



May 15, 2025

Assemblymember Christopher Ward
State Capitol
P.O. Box 942849
Sacramento, CA 94249-0078

Assemblymember Buffy Wicks, Chair
Assembly Appropriations Committee
1021 O Street, Suite 8220
Sacramento, CA 95814

RE: AB 474 (Ward) Nonprofit home-sharing program: income tax exclusion: SUPPORT

Dear Assemblymember Ward and Chair Wicks:

The Agency on Aging Area 4 (AAA4) writes to express our strong support for AB 474. This bill addresses housing affordability and homelessness, particularly for older adults and people with disabilities, by creating incentives and protections for home-sharing programs.

With a severe housing shortage and many underutilized bedrooms, home-sharing offers a cost-effective solution. AB 474 particularly benefits low-income older adults, helping them afford rising housing costs while allowing homeowners to supplement their income and renters to find affordable housing. The bill introduces key provisions to make nonprofit home-sharing more accessible and beneficial for seniors who are home rich and cash poor and for seniors living on modest fixed incomes. These measures aim to expand affordable housing options while providing financial stability for participants.

At a time when homelessness is rapidly growing in the senior population, the establishment of a framework for nonprofit home-sharing programs is critical for our aging population.

For these reasons, we are pleased to support AB 474 (Ward).

Respectfully,

Dr. Catheryn Koss, JD, PhD
Agency on Aging Area 4 Advisory Council Chair