



March 15, 2023

The Honorable Scott Wiener
California State Senate
1021 O Street, Suite 8620
Sacramento, CA 95814

RE: SB 423 - Land use: Streamlined housing approvals: multifamily housing developments - SUPPORT

Dear Senator Wiener,

On behalf of All Home, I am writing in support of Senate Bill 423 to streamline housing production. 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.

Homelessness is the most visible – and unconscionable – result of California's ongoing housing crisis. The average extremely low-income household in the Bay Area spends 76% of their income on rent each month and the state has an estimated shortage of over a million affordable homes. Every day, our partners in the Bay Area and across the state help families and individuals resolve their housing crises, but face a steady and increasing inflow of people into homelessness. We cannot solve this crisis without more homes—especially affordable homes.

SB 35 (Wiener, 2017) addressed this need by providing streamlined, ministerial approval of projects in cities that have not built sufficient housing. If a jurisdiction has reported fewer units than approved for residents making below 80% of the area median income, SB 35 allows streamlined approval of projects with 50% of total units affordable to households with at least 80% of the area median income. This approach has led to increased housing production in communities where it is needed most, and has been a crucial source of new affordable units. The Turner Center reports that through the end of 2021, over 18,000 units have been proposed under SB 35, with 13,000 being affordable to those in the very low or low income categories. These are desperately needed homes and we should continue that progress.

SB 423 would remove the sunset of SB 35 and make the law permanent. SB 423 would also help California's construction workforce rise and thrive, by requiring that workers be paid prevailing wages on projects with over 10 units, and be offered apprenticeship employment and health care for themselves and their dependents on projects with 50 units or more.

We know we need a comprehensive, "yes and" approach to end homelessness in California, one that includes increasing economic security, protecting tenants, preserving existing affordable housing, and building more homes. SB 423 could be even more impactful in addressing the shortage of ELI and VLI housing with additional provisions that streamline those units, and we look forward to discussions on making this important bill even stronger as it moves forward.

SB 35 has enabled thousands of new affordable units across the state and SB 423 is essential to continue that work. Addressing homelessness is an all-hands-on-deck issue, and the costs of doing nothing are too high. All Home supports SB 423, and thanks you for your leadership in authoring this important legislation.

Sincerely,

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

Tomiquia Moss
Founder and CEO
All Home