

CALIFORNIA
COMMUNITY
BUILDERS

2022

ANNUAL REPORT



A LETTER FROM OUR CEO

Dear Colleagues and Friends,

I recently celebrated 18 months on the job at California Community Builders, and it's been an amazing journey even in that short period of time. This is my first time leading an organization, and I am exceptionally proud of the work of our small team over this past year to uphold and advance the vision originally set out by John Gamboa, our founder. **CCB exists because we know that all families deserve to live in safe, healthy and prosperous neighborhoods, and be empowered to control their own lives and futures.** We also know this vision depends on closing the racial wealth gap, and the best tools to do that are housing and homeownership. While there is always more to do, we are on a path toward real, tangible progress for our communities.

California Community Builders—to our knowledge the only Latino-led organization that focuses on both housing supply and demand issues—continued to punch above our weight in 2022. We co-sponsored two bills, one of which has been signed into law by the governor; we published three major reports, two policy briefs, and an op-ed in an important D.C. publication; we intervened in a bank merger to create billions in increased community investments; we created the first ever strategic plan for CCB; and we relaunched our website to more effectively share our work and our new organizational branding. With a staff of three-full time people, we were busy!

We expect to do even more in 2023. This coming year, we plan to publish new research on the intersection of housing density and homeownership and on home lending to communities of color. In addition, we will work to support legislation to increase homeownership for working class people of color even as we train young leaders in housing and public policy and continue building CCB's capacity and financial resources.

The issues we've chosen to work on—the racial wealth gap, the housing and homeownership crisis, and supporting a new generation of young leaders, will all take time and patience to achieve what we know is possible. **Like every year previously and every year in the future, CCB will be in the fight day in and day out, and no matter how long it takes, we're committed to building a state and nation where all families can thrive.** We are small but mighty, and we know that when we work in partnership and leverage the support of our allies and supporters, we can move mountains.



A handwritten signature in black ink, consisting of the letters 'AB' in a stylized, cursive font.

Adam Briones, CEO

California Community Builders

MAJOR ACHIEVEMENTS IN 2022

California Dream for All Shared Appreciation Mortgage Program

WHAT: Mortgage Innovation

In 2019 CCB was selected – as a part of a larger team – by the California State Treasurer’s Office to help prepare a framework for a new state-backed down payment assistance program called “California Dream for All.” This new mortgage program will rely on a shared-appreciation concept that subsidizes a mortgage down payment for low- and moderate-income first-time homebuyers in return for a share of the profits when the home is sold.



OUR ROLE: Community Advocate

CCB was there to ensure that communities of color are included in the program and that their unique needs were addressed in a thoughtful and effective manner. We interviewed housing counseling and other community-based organizations throughout California, with a special focus on organizations serving communities of color, and made sure that their voices and insight are being kept front and center in this new program.

IMPACT: \$300 Million Budget Allocation

The final report was published in May 2022 and the California Dream for All program was included in the 2022-2023 state budget at \$300,000,000, with specific language stating that the legislature has a “goal of eventually providing up to one billion dollars per year for first-time homebuyers.” Importantly, the report articulates CCB’s findings around outreach to underserved communities – recommendations that the administering agent of the program, the California Housing Finance Agency, has already begun to implement.

MAJOR ACHIEVEMENTS IN 2022

AB 2873 Signed Into Law

WHAT: Supplier Diversity in Affordable Housing

CCB co-sponsored Assemblymember Reggie Jones-Sawyer's AB 2873, the "Affordable Housing Supplier Diversity Act." The bill requires the California Tax Credit Allocation Committee to collect supplier demographic data over a period of two years from developers who receive funding from the state's tax credit program. The information collected will then be used to set diversity and inclusion goals and will be publicly available through an annual report.

OUR ROLE: Technical Assistance

As a co-sponsor, CCB was critical to the legislative success of the bill by providing testimony at committee hearings and helping to articulate the value of this bill to legislators. In addition, **CCB also provided technical assistance in structuring the bill to ensure that it allowed flexibility for small developers while still being applicable to large, well-resourced affordable housing developers.**



Pictured above (left to right): Konstantin Hatcher, Jordan Panana Carbajal, Assemblymember Jones-Sawyer, Adam Briones, and Louis Mirante.
Photo credit: Ryan Joy.

