



April 24, 2023

Honorable Ash Kalra
California State Assembly
1020 N Street
Sacramento, CA 95814

RE: AB 919 - SUPPORT

Dear Assemblymember Kalra, :

All Home is proud to support Assembly Bill 919, your bill that will give tenants and eligible entities, including local public agencies and mission-driven nonprofits, the first opportunity to purchase rental housing when the owner decides to sell the property. This important bill is an essential tool in our preservation efforts, will keep tenants in their homes and will ensure that these properties remain permanently affordable.

All Home is a Bay Area organization focused on addressing the cycle of homelessness and poverty, and on creating more housing stability and economic mobility for Californians with the lowest incomes.

A severe shortage of affordable housing is at the root of homelessness in California, and the majority of people most vulnerable to becoming unhoused are renting on the private market without any subsidy or support. Housing construction will take time, and communities need the tools to preserve existing affordability, protect tenants, and prevent homelessness. An analysis of real estate transaction data by California Housing Partnership estimates there are at least 710,000 unsubsidized affordable units in California; as rents outpace wage growth this housing is becoming progressively less affordable, leaving residents at high risk of displacement and homelessness.

To address this, cities from Washington, D.C. to San Francisco have adopted or are pursuing Tenant and Community Opportunity to Purchase (TOPA/COPA) policies. These local ordinances have demonstrated the effectiveness of this type of policy, but statewide action is urgently needed to scale this solution and to help protect renters, and preserve existing affordable housing stock in communities. .

AB 919 would give tenants, mission-driven nonprofits, and local public agencies the first opportunity to purchase rental housing stock when property owners choose to sell, as well as the right to match

an offer made on those properties by a third party. **Housing purchased through this policy will be preserved as permanently affordable housing with protections for existing and future tenants.** Stronger public and non-market actors operating in the housing system are essential in bringing more balance, more stability, and more housing opportunities to Californians with the lowest incomes.

For these reasons, we are in strong support of AB 919 and thank you for your leadership on this issue.

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