



Anna M. Caballero

14th Senate District

SB 225 – Community Anti-Displacement and Preservation Program

(as introduced 3/13/23)

SUMMARY

SB 225 creates the Community Anti-Displacement and Preservation Program (CAPP) to prevent displacement and homelessness by financing the acquisition of currently unsubsidized rental housing and preserving it as affordable, while stabilizing current residents.

PROBLEM

There are more than 1.1 million unsubsidized affordable homes across California where low-income households live, primarily people of color. As rents outpace wage growth, this housing becomes less accessible and unaffordable, leading to the displacement of people from their homes and communities. This trend is visible across the state; the Bay Area lost 32,000 unsubsidized affordable homes annually between 2012-2017, and San Diego lost an estimated 72% of its unsubsidized housing stock affordable to very low-income households between 2000-2020. As a result, there are fewer and fewer affordable options for low-income Californians and affordable housing production is not keeping pace with this loss.

BACKGROUND

Acquisition and preservation of unsubsidized affordable housing has proven to be a successful local model to prevent displacement and homelessness and grow the supply of affordable housing. Moreover, acquisition preservation creates new affordable homes immediately, since the buildings are already built. These projects generally close in several months, rather than years.

Currently, only a limited patchwork of local resources are available to do this work, and only a select number of communities are able to utilize this important strategy. A statewide program is needed to scale these efforts and ensure communities across the state have access to resources and this important affordable housing strategy.

While some state programs focus on preservation, the programs do not provide resources that fit the specific needs to acquire unsubsidized affordable housing currently occupied by income eligible residents.

SOLUTION

CAPP would be a new state program to provide the resources that community organizations, affordable housing developers, and local jurisdictions need to acquire unsubsidized rental housing from the private market where tenants are at risk of displacement and to preserve the housing as affordable rental housing or homeownership opportunities. CAPP will prevent displacement and homelessness by stabilizing low-income families in their communities, while also growing California's supply of deed-restricted affordable homes for the future. CAPP is designed to:

- Create an innovative partnership between The California Department of Housing and Community Development, community development financial institutions, and local governments;
- Provide a streamlined funding program that offers both short-term acquisition capital and long-term subsidy; and
- Grow local capacity and ensure program success through technical assistance to program applicants like community development corporations, community land trusts, nonprofit developers, and local jurisdictions

SUPPORT

Enterprise Community Partners, INC. (Co-Sponsor)
Housing California (Co-Sponsor)
Public Advocates (Co-Sponsor)
Affordable Housing Network of Santa Clara County
Alameda County Democratic Party
Alliance for A Better District 6
Alliance of Californians for Community Empowerment (ACCE) Action
Bay Area Community Services
Bend the Arc: Jewish Action

Berkeley Tenants Union
Cadern Renters Council
California Apartment Association
California Association of Local Housing Finance
Agencies (CAL-ALHPFA)
California Coalition for Rural Housing
California Community Land Trust Network
California Housing Partnership
California Housing Partnership Corporation
California Reinvestment Coalition
California Releaf
California Rural Legal Assistance Foundation
Catholic Campaign for Human Development
Catholic Campaign for Human Development
(CCHD), Diocese of Oakland
Central Coast Alliance United for A Sustainable
Economy
Coalition for Economic Survival (CES)
Community Housingworks
Community Land Trust Association of West Marin
Community Legal Services in East Palo Alto
Community Power Collective
Congregations Organized for Prophetic Engagement
(COPE)
Corporation for Supportive Housing
Council of Community Housing Organizations
County of Sonoma Department of Health Services
Courage California
East Bay Community Law Center
East Bay Housing Organizations
East Bay YIMBY
Faith in The Valley
Fideicomiso Comunitario Tierra Libre
Florence Aliese Advancement Network, LLC
Friends Committee on Legislation of California
FSY Architects, INC
Greenbelt Alliance
Grow the Richmond
Habitat for Humanity Yuba/Sutter
Housing Is a Human Right OC
Housing Leadership Council of San Mateo County
Housing Now!
How to ADU
Inland So Cal Housing Collective
Inner City Law Center
LA Forward
LeadingAge California
Lift to Rise

Local Initiatives Support Corporation (LISC) Bay
Area
Long Beach Residents Empowered
Los Angeles Homeless Services Authority
Making Housing and Community Happen
Mi Familia Vota
Monterrey County Renters United
Mountain View YIMBY
Napa-Solano for Everyone
National Alliance to End Homelessness
National Housing Law Project
Non Profit Housing Association of Northern
California
Northern California Land Trust
Northern Neighbors SF
Novin Development Corp.
Operation Dignity
Pacifica Housing 4 All
Peninsula for Everyone
Peninsula Solidarity Cohort
People for Housing - Orange County
People's Budget Orange County
Policy Link
Progress Noe Valley
San Diego Housing Federation
San Francisco Housing Accelerator Fund
San Francisco Housing Development Corporation
San Francisco YIMBY
San Joaquin Valley Housing Collaborative
San Luis Obispo County Democratic Party
San Luis Obispo YIMBY
Santa Cruz YIMBY
Santa Rosa YIMBY
Self-Help Enterprises
Silicon Valley De-bug
Somos Mayfair
South Bay Community Land Trust
South Bay YIMBY
Southern California Association of Nonprofit
Housing
Southside Forward
Stand Affordable Housing
Strategic Actions for A Just Economy
T.R.U.S.T. South LA
Tenant Associations Coalition of San Francisco
Tenderloin Neighborhood Development Corporation
Thai Community Development Center
The Beverly-Vermont Community Land Trust
The Central Valley Urban Institute

The Children's Partnership
The Greenlining Institute
The United Way of Greater Los Angeles
The Unity Council
Union Station Homeless Services
United Ways of California (UWCA)
Venice Community Housing Corporation
Ventura County YIMBY
Western Center on Law and Poverty
YIMBY Action
Young Community Developers
2 Individuals

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