

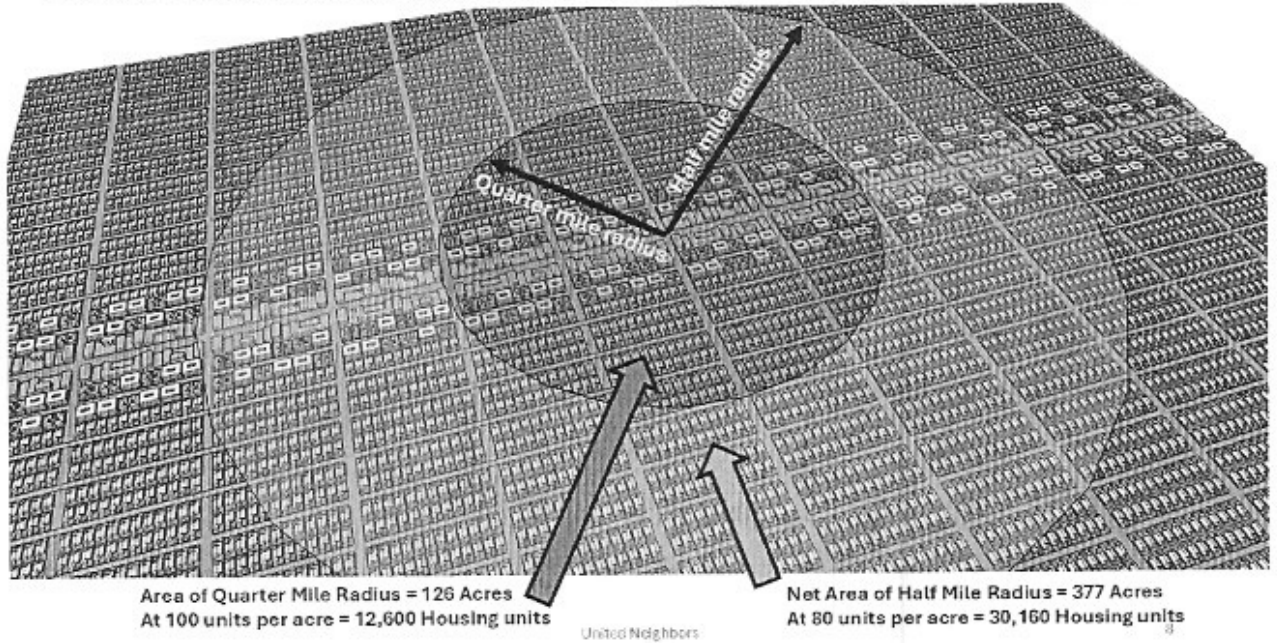
Members of the Housing and Local Government Committees:

We urge you to vote NO on SB 79. Our specific issues with SB 79 are as follows:

