviction filings and homelessness.²
- Foreclosure rates exceed pre-pandemic levels. In 2023 alone, 31,136 properties in CA received a foreclosure notice. Those buildings are home to approximately 100,500 Californians including thousands of renters whose housing is at risk.
- An ecosystem of community-based housing providers, including [Community Land Trusts](#), have spent years building their capacity and identifying properties for FIHPP acquisitions. They are ready to act and opportunities are being squandered.

There is no denying that the state is facing a tough budget year and that the Governor and Legislature have tough decisions ahead. The Governor's January budget proposal outlined a \$248 million cut to FIHPP, erasing appropriations to the program after the current fiscal year.

We acknowledge that cuts will occur across the board in this fiscal context. We implore the Governor and Legislature to keep FIHPP funded at a level that will allow it to make an impact on the state's displacement and homelessness crisis. That would mean at minimum maintaining the governor's proposed \$237.5M for the program with additional annual appropriations in fiscal years 2024-2025, 2025-2026 and 2026-2027 sufficient to fund critical elements of the program. We also join our partners in calling for maintained funding for critical affordable housing programs as described in the [2024-25 Housing and Homelessness Investment Framework](#) as well

¹ Kuang, Jeanne, "Across California, eviction cases have returned to — or surpassed — pre-pandemic levels", CalMatters, Nov. 20, 2023.

² Ibid.

as the passage of AB 1657 (Wicks) which would put a critical affordable housing bond measure on the November ballot.

We urgently call on the Legislature and the Governor to provide FIHPP the resources that have been promised for three years and to avoid any further delays in implementing this innovative program.

Sincerely,

Organizations

AFT 1521 Faculty Guild LACCD
Bay Area Community Land Trust
Beverly-Vermont Community Land Trust
Building Youth Tomorrow Today
California CLT Action
California Community Land Trust Network³
Canal Alliance
CARE Community Land Trust
Casa Familiar
Central California Land Trust
Cervantes Conservation Consulting
Cohousing California
Council of Community Housing Organizations
Day Worker Center of Mountain View
East Bay Community Law Center
East Bay Housing Organizations
Fideicomiso Comunitario Tierra Libre
Enterprise Community Partners
El Sereno Community Land Trust
Grounded Solutions Network
Ground Works Consulting
Housing Accelerator Fund
Housing Consortium of the East Bay
HPP Cares

³ The California Community Land Trust Network represents 42 nonprofit community land trust (CLT) member organizations who develop and steward permanently affordable, community-owned housing. Our member organizations span California from Humboldt County to San Diego. 80% of CLT residents are Black, Indigenous, and People of Color and 60% of CLT households have annual incomes below \$40k.

Inland Equity Community Land Trust
LA Chinatown Community Land Trust
LA Housing Movement Lab
Land + Liberty
Latino Health Access
Liberty Community Land Trust
LISC Bay Area
Low Income Investment Fund
Marin Environmental Housing Collaborative
Sandra McNeill Consulting
Mill Valley Force for Racial Equity and Empowerment (MVFREE)
Mission Economic Development Agency
Mott Street Urban Garden
Mt. Tam Community Land Trust
Neighborhood Housing Services of Los Angeles County
Northern California Land Trust
Oakland Community Land Trust
Parable of the Sower Intentional Community Cooperative
Public Advocates
Richmond Community Foundation
Rise Economy
San Francisco Community Land Trust
San Francisco Foundation
San Francisco Housing Development Corporation
San Gabriel Valley Community Land Trust
Silicon Valley at Home
South Bay Community Land Trust
South Tower Community Land Trust
Starting Over, Inc.
Supportive Housing Community Land Alliance
The Sustainable Economies Law Center
Tenants Together
Tenemos Que Reclamar Y Unidos Salvar La Tierra-South Los Angeles
The American Dream Grant Program
The Prototype LLC
The Race & Equity in All Planning Coalition (REP-SF)
THRIVE Santa Ana
Two Valleys Community Land Trust
Urban Habitat
Venice Community Housing

Vital Arts

Individuals

Somaya Abdelgany

Tatiana Acosta

James Albert

Diana Amparo Jimenez

Juan Avalos

Ana Avilez

Faizah Barlas

Victoria Beckley

Walter Kenneth Bodger Jr

Rebecca Brackman

Roger Brown

Karen Camacho

Natividad Carrera

Gloria Castaneda

Akemi Chan-Imai

Esther Choi

Luis Daniel Cruz

Erin Coyle

Chris Cuellar

Osmaan Dawood

Eileen Fisher

Ángela Flores

Benito Flores

Mayumi Fukushima

Elsie Garcia

Jose Garcia

Anne Griffith

Lin Griffith

Gilda Harger

Sua Iris Hernandez

Richard Holsworth

Stewart Hyland

Rose Jaquez

Ryan Ku-Borden

Candace Latigue

Felix Sol Linck-Frenz

Jenna McDaniel

Clara Miller
Tara Mohtadi
Megan Moran
Rocio Padilla
Michelle Reiss-Top
Adrián Bayoán Rosselló-Cornier
Shekinah Samaya-Thomas
Madeline Smith
Katie Spencer
Sean Tai
Richard Vann
Kasey Ventura
Gilbert Williams
Rachel Wuerstlin