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Leslye Corsiglia
Executive Director

July 3, 2017

The Honorable Raul Bocanegra
California State Assembly
State Capitol, Suite 2175
Sacramento, California 95814

Honorable Assemblymember Bocanegra,

Re: Support for Assembly Bill 678 (Housing Accountability Act)

SV@Home is the voice of affordable housing in Silicon Valley, representing a broad range of interests, from leading employers who are driving the Bay Area economy, to labor and service organizations, to nonprofit and for-profit developers who provide housing and services to those most in need. **On behalf of our members, we write today to voice our support for Assembly Bill 678.**

Santa Clara County is at the epicenter of the State's housing crisis, with average monthly rents exceeding \$3,500 and median single-family home prices exceeding \$1 million. In 2015, according to Joint Venture Silicon Valley, the region added 64,000 new jobs and only 5,000 housing units. Vacancy rates are at unhealthy lows. And, according to the California Housing Partnership Corporation, the County has a current deficit of 68,000 homes for lower-income families. In addition to current need, the Metropolitan Transportation Agency/Association of Bay Area Government projects that the Bay Area will grow by more than two million people between now and 2040.

Yet despite the current deficit and the upcoming need, some Bay Area cities have not embraced their responsibility to provide new housing in their communities or have approved housing development that is less dense than zoning would allow. Jurisdictions often take these actions because they are faced with significant opposition from local residents over growth. Recent examples include the Town of Los Gatos disapproval of the 320-unit North 40 development proposed by Grosvenor Americas, Summerhill Homes, and Eden Housing (which was thankfully overturned by a judge in June), and the City of Santa Clara's denial of a 151-unit apartment project proposed by Summerhill.

The Housing Accountability Act (HAA) is intended to ensure that cities and counties do not unfairly hinder the development of new housing projects. However, a lack of enforcement mechanisms has allowed jurisdictions to avoid compliance. AB 678 would provide incentives for local agencies to approve new housing development,

and provide elected officials with a response to citizens who oppose growth, many of whom could not afford to purchase their current home if they were trying to do so in today's market.

We thank you for your leadership in working to respond to the State's housing crisis.

Sincerely,



Leslye Corsiglia
Executive Director

- c. Luis Sanchez, Chief of Staff, Office of Assemblymember Bocanegra (luis.sanchez@asm.ca.gov)
Taylor Giroux, Legislative Director, Office of Assemblymember Bocanegra
(taylor.giroux@asm.ca.gov)
Tyrone Buckley, Policy Director, Housing California (tbuckley@housingca.org)
Marina Wiant, Policy Director, California Housing Consortium (mwiant@calhsng.org)
Michael Lane, Policy Director, Non-Profit Housing Association of Northern California
(michael@nonprofithousing.org)
Pedro Galvao, Regional Planning and Policy Manager, Non Profit Housing Association of
Northern California (pedro@nonprofithousing.org)