[Place on your letterhead or include your address block]

To: Annie Fryman, Legislative Aide, Senator Scott Wiener ann.fryman@sen.ca.gov

Cc: Pedro Galvao, Senior Policy Manager, NPH pedro@nonprofithousing.org; Louis Mirante, Legislative Director CA YIMBY – Louis@cayimby.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 Scott Wiener

California State Senate

State Capitol, Room 4066

Sacramento, CA 95814

**Re: SB 50 (Wiener): More HOMES Act of 2019: SUPPORT**

Dear Senator Wiener,

[Insert your organization] supports SB 50 (Wiener), which will create more housing affordability by promoting inclusive growth, combating restrictive and exclusionary zoning, and protecting existing affordability.

[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.*]

**SB 50: A Bold Approach for a Critical Situation**

California needs new, bold action to address the critical situation that our communities face, as our housing affordability crisis continues to spiral out of control. While California is the world’s fifth largest economy, on any given night about 134,000 Californians experience homelessness. In the Bay Area and other parts of the state, hundreds of thousands of lower-income families have been displaced from our cities’ cores and are forced to commute hours on end for jobs that no longer pay enough to make rent. Our middle class is feeling ever more squeezed with many of our young people planning to leave the state altogether in the next few years.

**SB 50 will create more housing affordability for all Californians, including our lowest income residents.**

Policies that addresses all three tiers of housing needs - Production, Preservation, and Protections – have the ability to create the most progress for our communities, increasing housing affordability overall and putting protections in place to make sure our lowest income resident and most vulnerable community members are our first focus. SB 50 includes provisions to create more housing affordability for all Californians, bycreating more housing near transit, increasing affordable housing opportunities everywhere and in historically exclusionary communities, and providing critical tenant protections.

**SB 50 will promote inclusive growth, combat restrictive and exclusionary zoning, and protect existing affordability**

SB 50 will **create more housing affordability for all of us, helping all Californians find safe, stable, affordable options.**

* SB 50 will allow our state to build hundreds of thousands of new homes and ensure that a significant percentage of these homes are affordable. Zoning changes respect local inclusionary policies and the State Density Bonus law, requiring housing affordability components.
* It will help transit systems like BART and VTA turn surface parking lots into new transit-oriented homes, 35% of which will be affordable to low and very-low income families.
* The bill promotes housing options for middle income families, who make too much for traditional affordable housing and too little to afford what is available in the market by promoting density that is consistent with neighborhood character and helping make new affordable development feasible in places that would otherwise never approve modest height increases.

SB 50 offers new tools to **combat restrictive and exclusionary zoning that has contributed to the Bay Area’s and the State’s concentration of wealth and opportunity for the few** to the detriment of the many.

* SB 50 tackles exclusionary zoning practices that have priced out and excluded lower and middle-income families and people of color from accessing neighborhoods of opportunity by creating new height and density standards for jobs and opportunity rich neighborhoods.

SB 50 offers **protections for low-income communities of color and long-time residents**.

* SB 50 creates a “sensitive communities” designation to defer state-imposed upzoning for up to 5 years so communities can facilitate neighborhood-level engagement to assess impact and ensure that long-time residents benefit from the new development. This designation is critical in recognizing the importance of self-determination in low-income communities of color, who have historically had few housing options, resulting in segregation and the growth of racially/ethnically concentrated neighborhoods and cities.
* The bill includes critical anti-displacement protections to ensure that new growth does not also displace existing low-income communities of color, including no upzoning in parcels occupied by tenants over the past seven years or in any parcel with an Ellis Act eviction over the past 15 years to prevent mass evictions of tenants or demolition of rental housing in anticipation of the higher sales price an upzoned parcel will attract.

Thank you for your leadership in drafting legislation that will create more housing affordability by promoting inclusive growth while combating restrictive and exclusionary zoning and protecting existing affordability. As [your organization/industry type] and [as a member of the Non-Profit Housing Association of Northern California (NPH) [if a member], we look forward to working with you to pass this important legislation.

Sincerely,

NAME

TITLE

ORGANIZATION