



March 15, 2023

The Honorable Scott Wiener

California State Senate
1021 O Street, Suite 6630
Sacramento, CA 95814

RE: SB 225 (Caballero) - Community Anti-Displacement & Preservation Program (CAPP) – SUPPORT

Dear Senator Wiener,

On behalf of All Home, I am writing to support SB 225, which would finance the acquisition of unsubsidized rental housing and preserve them as long-term, deed-restricted affordable housing by establishing the Community Anti-Displacement and Preservation Program (CAPP). All Home advances solutions to disrupt the cycles of poverty and homelessness and to create more economic mobility for people with extremely low incomes in the Bay Area and across the state.

A severe shortage of affordable housing is at the root of homelessness in California, and the majority of people with extremely low incomes are renting on the private market without any subsidy or support. There are an estimated 1.1 million of these unsubsidized affordable homes across California; as rents outpace wage growth this housing is becoming progressively less affordable, leaving residents at high risk of displacement and homelessness.

While the state is rightfully pursuing strategies to increase the production of affordable housing, acquisition and preservation of unsubsidized affordable housing has proven to be a complementary approach and a successful local model to prevent displacement and homelessness. . As acquisition preservation uses existing buildings, these projects typically close in months, rather than the several years that building new affordable housing often takes.

Despite the evidence that acquisition preservation addresses homelessness and displacement at an accelerated rate, few local resources are currently available to do this work, leaving only a select number of communities able to utilize this important

strategy. We need to leverage all tools to support the housing needs of people with extremely low incomes, and SB 225 fills an existing gap in the state's response.

SB 225 would establish the Community Anti-Displacement and Preservation Program, a new state program to provide the resources that community organizations, affordable housing developers, and local jurisdictions need to acquire unsubsidized rental housing from the private market where tenants are at risk of displacement, and to preserve the housing as affordable rental housing or homeownership opportunities.

CAPP will help people with extremely low income stay in their communities, increase California's supply of much-needed affordable homes, and prevent displacement and homelessness. All Home is proud to support the establishment of this program through SB 225, and thank you for your leadership on this important matter.

Sincerely,

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

Tomiquia Moss
Founder and CEO
All Home