

DRAFT

Dear Assemblymember Ward,

On behalf of the Contra Costa County Advisory Council on Aging, I am writing in strong support of AB 474, the Home Sharing Act of 2025. Our council advises the Board of Supervisors on matters related to older adults in our county. Please note that the views expressed here are those of the Advisory Council and do not represent the official position of Contra Costa County or its officers.

AB 474 offers a smart, cost-effective solution to address California's growing housing crisis, especially among older adults. By encouraging and supporting home sharing programs, your bill provides dual benefits: helping low-income older homeowners remain in their homes while creating affordable rental opportunities for others in need.

As the population of Californians aged 60 and older grows rapidly, housing insecurity among this group - especially those with limited incomes - has become an urgent concern. AB 474 addresses this by allowing homeowners to rent out excess or vacant bedrooms without jeopardizing their eligibility for public assistance. The bill's exemption of rental income from income tax is a meaningful support for older homeowners.

The Home Sharing Act also protects tenants' rights while maintaining the homeowner's ability to bring in a caregiver when needed. These balanced provisions make AB 474 a "win-win" for both parties.

We appreciate your leadership on this issue and your commitment to innovative, compassionate solutions. Thank you for sponsoring AB 474 and working to expand affordable housing options while helping older adults age in place with dignity.

Respectfully,

James Donnelly, President

Contra Costa County Advisory Council on Aging