



June 7, 2022

The Honorable Dave Cortese  
California State Senate  
State Capitol, Room 3070  
Sacramento, CA 95814

**RE: SUPPORT SB 649 (Cortese) – Affordable Housing: Local Tenant Preference**

Dear Senator Cortese:

On behalf of All Home, I am writing in strong support of SB 649, which supports greater access to affordable housing for people facing displacement. 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.

We all know that California is in a housing crisis. COVID-19 has amplified the displacement pressures experienced by households with extremely low incomes, which are disproportionately made up of people of color in many California communities. Displacement causes real tangible problems: physical health problems, mental health problems, educational deficiencies, and disconnection from supportive social networks.

Local Tenant Preferences are a critical tool many cities have used to help prioritize the efficient use of scarce affordable housing resources to stabilize neighborhoods and keep people from being uprooted from their homes and networks. Local tenant preferences can also help reduce opposition to affordable housing development and enhance the predictability of development. However, preferences that help local residents at risk of displacement rather than a specific type of person, like a teacher or a veteran, lack Statewide legislative support needed to use them in affordable housing developments funded with tax credits and/or bonds.

SB 649 fixes this problem, aligning tenant preferences that help avoid displacement with Internal Revenue Code requirements so that tax credits and bonds can be used reliably and without concerns on much-needed affordable housing. We look forward to working together to pass SB 649.

Sincerely,

A handwritten signature in dark purple ink that reads "Tomiquia Moss". The signature is written in a cursive, flowing style.

Tomiquia Moss  
All Home  
Founder and CEO