IMPACT: Industry Transparency

AB 2873, signed into law in 2022 by Governor Newsom, is modeled on the successful track record of General Order 156 at the California Public Utilities Commission, which requires utility companies to disclose the diversity of suppliers they work with, as well as on disclosures provided through the home mortgage disclosure act, which requires mortgage lenders to disclose the demographics of borrowers. Much as these programs have done in their fields, **CCB anticipates that AB 2873 will significantly increase business for entrepreneurs of color in the affordable housing sector, create more competition, and ensure that taxpayer resources support businesses that look like California.**

MAJOR ACHIEVEMENTS IN 2022

Continued Growth of The Alliance to Close the Racial Wealth Gap



Pictured above (left to right): Adam Briones, Marcia Griffin, and John Gamboa.

WHAT: Community Coalition

In 2021, CCB was asked by a group of POC-led organizations in multiple states to help lead a new bank accountability coalition, the Alliance to Close the Racial Wealth Gap. Specifically, the member organizations asked CCB to help coordinate a multi-state organizing effort to increase bank accountability. ***In 2022, CCB and Alliance members intervened in two mergers: the U.S. Bank acquisition of Union Bank and the BMO Harris acquisition of First Republic Bank.***

OUR ROLE: Convener

CCB coordinated and convened members in over five states, identified policy and advocacy opportunities, and directly engaged with large banks through coalition meetings. As a part of that effort, CCB helped to coordinate and lead approximately 20 organizations from across the country to push U.S. Bank to commit to being a leader in closing the racial wealth gap.

IMPACT: \$175 Billion in Community Commitments

Thanks to the hard work of the Alliance and other advocates across the country, U.S. Bank and BMO Harris committed to community benefits agreements of \$100 billion and \$75 billion, respectively, to support home lending, small business lending, philanthropic support, and management and supplier diversity for low-and-moderate income communities, especially communities of color, throughout the country.

RESEARCH PUBLICATIONS

Housing, Homeownership, and The Racial Wealth Gap: Creating Racial, Economic, and Social Equity Through Housing

In January, CCB released its first report on historic policies and practices that discriminate against communities of color such as redlining and exclusionary zoning, and the impacts they have had on homeownership and wealth building. The report explores issues surrounding access to housing, housing production, access to capital, and understanding the difference between wealth and income as it relates to accumulating capital and accessing homeownership. The cyclical nature of these issues continues to financially and socially hinder the ability of BIPOC communities to access wealth building opportunities. This paper offers specific recommendations on using housing and homeownership as a means to close the racial wealth gap. [> LEARN MORE](#)

California Dream for All: A Shared Appreciation Loan Program to Support First-Time Homebuyers

In May, the State Treasurer's office published the report that CCB helped to create for the California Dream for All program, a new mortgage product designed to support increased homeownership for underserved families that are currently shut out of the mortgage market by the high cost of down payments. The program has now been included in the 2022-23 state budget, and CCB was featured in news broadcasts on KRON4 and CBS News San Francisco explaining the program to general audiences. [> LEARN MORE](#)

The Effects of Upzoning Single Family Neighborhoods on Supply and Affordability

In August, CCB released a report on the potential impact of increasing zoning density in single-family neighborhoods. The study, prepared by HR&A Advisors, finds that upzoning could increase the Bay Area's housing supply by 14% over five years, a significant improvement over recent increases in supply. While some of the new units created would be rental apartments, most would be condos, which are notably more affordable than single-family homes. That in turn would greatly reduce the annual family income needed to purchase a home, suggesting that zoning reform represents a promising avenue for making homeownership available to more California families. This report was cited in UC Berkeley's Turner Center report, "Unlocking the Potential of Missing Middle Housing." [> LEARN MORE](#)

OTHER PUBLICATIONS



California's Legislature Takes on Homeownership: An Analysis Of 2022 Homeownership Bills (Part I and II)

With Part I in May and Part II in August, CCB analyzed the state of homeownership legislation in California. 2022 saw a significant uptick in legislation that addresses homeownership issues, so we prepared this brief to help Californians understand this legislation and related budget proposals. [> LEARN MORE](#)

How Parking Requirements Fuel California's Housing Crisis

In June, CCB published a brief on the impact of parking requirements on housing affordability. California's deeply rooted housing crisis has a long list of causes. Many of them are about housing itself — how we build it, finance it, and regulate it and some aren't really about housing at all, but some other aspect of community building and planning, such as environmental concerns, fiscal issues, traffic and transportation. Our policy recommendations include reducing minimum parking requirements so developers can produce smaller, more affordable units. [> LEARN MORE](#)

The Hill: "Interest rates worsen housing crisis for working families — time to act."

