





April 2, 2025

Assemblymember Matt Haney
 Chair, Assembly Housing and Community Development Committee
 1020 N Street, Room 156
 Sacramento, CA 95814

RE: AB 736 (Wicks) Affordable Housing Bond of 2026 - SUPPORT

Dear Chair Haney:

Currently, California has a shortage of 1.2 million homes affordable to lower-income households, and roughly 180,000 people experience homelessness on any given night. Thanks to critical land use and zoning laws passed by the State Legislature in recent years, the environment for permitting new affordable housing has never been more favorable. Unfortunately, the funding to make affordable housing financially feasible has not kept pace. The Department of Housing and Community Development's most recent \$576 million notice of funding availability received requests of \$3.6 billion from affordable housing developers, an oversubscription of 6:1. This represents 15,000 permitted, shovel-ready affordable housing units whose only barrier to construction is a lack of state funding. When projects languish in developers' pipelines, development becomes more expensive, and housing instability and homelessness continue to rise.

The Affordable Housing Bond of 2026 (AB 736, Wicks) comes at a crucial time for California. Historically, the state has used voter-approved General Obligation bonds to fund the construction and rehabilitation of affordable housing. However, the \$3 billion in funding authorized by the Veterans and Affordable Housing Bond Act of 2018 was fully allocated by the end of 2024. Additionally, the Governor's January budget proposal does not allocate funding for the state's affordable housing and homelessness programs, making the need for a new, stable funding source even more dire. Without additional state resources, we cannot draw down unlimited 4% federal Low-Income Housing Tax Credits, leaving billions of dollars of federal assistance on the table.

The 2026 Affordable Housing Bond Act would place a **\$10 billion** affordable housing bond on the June 2026 ballot to fund affordable housing development for the following four years. The bond would fund:

- **\$5.25 billion** for the Multifamily Housing Program (MHP) and an additional **\$1.75 billion** for funding supportive housing, including for capitalized operating subsidy reserves
- **\$800 million** for preservation through the Portfolio Reinvestment Program,
- **\$200 million** for the Low-Income Weatherization Program, and
- **\$500 million** for the Community Anti-Displacement and Preservation Program (CAPP)
- **\$1 billion** for CalHome and home purchase assistance programs
- **\$250 million** for the Tribal Housing Grant Program
- **\$250 million** for the Joe Serna, Jr. Farmworker Housing Grant Program

These resources will facilitate the construction of almost 35,000 new units of deeply affordable housing, help preserve or rehabilitate 42,000 homes, and make homeownership possible for more than 13,000 low-income households. The new construction rental housing funds will be leveraged with private, federal, and local funds at a ratio of more than 4:1. We kindly request that you support and prioritize the passage of AB 736 (Wicks) to ensure that the state's critical affordable housing programs are adequately funded in 2027 and beyond.

Sincerely,

A Community of Friends

ACCE (Alliance of Californians for Community Empowerment)
Abode Housing Development
Affordable Housing Management Association, Northern California & Hawaii
All Home
Architects FORA
Asian Americans Advancing Justice Southern California (AJSOCAL)
Bolin Community Land Trust
Brilliant Corners
California Coalition For Community Investment
California Coalition for Rural Housing
California Community Land Trust Network
California Council for Affordable Housing
California Housing Consortium
CCH (Christian Church Homes)
California Housing Partnership
CARE CLT
Champions for Progress Inc
City of Santa Ana
Collective Operations
Community Corp. of Santa Monica
Corporation for Supportive Housing
County of Ventura
Courage California
Destination: Home
Disability Rights California
Drug Policy Alliance
EAH Housing
East Bay Housing Organizations
East Bay YIMBY
Eden Housing
Enterprise Community Partners
Eviction Defense Network
Friends Committee on Legislation of California
FSY Architects, Inc
Gubb & Barshay LLP
Heaven Helps
Homes & Hope
Hope Cooperative
House Farm Workers!
Housing Accelerator Fund
Housing Action Coalition
Housing Authority of the City of Santa Paula

Housing California
Housing Leadership Council of San Mateo County
Housing Trust Silicon Valley
Human Impact Partners
Initiate Justice
Inland Abundant Housing and Housing Claremont
Inland SoCal Housing Collective
Inner City Law Center
Jamboree Housing Corporation
Legal Aid of Sonoma County
Linc Housing
Many Mansions
Monterey Bay Economic Partnership
Mountain View YIMBY
Move California
Multi-Faith ACTION Coalition
National Alliance to End Homelessness
PATH Ventures
Partnership for the Bay's Future
People's Self-Help Housing
PEP Housing
PICO California
Redwood Community Services
Resources for Community Development
Sacramento Area Congregations Together (ACT)
Sacramento Housing Alliance
Sacramento Poor People's Campaign
Sacramento Transit Advocates and Riders STAR
Sacred Heart Community Service
San Francisco Community Land Trust
San Francisco SafeHouse
San Francisco YIMBY
Santa Clara County Housing Authority
Santa Cruz YIMBY
Satellite Affordable Housing Associates
SCANPH
Self-Help Enterprises
Self-Help for the Elderly
Serving Seniors
SLOCo YIMBY
SOMOS Mayfair
South Bay Community Land Trust

South Bay YIMBY
Starting Over Strong
Stinson Beach Affordable Housing Committee
Supportive Housing Alliance
SV@Home
TechEquity
TerraCorp
The Public Interest Law Project
Transform
Two Valleys Community Land Trust
Urban Habitat
Ventura County YIMBY
Vital Arts
Wakeland Housing and Development Corporation
WUNZ Apparel in Action/ Make It Work LA
YIMBY Action
YIMBY Los Angeles
YIMBY Monterey Peninsula
YIMBY Oceanside
YOLO YIMBY
Young Community Developers
80 Individuals