**Letter Instructions:**

**Email your letter to:** Katherine Van Horn, Legislative Director, Assemblymember Phil Ting (Katherine.VanHorn@asm.ca.gov) and Cc: Pedro Galvao, NPH Policy Director (pedro@nonprofithousing.org)

**And 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)

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**Letter Template:**

*[Place on your letterhead or include your address block]*

*[Insert Date]*

The Honorable Phil Ting

California State Assembly

Room 6026

Sacramento, CA 95814

**Re: Support for AB 1271 (Ting) – Surplus Land Act**

Dear Assemblymember Ting:

*[INSERT ORGANIZATION’S NAME HERE]* is voicing our strong support for **AB 1271 (Ting), which will clarify and strengthen provisions in the Surplus Land Act (SLA) to promote the use of public land for affordable housing.**

Webelieve that public, surplus lands should benefit the public good. These public lands present opportunities to **build more affordable housing to fulfill the critical need of keeping our neighbors and communities in place.**

*[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.*]

Across California, public agencies control significant amounts of unused land that have remained dormant for decades, but are strategically located next to transit, schools, and job opportunities. **California’s surplus land laws already require such land to be prioritized for purposes of affordable housing, but a narrow scope and lack of clarity within the law prevents surplus land from being used more effectively.**

Enacted in 1968, the Surplus Land Act (SLA) requires all local agencies to prioritize affordable housing, as well as parks and open space, when disposing of surplus land. However local agencies have attempted to circumvent this statute, **creating conflicts that have delayed the sale of surplus sites and stunted affordable housing development**.

The nuances of the SLA are abundant and this bill will give local agencies much needed clarification to critical provisions of the act by:

* Defining “dispose of” to allow for **utility/conservation easements, varying lease timelines, and existing leases.**
* Removing reference to Health and Safety code 50074 in defining “housing sponsor,” so that entities that have notified California Department of Housing and Community Development (HCD) about their interest in acquiring surplus land are included on the entire list of interested parties in the list of **“housing sponsors” that must be notified of the availability of surplus land.**
* Clarifying that **individual parcels** would not be subject to SLA *provided that* there is **at least 25% minimum affordable housing to lower income households and must be offered for competitive bid.**
* Clarifying that the **initial affordable housing sponsor** that is unable to reach an agreement on terms of disposition with an agency would have the **first right of refusal on the same terms of negotiations subsequently reached with another entity.**
* Clarifying that **HCD is required to publish all copies of notices of availability.**

Thank you for your leadership in drafting legislation that will **provide opportunities to create new affordable housing and will ensure those opportunities are carried out and fully realized.**

*[INSERT NAME OF ORGANIZATION HERE]* strongly supports AB 1271 and encourages the Legislature to pass this important bill. As a member of the Non-Profit Housing Association of Northern California (NPH), we look forward to working with you to pass this critical legislation.

Respectfully,

*[Insert Your Full Name]*

*[Insert Your Title]*

*[Insert Your Organization’s Name]*