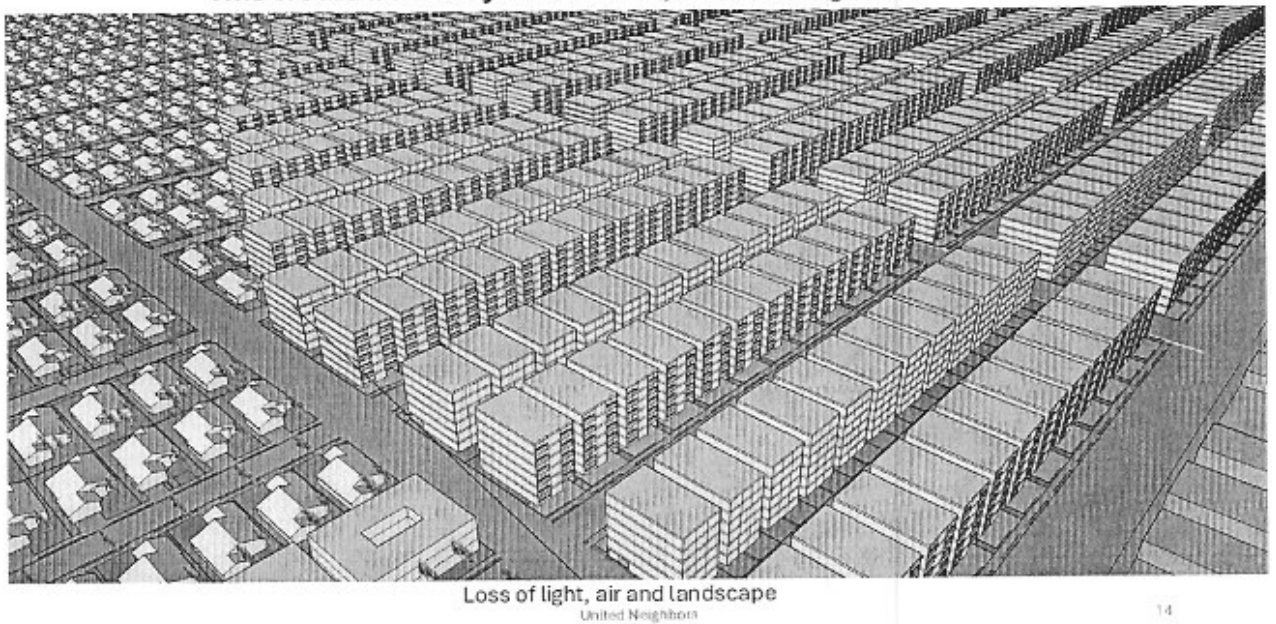
1. **SB 79 does not increase the supply of affordable housing in California.** Though the bill is titled "Abundant & Affordable Homes Near Transit Act," it contains no requirement to build *affordable* housing. To the contrary, the bill simply gifts incentives once reserved for affordable housing to developers for new *market-rate* multi-family housing.
2. **SB 79 preempts each community's individualized Housing Element.** Local Planning Departments have spent many years and millions of dollars to create their recently certified State-mandated Housing Elements. Since each Housing Element is specific to its community, it already (a) identifies where new housing at all levels of affordability can be built and (b) addresses the federal Affirmatively Furthering Fair Housing guidelines. In most cases, communities have planned their new housing to be built on transit and commercial corridors. Taken as a whole, the Housing Elements make clear that even while protecting neighborhoods of single-family, vulnerable low-density multi-family and historic districts, California has enough zoning capacity for its state-mandated housing. SB 79 is an ill-conceived replacement for local planning insight, oversight and frankly unnecessary.
3. **SB 79 threatens to make our neighborhoods unrecognizable.** Communities know how and where to build within their boundaries. They are uniquely equipped to meet the state's housing mandates, sustainably-- to identify appropriate sites, to balance density with existing infrastructure, to protect open space, and to safeguard vulnerable communities from gentrification. SB 79 will override that local expertise and control and allow overbuilding to an extent that is hard to describe in words. In the many areas the bill designates as "Tier 2," it would permit **42,600 housing units** within a half-mile radius of a single bus stop.

To help visualize this—

The half mile radius allows 30,160 units, the quarter mile radius allows 12,600 units



This would be a fully built out 42,760 housing units



Loss of light, air and landscape
United Neighbors

Local control is a bulwark for California communities. Whether or not intended, the consequences of SB 79 threaten to make communities unrecognizable.

4. **SB 79 disregards the infrastructure and environmental consequences.** SB 79 ignores its environmental impact. The bill imposes no obligation on developers to preserve open space or the urban tree canopy, or to prevent heat island effects. The bill ensures that localities will be unable to preserve their current quality of life.

The massive new construction incentivized by SB 79 also has impacts on infrastructure. Utilities, sewage, streets, waste collection, first responders, etc. – all would need increased capacity, repairs, improvements, and upgrades. SB 79 neither acknowledges this reality nor makes provisions for how to pay for it. Instead, the bill creates unfunded mandates for localities whose finances are stretched enough as is. Wishful legislating will not change that.

5. **SB 79's negative transit message.** By incentivizing market rate construction, SB79 targets the tenant group *least likely to use public transit*. In addition, by linking transit to development, SB 79 changes what has been viewed as a community good, more transit, into a tool for community destruction to be fought at every opportunity.
6. **SB 79 does not benefit California families and communities.** California needs affordable housing, multi-family and single-family. SB 79 steamrolls over that need in favor of incentivizing housing that is market-rate. The beneficiaries of SB 79 are not California families or communities, but investors and developers.

As Members of the Assembly, you are the guardians of the best interest of our communities. This bill is not in that interest.

Please: **VOTE NO** on SB 79.

Thank you,