DATE, 2025

The Honorable Buffy Wicks

State Capitol, Room 8140

Sacramento, CA 95814

**RE: AB 1244 (Wicks) – Support**

Dear Assemblymember Wicks:

[Your organization] is pleased to sponsor AB 1244, your bill to facilitate addressing vehicle miles traveled (VMT) mitigation requirements through affordable housing.

The California Environmental Quality Act (CEQA) often requires a project that generates a significant increase in VMT to minimize that impact to the fullest extent feasible. There are several options available for project sponsors to choose from when deciding how they will meet this requirement.

[Research](https://chpc.net/resources/why-creating-and-preserving-affordable-homes-near-transit-is-a-highly-effective-climate-protection-strategy/) definitively demonstrates that transit-oriented affordable housing significantly reduces VMT. Lower income households drive 25 percent to 30 percent fewer miles when living within one-half mile of transit, and nearly 50 percent less when living within one-quarter mile of frequent transit. However, there is no clear process to direct VMT mitigation resources to affordable housing developments.

AB 1244 would make it easy for VMT-generating projects to mitigate their impacts with affordable housing. It would do so by allowing project sponsors to pay a per-mile fee into the fund for the Department of Housing and Community Development’s (HCD) Transit-Oriented Development (TOD) Implementation Program. HCD would then use this existing program to award the funds to qualifying affordable housing developments in the same region, with a first priority for developments in the same city and a second priority for developments in the same county. Such a statewide approach provides efficiency, certainty, consistency, and a familiar process by which developers of affordable homes can access funding.

Moreover, this approach would be optional and additive and not remove any of the existing mitigation approaches available to VMT-generating projects.

We thank you for devising this innovative approach to both meeting environmental requirements and increasing the production of affordable housing. Thank you for authoring this important legislation.

Sincerely,

[Your name and title]