In August, CCB's op-ed on interest rates was featured in The Hill, a widely read Washington, DC publication focusing on policy and politics. The column focused on the Federal Reserve's interest rate hikes and called on Congress and the President to recognize the harm sudden rises in rates could do to our already troubled housing market. [> LEARN MORE](#)

LEADERSHIP ACADEMY



CCB's Leadership Academy started in 2018 with dynamic undergraduate and graduate students from all across California. Students receive direct mentorship from staff as well the opportunity to grow and learn from the diverse civil rights pioneers on our board and within our wider network. We see the transfer of experiences and skills from veterans of the civil rights movement to the current generation as essential to preparing the next generation of advocates.



“With CCB, I try to use every opportunity I can to learn from the amazing team! Whether it’s researching legislation, thinking through marketing strategies, or even just hearing about their experiences in housing, I always find myself learning something new.”

—
Esther Li-Chen



“I’ve learned how to use a racial equity lens in solving the housing shortage and will make sure to consider how policies contribute to the racial wealth gap.”

—
Hannah Phalen



“CCB has solidified my interest in housing policy beyond what my undergraduate classes are capable of teaching. The organization has shown me how policy work and advocacy get done in the context of real-world stakes and constraints.”

—
Moorea Benmosche

OUR FRIENDS & PARTNERS

California Community Builders centers low- and moderate-income communities and communities of color, because for these communities, the playing field has never been level. We know that policies that work to increase access to wealth-building serve all communities. We also know that the most successful policies come from the community, rooted in feedback from real people in real neighborhoods. As such, we hold a strong commitment to working with community leaders to inform and shape our policy priorities. Our coalition of community partners forms the backbone of our work and we are grateful to them for their partnership and perspective.



“Richmond Neighborhood Housing Services appreciates the skills and partnership of CCB. Without their thought partnership, we would not have been able to move our legislative work forward in 2022 – CCB not only supported us in our legislative pursuits, they have also been great champions and supporters of ours. A true value add to community and partnerships.”

—
Nikki Beasley

Executive Director,
Richmond Neighborhood
Housing Services



“CCB has been a great partner in educating our network of faith-based and AAPI leaders on housing and community reinvestment, especially through our C2 Leadership Institute.”

—
Hyepin Im

President and CEO,
Faith and Community
Empowerment



“California Community Builders is enabling Latino Californians to make notable progress in their economic well-being, and continuing that progress will be essential to securing the state’s future prosperity. It is not only a large community, but also complex and changing, and CCB is creating new housing and economic opportunities for Latinos and all people of color.”

—
Joe Coto

Former CA State Assembly
Member, CCB Board Member

COMING UP NEXT

In 2022, CCB published our first ever Strategic Plan to detail our vision, mission, and strategies to close the racial wealth gap. Based on this long-term plan, we intend to work on the following in 2023:

RESEARCH



CCB's primary research focus will be on exploring opportunities for multifamily homeownership, a type of homeownership that is naturally more affordable as well as climate-friendly and accessible for small developers, especially developers of color. In addition, we will continue to explore demand-side housing and homeownership issues, including mortgage lending, as well as timely issues facing communities of color.

ADVOCACY

In Sacramento, CCB will focus primarily on ways to increase access to market rate and affordable homeownership and rental housing for communities of color. Specifically, we will explore ways to support the production of housing, especially multifamily homeownership opportunities. In addition, we will continue to support the growth and impact of the Alliance to Close the Racial Wealth Gap.



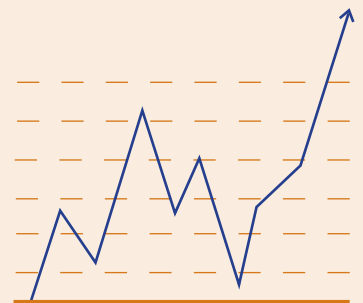
IMPLEMENTATION



We know that creating good policies is just the start, so ***CCB will spend the year tracking and analyzing laws that have passed and agreements set in place*** to ensure that those policies get implemented in the most equitable and effective manner possible.

