[Place on your letterhead or include your address block]

To: Steve Werthim, Policy Consultant, Asm. Housing and Community Development

 Steve.Wertheim@asm.ca.gov

Cc: JR Starrett, Director of Advocacy and Community Engagement, NPH

jr@nonprofithousing.org

[Insert Date]

The Honorable David Chiu

Member of the Assembly

State Capitol, Room 4112

Sacramento, CA 95814

**Re:  Support for AB 1487 – Bay Area Regional Housing Solutions**

Assembly Member Chiu,

[Insert your organization's name] strongly supports **AB 1487,** which will address our Bay Area region-specific housing affordability needs by developing new regional funding and programs. The bill would strengthen our region with more affordable homes and protections for longtime residents to ensure all Bay Area residents, no matter their color or income, have a safe, stable, affordable place to call home.

[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.*]

**AB 1487: A Regional Approach for Our Regional Challenges**

The Bay Area is challenged by the lack of coordination across jurisdictions, inadequate funding and capacity to produce affordable homes, and the inconsistent execution of preservation and tenant protection strategies. Many local housing agencies and housing departments across the region were left anemic after the dissolution of redevelopment agencies—there simply aren’t sufficient resources, staff, or expertise at the local level to deliver ambitious regional housing outcomes.In early 2012, the state’s approximately 400 RDAs were dissolved. Only a handful of larger cities had sufficient staff and financial resources within their city agencies to partially fill this gap. The loss of capacity for smaller and more financially-constrained communities was severe.

A handful of local jurisdictions that have raised their own revenue in partial response to the loss of redevelopment: 61 jurisdictions have an in-lieu option for inclusionary policies, 38 jurisdictions have adopted a commercial development impact fee, and 36 jurisdictions have a housing development impact fees[[1]](#footnote-1). The result is spotty impact and inefficiencies because these sources vary in the revenue generated, have yet to come to scale, and do not apply across the region’s 101 cities and 9 counties.

A select few counties throughout the region have passed revenue measures since 2015 that total nearly $4 billion. These successful measures are a promising sign of voter support for real solutions, but they are only a down-payment on the region’s affordable housing need. Some state relief will be provided by Propositions 1 and 2, totaling $6 billion in new funding; however, these funds are shared among the entire state where a significant portion of California’s cities and counties are dealing with a housing crisis.

**AB 1487 Creates Regional Funding and Programs**

We know our housing affordability challenges don’t stop and start at county borders, and it is critical that our solutions don’t either. A new, bold regional approach to address affordable housing and tenant protections can equip our Bay Area region with the funding and programs it needs to drive progress for our communities with cross-county collaboration.

AB 1487 empowers existing agencies ABAG and MTC to carry out critical functions that will offer a regional approach for the Bay Area’s housing infrastructure and solutions. This will result in new programs and funding that support regional strategies to create more affordable homes and protect longtime residents. AB 1487 would:

* Incentivize outcomes by providing resources and tools.
* Provide funding and financing to advance production, preservation and protection strategies;
* And deploy technical assistance to bolster local capacity and generate useful data to inform local housing policies and programs.

**AB 1487 Strengthens Our Region, Creates Affordable Housing, and Protects Long-Time Residents**

As the Bay Area searches for solutions to the housing and displacement crisis, one issue is clear: local jurisdictions cannot tackle this challenge on their own. The Bay Area’s housing market is regional, and AB 1487 offers the regional approach we need by creating cross-county tools, programs, and funding to offer relief to our California families, low income communities of color, and long-time residents.

It is critical that the California Legislature act quickly to curb the housing and homelessness crisis sweeping the state. For these reasons, we strongly support AB 1487.

Thank you for your leadership in drafting legislation. As a [your organization/industry type] and as a member of the Non-Profit Housing Association of Northern California (NPH), 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]

1. (Source: Association of Bay Area Governments (ABAG) - http://housing.abag.ca.gov/policysearch). [↑](#footnote-ref-1)