

SHOW YOUR SUPPORT FOR AB 1487

Template email to send to State Senators urging them to support AB 1487.

Re: Support for AB 1487 – Bay Area Housing Finance Authority

Dear Senator,

We are writing to express support for **AB 1487 – the Bay Area Housing Finance Authority**. 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.

We are heartened by the recent ‘support if amended’ actions taken by both the Metropolitan Transportation Commission (13 ayes and 3 nays) and the Executive Board of the Association of Bay Area Governments (22 ayes, 3 nays and 1 abstention). This strong support demonstrates the desire for local elected officials to work with state legislators to further refine AB 1487 and devise a strategy to address the affordable housing and displacement crisis in the Bay Area.

AB 1487: A Regional Approach for Our Regional Challenges

Bay Area families are struggling to make ends meet. Rents are outpacing wages, and more and more families find themselves severely housing cost burdened, meaning they spend more than half of their monthly income on housing. This forces them to make difficult and dangerous decisions between staying in their homes and other necessities like food, childcare, and healthcare.

Underlying these month-to-month challenges for families are local and regional deficiencies. As whole, the Bay Area is challenged by the lack of coordination across jurisdictions, inadequate funding and capacity to produce and preserve affordable homes, and the inconsistent execution of tenant protection strategies.

- 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 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.

- Some local jurisdictions also raised funds through various fees. Of the 101 cities and 9 counties in the region, 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 Inconsistent policies across the region lead to inefficiencies, uneven impact, and challenges in meeting the scale of the problem.

AB 1487 Strengthens Our Region, Creates Affordable Housing, and Protects Residents

As the Bay Area searches for solutions to the housing and homelessness 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 and funding to offer relief to our California families. Primarily, this bill will empower the Bay Area to raise new revenue for affordable housing by enabling the voters to consider a regionwide ballot measure for the protection of tenants, production of new affordable housing and preservation of existing affordable housing. It will also create the regional ability to deploy technical assistance that can complement local capacity and generate data to inform local housing policies and programs. **For these reasons, we strongly support AB 1487.**

We call on your leadership to invest in the future of all Bay Area families. We call on you to seize this opportunity to create the regional capabilities we need to address the housing and homelessness crisis. We look forward to working with you to pass this important legislation.

Sincerely,

¹ Source: Association of Bay Area Governments (ABAG) - <http://housing.abag.ca.gov/policysearch>.