



May 17, 2021

President Shamann Walton and Members of the Board of Supervisors
c/o Angela Cavillo, Clerk of the Board of Supervisors
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place, Room 244

Re: Item # 21: Support Resolution #210549 “Supporting California State Assembly Bill No. 528 (Wicks) – Abandoned Lots and Properties into Opportunity Act.”

Honorable Members of the Board of Supervisors,

BAFCA (Build Affordable Faster CA) is writing to urge the San Francisco Board of Supervisors to pass Resolution #210549 “Supporting California State Assembly Bill No. 528 (Wicks) – Abandoned Lots and Properties into Opportunity Act.” AB 528 (Wicks) will remove blighted properties from neighborhoods, give affordable housing developers an opportunity to build in more places, and remove tax delinquent properties from the County ledger. We believe that by investing and maintaining the affordability of housing, we protect our long-standing communities from gentrification and displacement.

Build Affordable Faster California (BAFCA) is a regional and state advocacy and action project of the Tenants and Owners Development Corporation (TODCO), a nonprofit community-based community development corporation in San Francisco’s South of Market Neighborhood (SoMa) since 1971. We are committed to supporting legislation locally and statewide that creates pathways to more affordable housing and strengthens the safety net which supports the health, safety and well being of all Californians.

The COVID-19 pandemic continues to cripple our state, drive unemployment, and push renters closer to the brink of homelessness. It is critical that we keep tenants housed, homeowners out of collapse, and in the event that a second home falls into tax delinquency, that those properties be converted into affordable housing while keeping existing tenants housed.

Currently, California law gives non-profit affordable housing developers and public agencies the first option to purchase tax defaulted properties three years after tax delinquency through the Chapter 8 Tax Defaulted Property sale. However, this process is extremely underutilized as only 55 tax delinquent properties statewide have been repurposed as affordable housing over the past 10 years.

AB 528, the Abandoned Lots and Properties into Opportunity Act, removes blighted properties from neighborhoods, turns abandoned homes into affordable housing, gives non-profits access to affordable properties to develop, and removes tax delinquent properties from the County ledgers, all while keeping existing tenants housed.

AB 528 will modernize and update the existing and cumbersome Chapter 8 process by:

- Increasing the length of required affordability from 30 years to 55 years;
- Incentivizing cities and county tax collectors to work together and with non-profit affordable housing developers to incentivize blighted properties to be converted to affordable housing;
- Giving tenants an opportunity to purchase the property first before it goes into tax sale and guaranteeing tenants replacement units at rents or sales prices affordable to them if the property is redeveloped as affordable housing;
- Requiring a timely application process;
- Creating a statewide list of available properties for affordable housing preservation and development; and
- Directing the State Controller's Office to work with Counties to develop a standardized process.

We urge you to pass Resolution #210549 and support AB 528 (Wicks) which will create hundreds, if not thousands, of affordable housing opportunities throughout the state, while strengthening neighborhoods, municipal budgets, and non-profit organizations.

Thank you for your consideration.

Respectfully,

Jon Jacobo
Director of Engagement and Policy

Bobbi Lopez
Director of Statewide and Regional Policy



NON-PROFIT HOUSING ASSOCIATION
OF NORTHERN CALIFORNIA
The Voice of Affordable Housing

May 17, 2021

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Amie Fishman

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Supervisor Dean Preston
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, CA 94102

Re: NPH Supports Resolution #210549 "Supporting California State Assembly Bill No. 528 (Wicks) – Abandoned Lots and Properties into Opportunity Act."

Dear Supervisor Preston,

The Non-Profit Housing Association of Northern California (NPH) is writing to urge the San Francisco Board of Supervisors to pass Resolution #210549 "Supporting California State Assembly Bill No. 528 (Wicks) – Abandoned Lots and Properties into Opportunity Act." AB 528 (Wicks) will remove blighted properties from neighborhoods, give affordable housing developers an opportunity to build in more places, and remove tax delinquent properties from the County ledger. We believe that by investing and maintaining the affordability of housing, we protect our long-standing communities from gentrification and displacement.

As the membership organization of more than 750 affordable housing developers, advocates, community leaders and businesses, the collective NPH community has created tens of thousands of affordable homes and supported hundreds of thousands of Bay Area residents.

The COVID-19 pandemic continues to cripple our state, drive unemployment, and push renters closer to the brink of homelessness. It is critical that we keep tenants housed, homeowners out of collapse, and in the event that a second home falls into tax delinquency, that those properties be converted into affordable housing while keeping existing tenants housed.

Currently, California law gives non-profit affordable housing developers and public agencies the first option to purchase tax defaulted properties three years after tax delinquency through the Chapter 8 Tax Defaulted Property sale. However, this process is extremely underutilized. **According to the State Controller only 55 tax**

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delinquent properties statewide have been repurposed as affordable housing over the past 10 years.

AB 528, the Abandoned Lots and Properties into Opportunity Act, **removes blighted properties from neighborhoods, turns abandoned homes into affordable housing, gives non-profits access to affordable properties to develop, and removes tax delinquent properties from the County ledgers, all while keeping existing tenants housed.**

AB 528 will modernize and update the existing and cumbersome Chapter 8 process by:

- Increasing the **length of required affordability from 30 years to 55 years.**
- Incentivizing cities and county tax collectors to work together and with non-profit affordable housing developers to **incentivize blighted properties to be converted to affordable housing.**
- Giving tenants an **opportunity to purchase the property first before it goes into tax sale and guaranteeing tenants replacement units** at rents or sales prices affordable to them if the property is redeveloped as affordable housing.
- Requiring a **timely application process.**
- Creating a **statewide list of available properties** for affordable housing preservation and development.
- Directing the State Controller's Office to work with Counties to develop a **standardized process.**

We urge you to pass Resolution #210549 and support AB 528 which will **create hundreds, if not thousands, of affordable housing opportunities throughout the state, while strengthening neighborhoods, municipal budgets, and non-profit organizations.**

Thank you for your consideration.

Sincerely,

Amie Fishman

Executive Director
Non-Profit Housing Association of Northern California (NPH)