

AMENDED IN ASSEMBLY APRIL 23, 2025  
AMENDED IN ASSEMBLY MARCH 27, 2025  
AMENDED IN ASSEMBLY MARCH 3, 2025  
AMENDED IN ASSEMBLY FEBRUARY 24, 2025

CALIFORNIA LEGISLATURE—2025–26 REGULAR SESSION

## ASSEMBLY BILL

**No. 57**

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**Introduced by Assembly Member McKinnor**  
**(Coauthors: Assembly Members Bonta, Bryan, Elhawary, Gipson,**  
**Jackson, Kalra, Ortega, Ransom, Sharp-Collins, and Wilson)**  
**(Coauthors: Senators Richardson, Smallwood-Cuevas, and**  
**Weber Pierson)**

December 2, 2024

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An act to amend Section 51523 of the Health and Safety Code, relating to housing.

### LEGISLATIVE COUNSEL’S DIGEST

AB 57, as amended, McKinnor. ~~Home Purchase Assistance Program:~~  
*California Dream for All Program*: descendants of formerly enslaved people.

Existing law establishes the California Housing Finance Agency in the Department of Housing and Community Development, and authorizes the agency to, among other things, make loans to finance affordable housing, including residential structures, housing developments, multifamily rental housing, special needs housing, and other forms of housing, as specified. ~~Existing law requires the agency to administer a home purchase assistance program for the purpose of assisting low- and moderate-income home buyers to qualify for the~~

~~purchase of owner-occupied homes, as specified.~~ Existing law establishes the California Dream for All Program to provide shared appreciation loans to qualified first-time homebuyers, as specified. Existing law establishes in the State Treasury the California Dream for All Fund, which is continuously appropriated for expenditure pursuant to the program, as specified.

This bill would require, upon establishment of an agency to determine whether an applicant qualifies as a descendant of a formerly enslaved person, at least 10% of the moneys in the fund to be ~~made available to~~ *reserved for* applicants who meet the requirements for a loan under the ~~home purchase assistance~~ program and are descendants of formerly enslaved people, as specified.

Vote: majority. Appropriation: no. Fiscal committee: yes.  
State-mandated local program: no.

*The people of the State of California do enact as follows:*

- 1 SECTION 1. Section 51523 of the Health and Safety Code is
- 2 amended to read:
- 3 51523. (a) The California Dream for All Program is hereby
- 4 established to provide shared appreciation loans to qualified
- 5 first-time homebuyers. The program shall be limited to providing
- 6 assistance to low- and moderate-income homebuyers in the
- 7 purchase of owner-occupied homes. The agency, subject to the
- 8 availability of funds for the purposes of this chapter, shall
- 9 implement and administer the California Dream for All Program
- 10 in accordance with this chapter.
- 11 (b) (1) In implementing this part, the agency shall adopt
- 12 policies, rules, and regulations by resolution of the board of
- 13 directors of the agency and consistent with this part to achieve all
- 14 of the following:
- 15 (A) Provide assistance to meaningfully expand access to
- 16 homeownership.
- 17 (B) Expand opportunities for California households to
- 18 accumulate wealth for themselves and their families. The agency
- 19 shall make any necessary program adjustments consistent with the
- 20 requirements of this chapter, which may include limiting the
- 21 percentage of appreciation payable under the program, to ensure
- 22 that design of the loan product is not an unreasonable impediment
- 23 to homeowner wealth creation.

1 (C) Maximize the number of households assisted over time by  
2 exploring and implementing methods for selling subordinate second  
3 mortgages originated pursuant to this chapter to investors in order  
4 to generate additional funding for the program.

5 (D) Establish a revolving, shared appreciation first-time  
6 homebuyer program with the goal of eventually providing up to  
7 one billion dollars (\$1,000,000,000) per year for first-time  
8 homebuyers.

9 (E) The amount of assistance shall only be made available in  
10 conjunction with first mortgage loan financing provided by the  
11 agency, and funds available pursuant to this chapter shall also be  
12 available for interest rate buydowns and closing cost assistance  
13 for that first mortgage loan financing. Any funds made available  
14 for interest rate buydowns shall be made in conjunction with a  
15 shared appreciation loan.

16 (F) All repayments shall be deposited into the fund for ongoing  
17 use in the program.

18 (G) Sustainability for the agency without significantly adversely  
19 affecting its borrowing capacity or ability to meet other affordable  
20 housing or agency needs.

21 (H) Adequate consumer protection and consumer disclosure  
22 protections.

23 (2) Policies, rules, and regulations adopted pursuant to this part  
24 shall not be subject to Chapter 3.5 (commencing with Section  
25 11340) of Part 1 of Division 3 of Title 2 of the Government Code.

26 (c) (1) Upon establishment of an agency to determine whether  
27 an applicant qualifies as a descendant of a formerly enslaved  
28 person, at least 10 percent of the moneys in the fund shall be ~~made~~  
29 ~~available to~~ *reserved for* applicants who meet the requirements for  
30 a loan under the program and are descendants of formerly enslaved  
31 people.

32 (2) Upon establishment of an agency to determine whether an  
33 applicant qualifies as a descendant of a formerly enslaved person,  
34 that agency shall establish criteria for determining eligibility for  
35 moneys made available pursuant to paragraph (1) that include, but  
36 are not limited to, a defined historical period for when an  
37 applicant's ancestor must have been subjected to enslavement  
38 within the United States.

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2	REVISIONS:	
3	Heading—Line 3.	
4		_____