



April 19, 2023

The Honorable David Alvarez  
California State Assembly  
1021 N Street, Suite 8630  
Sacramento, CA,

**RE: AB 1449 (Alvarez) - Affordable Housing CEQA Exemption - SUPPORT**

Dear Assemblymember Alvarez,

On behalf of All Home, I am writing in support of AB 1449, your bill to facilitate the development of affordable housing by exempting from CEQA certain 100% affordable housing projects throughout California. All Home is a Bay Area organization that advances regional solutions to disrupt the cycles of poverty and homelessness and create more housing stability and economic mobility for people with extremely low incomes.

A severe lack of affordable homes lies at the root of California's homelessness crisis, which sees roughly 160,000 people experiencing homelessness on any given night. Research suggests that California has a gap of 1.2 million affordable housing units, and the need is especially great for people with extremely low incomes, who are among the most vulnerable to becoming unhoused. Despite the well-established need for affordable and accessible housing for low and extremely low income community members, development faces vocal opposition across the state, making these projects difficult to site, time-consuming to approve, and costly to build. These obstacles make it financially infeasible to build this housing, and discourage developers from moving forward with projects urgently needed by those living with extremely low incomes and facing homelessness.

Although current law provides some protections for proposed affordable housing developments seeking local approval, including many by right approvals or California Environmental Quality Act (CEQA) exemptions for certain affordable housing projects, **the existing tools have limitations that prevent access to CEQA streamlining for many 100% affordable housing developments.** Multifamily affordable housing developments are higher density, built on location-efficient sites close to services and amenities, and critical to

helping the state reach its climate goals and affirmatively furthering fair housing. State and local funding programs prioritize housing in high resource areas, which have been proven to support positive economic, educational, and health outcomes for families with low and very low incomes.

AB 1449 addresses California's housing shortage and homelessness crisis by exempting 100% affordable housing projects that meet rigorous labor standards and comply with specified environmental requirements from CEQA, streamlining the affordable housing development process. It is crucial that we increase the production of quality affordable housing units, and this bill is an important step towards expanding our state's housing supply and addressing process issues that have slowed affordable housing development. For these reasons, we are proud to support AB 1449, and thank you for your leadership in authoring this important legislation.

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