

Attendees

Aditi Shakkarwar, United Way of Greater LA
Alberto Cruz, TODEC
Diana Alfaro, New Way Homes
Doni Tadesse, Rise Economy
Emily Jones, California YIMBY
Gerald Phillips, Neighborhood Housing Services of LA
Jocelyn Duarte, SALEF
Konstantin Hatcher, California YIMBY
Mahdi Manji, Inner City Law Center
Ricardo Flores, LISC San Diego
Sosan Madanat, W Strategies
Walter Maynard, West Hollywood CHC

Homeownership Tax Credit Bill Update

- Asm. Juan Carrillo has agreed to author a bill creating a pilot program for a state tax credit for affordable, for-sale home building
 - HWG members UnidosUS, CCB, and California YIMBY are the current co-sponsors
 - This is a slightly more ambitious version of the study bill of the same idea CCB and Unidos ran last year (AB 2140), which was held in Appropriations (legislators tend to not like study bills)
- Still working on the details, and looking for input
 - A tax credit program has a lot of complexities, even as a study:
 - What are the limits of the study (initial geographies, eligibilities)?
 - How much of the home building cost should the tax credit cover?
 - What kinds of for-sale homes should be eligible?
 - How much should the state budget for the pilot?
 - We are introducing spot bill language in February so we have time to work out that language
 - Introduction deadline: February 21
- State's budget situation, especially because of state costs related to clean up and rebuilding in LA, make creating a new program that requires state money even more challenging
- Interested in any and all feedback and information on the topic folks can share!
- Comments:
 - Ricardo Flores, LISC San Diego:
 - Will talk to his policy team about any examples they have of using tax credits to build for-sale units. Will reach out to LISC office in MA (where they passed something similar last year) about how they did it and how it's going.
 - Walter Maynard, West Hollywood CHC:

- ULI has helpful case studies, including a low income homeownership program completed in LA. Not sure if there was a tax credit connected but the developer deals with tax credits.

Sacramento Update: Legislation and Forecast

- Last week was the deadline to get language to the state Leg Counsel to develop into bill language
- Next month is the bill introduction deadline.
- Working fast and furious to find authors for lots of policy ideas!
- The rebuilding effort in LA is a big priority for the Governor and the Members of the legislature right now – including how to rebuild faster and how to help impacted Californians beyond just rebuilding homes.
- Waiting to see how wildfire impacts and response efforts will impact the state budget.
- Assemblymember Wicks had a series of Permit Streamlining hearings last fall that have resulted in a lot of pieces of legislation for this year.
- Will continue to share out the housing bills we see that seem of interest to this group.

HWG Member Updates: What's Happening?

- Gerald Phillips, Neighborhood Housing Services of LA:
 - In disaster response mode right now. But, still concerned about CalHOME funding and trying to think of ways to better advocate locally and statewide for CalHOME funding so that it becomes an ongoing stream of revenue. Still involved in ULA. If you have information on relief efforts from previous disasters, Gerald is interested in additional information: gphillips@nhslacounty.org
 - Fundraising link: [Donation Online - Neighborhood Housing Services of Los Angeles County](#)
- Aditi Shakkarwar, United Way of Greater LA:
 - They've started a wildfire recovery fund that is raising money to distribute to smaller organizations helping affected families. Focus on LACAHS implementation and strategic plan. With Measure A passing, they want to make sure LACAHS is ready. Also working on a land use bill with OFLA.
 - [United Way of Greater Los Angeles Announces First Wildfire Response Fund Distribution to Community Organizations to Address Urgent Needs](#)
- Mahdi Manji, Inner City Law Center:
 - Secondary partner on wildfire support efforts. Trying to solve a budget crisis. Senator Gonzalez will be authoring their policy to allow up to 8 homes in single family areas, especially traditionally exclusionary ones.
 - [Resilient Opportunity Housing Act of 2025 Fact Sheet](#).
- Diana Alfaro, New Way Homes:
 - Project in Scotts Valley is moving forward – first to use AB 2011 to get tax credits. Last fall, City of Santa Cruz started a signature gathering campaign for a parcel tax to raise money for affordable housing. Hoping to be the only item on the ballot in November (in the City of Santa Cruz).
 - [Workforce Housing Solutions Act](#)

- Walter Maynard, West Hollywood CHC:
 - Coming online with 3 projects THIS YEAR that include units for those previously experiencing homelessness and seniors, and permanent supportive housing.
- Doni Tadesse, Rise Economy:
 - Campaigning to establish a state-level Community Reinvestment Act, to encourage banks to invest in affordable housing in the communities they operate in.
 - State CRA Sign On: <https://forms.gle/8WsY47CrvWPXXkUcA>
 - If folks have any questions or want to discuss this bill further, shoot me an email: dtadesse@rise-economy.org
 - Also working on pressure banks to be involved in the support and rebuild effort in LA. What should we be asking banks to do? Email - dtadesse@rise-economy.org
- Alberto Cruz, TODEC:
 - Lots of community education for undocumented/documentated community members. They are experiencing a lot of fear around their safety. TODEC is ensuring they know their rights, how to make a plan, how to respond to law enforcement. Send anyone who may need this help their way.
 - [Conoce Tus Derechos - Know Your Rights - TODEC](#)

LA Fire Support Resources from the HWG:

- NHS of LA is providing resources to those that have lost their homes:
 - [Menu of support they can offer](#). ([Spanish](#))
- ULI has a list of projects worked on in the past that includes relief efforts:
 - <https://americas.uli.org/programs/advisory-services/recent-work/>
 - [Sonoma County CA ASP Report 2021.pdf](#)
 - [Marshall Fire Recovery ASP 080723.pdf](#)
- United Way of LA is fundraising and then distributing relief funds:
 - <https://unitedwayla.org/press-releases/first-wildfire-response-fund-distribution/>
- If you are interested there is a AAREP LA Virtual Town Hall + Survey: Supporting Our Community After Devastating Fires. During this meeting, we will:
 - Connect with affected members
 - Share updates on the current situation
 - Discuss AAREP's support initiatives
 - Develop an action plan for community rebuilding
 - **Date: Thursday, January 30th, 2025**
 - **Time: 6:00 PM PST**
 - **Registration is required via [Zoom](#)**