



April 12, 2022

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

RE: AB 2334 (Wicks) – Density Bonus Law SUPPORT

Dear Assemblymember Wicks:

On behalf of All Home, I am writing in support of your bill, AB 2334. 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. All Home is proud to support AB 2334, which will increase the supply of affordable housing by allowing all location-efficient 100% affordable housing developments to qualify for the enhanced density bonus.

The pandemic has shown us all the essential role affordable housing plays in every California community — providing shelter, support, and community to some of the state's most vulnerable populations. California currently has a gap of 1.2 million homes affordable to lower-income households and on any given night, roughly 160,000 people in California experience homelessness. While the state has taken significant steps in recent years to address the housing and homelessness crisis, there is much more to be done to make housing more accessible and affordable to lower-income and homeless Californians — and to ensure housing solutions help the state achieve its climate goals.

AB 2334 does both, strengthening California's Density Bonus Law provisions that allow developers to obtain more favorable local development requirements in exchange for offering to build or donate land for affordable or senior units.

AB 2334 builds on the improvements in Density Bonus Law provided under AB 1763 by allowing all location-efficient 100% affordable housing developments to qualify for the enhanced density bonus. Specifically, this bill would:

- Further incentivize infill development by allowing 100% affordable housing developments to have no maximum controls on density when located in a very low

vehicle travel area, where the existing vehicle miles traveled (VMT) per capita is 15% below the regional or city average

- Maintain existing authority of local governments in the development approval process
- Maintain existing maximum increase to building height limits under Density Bonus law
- Make additional technical changes and clean-up to Density Bonus law

AB 2334 addresses the housing affordability crisis and furthers environmental sustainability goals by incentivizing infill development and densification of urbanizing communities that may not yet have high quality transit. Encouraging higher density development in low-VMT areas will increase production of critical affordable housing while supporting the reduction of greenhouse gas emissions and reducing the exposure of low-income Californians to the impacts of climate change.

Thank you for your leadership on this important issue.

Sincerely,

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

Tomiquia Moss, Founder and CEO
All Home