



April 20, 2022

The Honorable Buffy Wicks
California State Assembly
1021 O St, Ste. 4240
Sacramento, CA 95814

RE: AB 2011 (Wicks) The Affordable Housing and High Road Jobs Act – SUPPORT

Dear Assemblymember Wicks:

On behalf of All Home I am writing in support of AB 2011, the Affordable Housing and High Road Jobs Act. We believe that the AB 2011 attempts to strike a balance that has the potential to expand climate-friendly infill affordable housing opportunities for low and moderate income Californians while also growing a sustainable middle-class construction workforce.

All Home is a Bay Area organization that advances regional solutions to disrupt the cycles of poverty and homelessness and create more economic mobility for people with extremely low incomes.

The 2022 Statewide Housing Plan estimates that California needs to build approximately 2.5 million units of housing over the next eight years – including over one million units affordable to lower income households. According to HCD, the state will need 180,000 new units of housing each year just to keep up with existing demand, including 80,000 units affordable to lower-income households. Yet California averages less than 100,000 new units per year, and has never produced more than 20,000 new affordable homes in any year.

The bottom line is that California needs housing production at all income levels, but particularly for households with the lowest incomes. While AB 2011, on its own and without other State investment to offset the high costs of production, is likely to do little to directly increase the production of housing for those with extremely low incomes and who are most precariously housed, increasing housing supply is a positive step forward that can reduce pressure on the current limited housing supply that results in displacement and pricing low income households out of the overly competitive housing market in the Bay Area.

AB 2011 pairs the ability to build housing by right on underutilized commercial sites with strong labor standards that ensure all construction workers earn prevailing wages and receive health benefits. By opening new sites to housing, AB 2011 would rapidly accelerate housing production at all income levels. Because the development would occur in areas zoned for commercial use, the bill will preserve the density or character of existing residential neighborhoods. These sites would be required to be in infill locations, helping reduce greenhouse gas emissions and meet our climate goals.

In order to build on these new sites, the bill requires developers meet a range of responsible wage and training standards. Prevailing wage is required on all projects. And, for projects of 50 or more units, contractors must either participate in a state-approved apprenticeship program or request the dispatch of apprentices from a program and provide health benefits for their workers. If no apprentice workers are available, the project can still move forward. The bill also includes new enforcement mechanisms to ensure these payroll and benefits requirements are being met.

We would also recommend that state-approved apprenticeship programs be required to report back to the Legislature on practices and procedures to increase the number of BIPOC apprentices in their programs and on the numbers of BIPOC apprentices who advance to journey-level worker status each year. Furthermore, we would like to see more direct linkages between California's apprentice programs and workforce development organizations, such as Employment Social Enterprises, that are working with clients who have recent or past experience with homelessness.

AB 2011 is a step in the right direction to increase the housing production necessary to help Californians stay rooted in their communities. Thank you for your leadership on this important issue.

Sincerely,



Tomiquia Moss
All Home
Founder and CEO