

E. Soren Diaz, a member of litigation team, recently won an important case on affordable housing issues at the California Court of Appeals, 6th Appellate District. In *Alfaro et al. v. CHISPA, et al.*, the plaintiff homeowners sought to invalidate an affordable housing deed restriction, which provided that the homes they had purchased at less than fair market value, were to be made affordable to other very low, low or moderate income families, if they decided to sell. The plaintiffs asserted a number of allegations challenging the validity of the deed restriction, including that it was void as an unreasonable restraint on alienation. However, in a 45 page published opinion, the Court of Appeals held that the deed restriction was reasonable on public policy grounds, since it provided for and preserved affordable housing in California. Soren was also able get the case thrown out against our developer client on the basis of a statute of limitations defense.