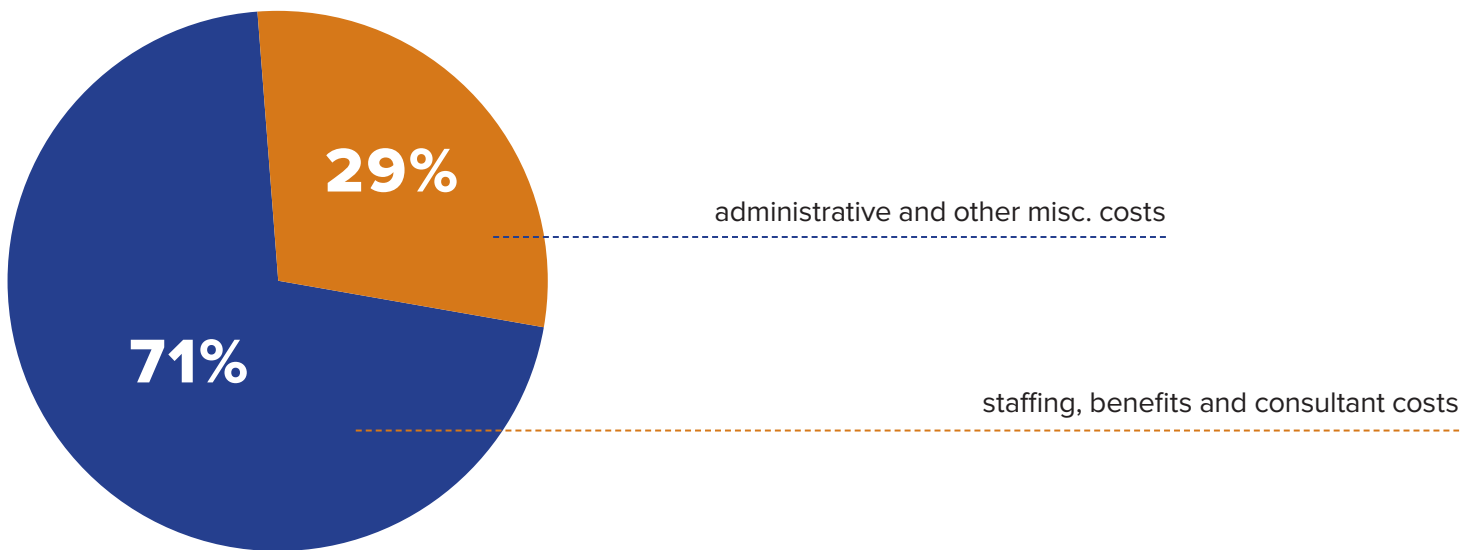
GROWTH

One of CCB's core strategic goals is to continue to grow an organization that is economically sustainable, healthy, and a long-term member of the nonprofit community. In the coming year, ***CCB looks forward to increasing and diversifying our budget, expanding our board of directors, and continuing to build out our organizational capacity to lead.***



2022 OPERATING BUDGET

CCB is proud to have accomplished a lot in 2022 with a modest operating budget of \$665,000. Without our funders CCB would not exist. Our staff and board would like to extend a special thank you to the organizations and individuals that supported CCB over the past two years. You are our partners in advancing our mission and we truly appreciate your support and shared vision for a better future for all Californians.



THANK YOU TO OUR FUNDERS

Chan
Zuckerberg
Initiative 



JPMORGAN CHASE & CO.




FIRST REPUBLIC BANK
It's a privilege to serve you®

OP  RTUN®

 Meta

 Together, Building
a Better California

SUPPORT CCB'S STUDENT LEADERS



CCB is proud of our achievements and we truly believe that the best is yet to come. With open hearts, big dreams and concrete plans for achieving our mission, we turn to you for your support. ***Your support is critical to building our capacity to do this important work, and 100% of individual donations will go towards resourcing our Leadership Academy and young leaders.***

DONATE

THANK YOU

California Community Builders would like to say a very sincere thank you to everyone who contributed their time and energy to helping us build out our 2022 Annual Report. While we are not able to list everyone, we do want to take a moment to thank our friends and colleagues who played a special role in the creation of this report.



STRATEGIC ADVISOR/ CONSULTANT

Preeti Vissa-Kristipati

DESIGNER

Michelle Nazzal
www.michellenazzal.com

BOARD OF DIRECTORS

John Gamboa
Founder & Board Chair

EDITOR

Bruce Mirken

Robert Apodaca
Joe Coto
Ortensia Lopez
Marsha Murrington

CALIFORNIA COMMUNITY BUILDERS STAFF

Sylvia Aguilar
Adam Briones
Ron Chavez
Esther Li-Chen

REVIEWER

Gregory Magoffia



CCBUILDERS.ORG