



UPDATE, 2025

The Honorable Matt Haney
Chair, Assembly Housing and Community Development Committee
 1020 N Street, Suite 156
 Sacramento, CA 95814

Re: AB 595 (Carrillo) Building Homeownership for All Tax Credit – Support

Dear Assemblymember Haney,

The below organizations write to respectfully express our strong support AB 595, the Building Homeownership for All Act, which will create a state-level homeownership construction tax credit pilot program. AB 595 will create more affordable homeownership opportunities for working families and communities of color by providing an incentive for builders to construct affordable for-sale homes, and making for-sale homebuilding more financially feasible.

Homeownership is one of the primary tools for building wealth, achieving financial security, and stabilizing neighborhoods. However, home prices have skyrocketed in California and rising costs continue to outpace the average family's salary. As a result, the American Dream of homeownership is out of reach for most Californians, particularly in black and brown communities. African American and Latino homeownership rates are 26% and 19% lower than white Californians.

There is high demand for affordable homeownership support. Yet in California, many of the current financing programs, such as LIHTC, are reserved solely to produce rental housing. What exists to support homeownership is primarily available in the form of down payment assistance programs, which are critical but do not create new affordable homes for sale. To support the success of purchase-based programs in connecting families with homeownership, we also need to rapidly increase the number of homes available for purchase.

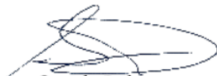
The state's only funding to support homeownership development on the production side – CalHOME – has been undependable. Recent changes and actions at the federal level have also put federal funding for home development at risk. To ensure affordable for-sale development remains financially viable in California, a crucial piece of attaining our overall housing goals, state support is needed.

For these reasons, we are proud to support AB 595 (Carrillo).

Sincerely,



Eric Payne
Executive Director
Central Valley Urban Institute



Sarah Johnson
Founder & Executive Director
Pathway To Tomorrow



Adam Briones
CEO
California Community Builders



Esmeralda Lopez
California State Director
UnidosUS



Jordan Panana Carbajal
Government Affairs Manager
California YIMBY



James Becker
CEO
Richmond Community
Foundation/RCF Connects



Robert Apodaca
Executive Director
The Two Hundred for
Homeownership



Michael Lane
State Policy Director
SPUR



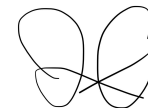
Jesus Martinez
Executive Director
Central Valley Immigrant
Integration Collaborative



Eric Hamm
President
Next Door Real Estate



Marcos Morales
Executive Director
Hogar Hispano, Inc.



John Gamboa
Board Member
California Community Defense
League



Willie Ellison
Board Member
Southern California Black
Chamber of Commerce



Michael Yarne
Founder
Black Oak Group



Joe Coto
Board Member
United Latinos Vote



Kailin Scott Peoples
CEO/ Executive Director
Neighborhood Housing Services
of the Inland Empire



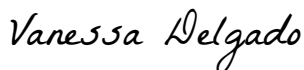
Robert Monzón
President
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Arnulfo Manriquez
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MAAC



Kalen McNamara
Head of Community
Architecture
Frolic Community



Vanessa Delgado
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Eduardo Mendoza
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Mahdi Manji
Director of Public Policy
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