Your Name or Your Group’s Name

Your Address

Your City, CA Zip Code

email@somedomain.org

August 22, 2022

Dear City or Name:

Thank you for the opportunity to provide input on City’s housing element. Your work supporting your community to meet its housing needs is critical in addressing the housing affordability crisis. I/GROUP understand that at this moment in the housing element process, your jurisdiction is incorporating public comment into your draft housing element. As such, I/GROUP am offering the attached equitable policy resources.

Partnership with the Bay’s Future – a leader in affordable housing solutions – and Baird + Driskell Community Planning – a housing policy consultant with over 15 years of housing elements experience – consulted with government leaders, housing policy experts, and communities to compile a list of equitable housing priorities that I/GROUP hope City will consider incorporating into the new housing element. In some cases, these are policies that housing element law requires jurisdictions to address as a potential action or recommendation in their housing elements, but in other cases, these are suggested policies that I/GROUP am raising up as equitable planning priorities. I/GROUP am including the following resources for your review and consideration:

* a slide deck covering each priority policy idea, with template language for your jurisdiction to consider,
* examples of places where the policy has been adopted, and
* additional links and resources.

I/GROUP understand that due to the timing of the housing element process, your current efforts [may] already include many of the listed policies, which we applaud. These summaries can be used as resources for staff as they communicate with both decision makers and the public.

I/GROUP believe the following policies can play an important role in meeting the requirements of this housing element and supporting thriving communities:

1. Favorable Zoning and Land Use
	* Make multifamily infill easier to develop
	* Allow, require or encourage multifamily housing in more places
	* Allow or encourage missing middle housing in single-family neighborhoods
	* Provide incentives for affordable housing development
	* Provide incentives for affordable ADUs and "missing middle" housing
2. Accelerating Production Timeframes
	* Streamline development approvals and environmental review process for multifamily housing
	* Streamline permitting process for multifamily housing
3. Reducing Construction and Development Costs
	* Ensure local requirements are not making development more expensive without requisite benefits
	* Actively support the use of modular and factory-built construction methods
4. Providing Financial Subsidies: Generate new or dedicate existing revenue for affordable housing
5. Advocating for Rent Control and Just Cause for Eviction Policies
	* Adopt or update rent stabilization policies
	* Adopt or update just cause eviction policies
6. Advocating for Community Land Trusts (CLTs): Support the formation and operation of community land trusts
7. Advocating for Inclusionary Zoning and Impact Fees: Create or review/update inclusionary housing (including in-lieu fees) and commercial linkage fee requirements
8. Inventory of Sites: Ensure that land is equitably zoned for multifamily housing, especially in high-opportunity areas

Thank you again for the opportunity to provide input into City’s housing element. We appreciate all your efforts to address the housing needs of Bay Area and California residents.

Sincerely,

Your Name/Your Group’s Name