



September 8, 2022

The Honorable Gavin Newsom
Governor, State of California
State Capitol
Sacramento, CA 95814

RE: Request for Signature on SB 6 (Caballero) – Middle Class Housing Act

Dear Governor Newsom,

On behalf of All Home, we respectfully request your signature of SB 6 (Caballero), the Middle Class Housing Act of 2022. We believe SB 6 will make it possible to expand infill affordable housing opportunities for low and moderate income Californians in an efficient manner 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.

California needs to increase its housing production at all income levels, and particularly for households with the lowest incomes, if it is to bring an end to its housing affordability and homelessness crisis. According to HCD, the state will need 180,000 new units of housing each year just to keep up with existing demand (with 80,000 of these units being affordable to lower-income households). However, California averages less than 100,000 new units per year, and has never produced more than 20,000 new affordable homes in any year.

SB 6 would authorize residential development on existing parcels zoned for commercial office and retail, transforming underutilized commercial sites into additional housing. The bill would also permit cities to approve qualifying projects through an expedited process, allowing them to make use of the streamlined approval process provided by SB 35 (Wiener) and exempting projects from the California Environmental Quality Act (CEQA). While SB 6 on its own and without further State investment is likely to do little to directly increase the production of housing for those with extremely low incomes, increasing California's housing supply overall and as quickly as possible is a positive step forward that can reduce pressure on the current limited housing supply that results in the displacement of low income households in the Bay Area.

SB 6 pairs the ability to build housing on unused commercial sites with strong labor standards that ensure all construction jobs created by these projects are well-paid and that contractors use a "skilled and trained workforce", which stands to not only build a strong, middle-class construction workforce but also to encourage more workers to take up construction jobs, potentially facilitating

the development of further much-needed housing down the line. And, as development would occur in areas zoned for commercial use and in infill locations, the bill will preserve the character of existing neighborhoods, help reduce greenhouse gas emissions, and prevent urban sprawl.

SB 6 is a step in the right direction to increase the housing production necessary to keeping Californians in their communities and to ensure workers receive fair, sustainable wages. For these reasons, we urge you to sign SB 6 into law.

Sincerely,

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

Tomiquia Moss
All Home
Founder and CEO