

May , 2025

Re: AB 474 - Home Share Act of 2025

Dear Assembly Member Ward,

The Contra Costa County Advisory Council on Aging advises our Board of Supervisors on all matters associated with the planning, development, and administration of programs relating to older adults. Any comments, recommendations, opinions, and positions made by the council or its members do not represent the official position of the County or its officers.

We are writing you to support your bill, AB 474, regarding the providing of a smart, low-cost solution to help seniors and low-income older homeowners stay housed while increasing the number of affordable rental opportunities by renting out excess and vacant bedrooms. As the fastest growing segment of the state's population, those over 60, particularly those on limited incomes, are facing an acute shortage of affordable housing. Through AB 474 both low-income homeowners and those seeking affordable rental opportunities benefit through home sharing programs.

The Home Sharing Act of 2025 provides key provisions which specifically assist the low-income homeowner and renter. Low-income homeowners benefit through an exemption where rental income is exempt from income tax and this rental income does not affect the homeowner's eligibility for government assistance programs. Tenants benefit through strengthened rights while still providing the homeowner the right to have a caregiver move in, if needed. This proposed Act provides a "win-win" solution for both the homeowner and the tenant.

Thank you for sponsoring AB 474 and its potential of increasing the availability of affordable housing while also supporting low-income homeowners.

Respectfully,

James Donnelly, President
Contra Costa County Advisory Council on Aging