



April 12, 2022

The Honorable Tim Grayson  
1021 O Street, Room 5510  
Sacramento, CA 94293

**Re: AB 2186 - SUPPORT**

Dear Assemblymember Grayson:

On behalf of All Home, I am writing in support of AB 2186, which would spur the production of affordable homes by creating a Housing Cost Reduction Incentive program. 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.

According to Roadmap Home 2030, California needs to build 1.2 million additional homes in the next 10 years that will be affordable to low-income households. Yet California has never produced more than 20,000 new affordable rental homes in any year. One of the many factors inhibiting increased production is the high impact fees local governments charge all new development to address infrastructure needs. A 2019 Turner Center at UC Berkeley report found that California's fees are especially high and can exceed \$150,000 per unit, not including utility fees. These high impact fees are particularly straining for nonprofit affordable housing builders, who often operate on thin margins.

AB 2186 encourages cities and counties to waive or reduce impact fees for affordable rental housing developments by reimbursing them 50% of the value of waivers or reductions granted. This bill will significantly reduce the cost of development and allow for available subsidies to support increased production of affordable rental homes. The state will share the burden of lost local fee revenue and provide resources to meet local infrastructure needs. Thank you for authoring AB 2186, an important bill to create more affordable homes for the Californians who need them, preventing further homelessness in our state.

Sincerely,

A handwritten signature in cursive script that reads "Tomiquia Moss".

Tomiquia Moss, Founder and CEO of All Home