



April 21, 2021

Hon. Rosilicie Ochoa Bogh  
California State Senate  
Sacramento, CA 95814

**Subject: Support SB 601 (Ochoa Bogh) as amended 4/22/2021**

Dear Senator,

Livable California is a 501(c)(4) non-profit organization that represents over 10,000 Californians committed to critical aspects of state housing policies. We support truly affordable, sustainable housing legislation and land use and development decisions made by local governments.

**We support SB 601** (Ochoa Bogh), as amended, for two primary reasons:

Homeownership is central to the American Dream and to rebuilding a strong middle class. Buying a first home is a struggle for too many in these challenging times, particularly younger and working-class people. SB 601 will provide some relief and expanded opportunity for first-time home buyers.

This bill provides incentive for sellers to sell to first-time buyers by allowing homeowners who sell their homes to a first-time homebuyer to exclude capital gains of \$300,000 for single filers instead of the current \$250,000 maximum and \$600,000 for joint filers instead of the current \$500,000 maximum from their gross income.

Sb 601 also provides reasonable timing and performance monitoring.

Livable California strongly supports SB 601.

Sincerely, The Board of Directors of Livable California

A handwritten signature in black ink, appearing to read "Rick Hall", written over a horizontal line.

Rick Hall, President  
T Keith Gurnee, Member  
Carey White, Member  
Isaiah Madison, Member