



2025 Policy Priorities

1. FIHPP, CAPP, and Preservation Funding

Projections of an ongoing deficit mean that there is unlikely to be funding for new programs, but we can't rule out the possibility. Asm. Wicks may reintroduce her affordable housing bond proposal. Continuing to advocate for FIHPP, CAPP, or some combination or hybrid could keep the flame alive so that we'll be in a position to capitalize if an opportunity arises.

2. Preservation & RHNA

Projects that acquire and rehabilitate unsubsidized affordable housing to prevent displacement and preserve units as permanently affordable represent a growing model across California. However, local governments cannot currently credit this type of activity towards their Regional Housing Needs Allocation (RHNA). Given the production focus of the RHNA numbers, localities feel pressure to direct their limited funding entirely to new construction. Targeted legislation addressing how preservation of unsubsidized affordable housing is accounted for in RHNA and the Annual Progress Report could serve as a policy incentive for localities to invest in these types of projects. This effort would entail statutory change to create an additional option under Housing Element Law's "Adequate Sites Alternative" to allow cities and counties to claim RHNA credit for preservation projects that meet certain affordability and anti-displacement requirements.

CACLTN: supporting role ; Stable Homes Coalition sponsoring

3. Construction welfare exemption for CLT projects

Extending Rev & Tax Code Section 214.18, sunsets Dec 2026.

CACLTN sponsor.

4. Board of Equalization Language Clarification for Welfare Tax Exemption Documentation

Create more formal guidance from the BOE regarding the types of documents that can be accepted to certify income-qualifying residents to receive the welfare tax exemption. Particularly important for acq-rehab projects with pre-existing residents. Right now, counties take a variety of approaches, some much more onerous than others.

CACLTN: sponsor. Potentially shared priority with the Stable Homes Coalition

5. LEHC reassessment bill

Bill to exempt from reassessment transfers of an entire property to Limited Equity Housing Coops (LEHCs) or CLTs. This bill would help tenants of apartment buildings and other multifamily properties to purchase their building and become homeowners by excluding a transfer of such a property to a tenant-controlled nonprofit or cooperative entity, or to a community land trust, from reassessment of the property value for tax purposes. By exempting such property transfers from reassessment, this bill would stabilize the property taxes of the property and thus help with cash flow during the conversion to tenant ownership.

CACLTN: sponsor, seeking author for this bill

6. COPA

While a statewide TOPA/COPA policy is likely to continue to face intense resistance, and will have limited impact without funding to acquire these properties (which will likely be nearly impossible to win next year), we may consider a narrowly tailored statewide COPA policy that could be more politically feasible in the short-run, while also softening the political ground for future efforts for a more broad TOPA/COPA. For example, a first right of offer/refusal for developers of affordable housing or some mixed income housing, limited to certain types of land that align with statewide housing goals, such as vacant land, underutilized commercial sites, or transit-adjacent parcels.

CACLTN: supporting; Shared priority with the Stable Homes Coalition

7. Surplus Land Act Reform

We've heard various ideas of ways to amend the existing Surplus Lands Act, including adding more transparency, closing loopholes and exemptions, and giving CLTs more priority than they currently receive. Make CLT homeownership eligible.

CACLTN: supporting.

8. Challenges to SB 1079

SB 1079 (2020) established a right for tenants and nonprofits to match bids at foreclosure auctions on 1-4 unit homes. Since its passage, only one CLT has been able to utilize SB1079. We passed AB1837 in 2022 to address the misuse of SB1079 by bad actors. It is probably that auction stakeholders will try to rollback SB1079 this session.

CACLTN: supporting.

Other Priorities

- State budget district ask for the San Joaquin Valley: Fresno focus
- Educating new elected officials about the CLT model
- SB 555 implementation and statewide social housing campaign (partnering with Housing Now and other coalitions)
- Insurance reform advocacy
- Regional and statewide advocacy re: Los Angeles Wildfire Recovery