[Place on your letterhead or include your address block]

To: Tara Gamboa-Eastman, Legislative Aide, Assemblymember Phil Ting (Tara.Gamboa-Eastman@asm.ca.gov)

Cc: Pedro Galvao, Senior Policy Manager, NPH (pedro@nonprofithousing.org)

*Please also submit to* [*https://calegislation.lc.ca.gov/Advocates/*](https://calegislation.lc.ca.gov/Advocates/%20) *(note that your organization will need to create a free account)*

 [Insert Date]

The Honorable Phil Ting

California State Assembly

State Capitol, Room

Sacramento, CA 95814

**Re:  AB 1486 (Ting): Surplus Land Act - SUPPORT**

Dear Assemblymember Ting,

[Insert your organization's name] supports/supports if amended (choose one) AB 1486 (Ting), which will create more affordable homes for our communities by clarifying and strengthening key provisions of the Surplus Land Act.

[Include 1-2 sentences to briefly describe your organization: *You may include how many people you serve and where, how many people you employ and where, etc.*]

**Surplus Land Act: Turning unused public land into a public good**

Redeveloping unused public land can create more affordable housing homes throughout the state and advance California’s environmental and economic goals by increasing affordable infill development near transit and jobs.

Enacted in 1968 and amended in 2014, the Surplus Land Act (Government Code § 54220 et seq.) requires all local agencies to prioritize affordable housing, as well as parks and open space, when disposing of surplus land by giving first right of refusal to organizations and agencies that agree to use sites for affordable housing or parks and open space.

While the 2014 amendments were a positive step forward, many local agencies have attempted to circumvent both the letter and the intent of the law. This has resulted in conflicts that have delayed the redevelopment of surplus sites and reduced the number of sites available to create affordable homes. Further complicating the issue is a dearth of information on existing publicly-owned sites and their present uses, and a lack of an agency to enforce the act.

**AB 1486 will increase clarity and add critical provisions to the Surplus Land Act**

AB 1486 bill will improve enforcement of the Surplus Land Act so California can more efficiently transform unused public lands into a public good by increasing affordable housing and open space.The bill includes important clarifications and criticalfixes to strengthen the Surplus Land Act and expand the land that is available for affordable housing development across the state through the following changes:

* **Clarifies Critical Provisions of the Surplus Land Act**
	+ Clarifies the definition of “surplus” land and what it means to grant “priority” to affordable housing proposals, as well as adding many reasonable exemptions for what land qualifies as “surplus” to account for the many types of leases and sale of land that serve a legitimate public interest.
	+ Clarifies that the existing 15% minimum affordability requirement applies whenever surplus public land is used for affordable housing.
* **Provides Data and Facilitate Enforcement of the Act**
	+ Requires HCD to develop a statewide public lands database using data from local agencies as well as empowering HCD to enforce the Surplus Land Act.
* **Builds on the Governor’s Executive Order for State Involvement**
	+ Requires State agencies to prioritize and expedite the disposition of surplus land for affordable housing under the State Surplus Land Act by specifying a minimum percentage of surplus property to be released annually.
* **Incentivizes Development of Affordable Housing on Public Land**
	+ Allows both affordable housing projects on surplus land and public agencies that dispose of it to receive more generous state affordable housing funding.
* **Uses Housing Element Law to Leverage Surplus Land for Housing**
	+ Establishes a presumption in Housing Element law that allows for residential use on developable public land when all the units are affordable to lower-income households.

**AB 1486 will free up tens of thousands of acres statewide to build more homes affordable to everyday Californians.**

AB 1486 is critical to ensure that the state’s existing Surplus Land Act can fulfill its intended goal to turn unused public land back into a community benefit and create more affordable homes for individuals and families in the Bay Area and across the state.

Thank you for your leadership in drafting legislation that create more affordable homes for our communities by clarifying and strengthening key provisions of the Surplus Land Act. As [your organization/industry type] and as a member of the Non-Profit Housing Association of Northern California (NPH) [if you are an NPH member], we look forward to working with you to pass this important legislation.

Sincerely,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization’s Name]