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**Staff**

Leslye Corsiglia  
*Executive Director*

March 14, 2017

The Honorable Richard Bloom  
California State Assembly  
State Capitol, Room 2003  
Sacramento, CA 95814

Dear Assemblymember Bloom,

**Re: Support for Assembly Bill 1505**

SV@Home strongly supports Assembly Bill 1505 (Land use: zoning regulations).

SV@Home is a housing policy and advocacy organization that is driving the creation of affordable housing for a more vibrant and equitable Silicon Valley. SV@Home represents a broad range of interests, from leading employers who drive the Bay Area economy, to labor and service organizations, to local government agencies, to nonprofit and for-profit developers who provide housing and services to those most in need.

Our work is challenged by our reality—Santa Clara County is one of the most expensive areas in the country. And while we are located in an area of tremendous wealth, we also have the highest unsheltered homeless population in the country, and our residents on fixed incomes or who earn minimum wages are forced to compete in a housing market where average monthly rental rates exceed \$2,600.

Santa Clara County is not alone. Each region of the State faces a different housing challenge, threatening the State's economy and quality of life. More than 1.7 million Californians pay more than half of their income for rent, leaving little to pay for other needs. Local government has been challenged to respond in light of recent actions, most notably the dissolution of redevelopment agencies-- and the resulting loss of over \$1 billion in annual housing funding-- and the 2009 court decision known as "Palmer," which raised concerns about the validity of more than 160 rental inclusionary zoning ordinances throughout the State. Both of these actions have resulted in the loss of thousands of affordable units for Californians.

AB 1505 clarifies State law and the authority of jurisdictions to establish inclusionary requirements for rental development. The bill does not require inclusionary policies or alter rent control; it simply allows the policies that have been effective at creating affordable housing for the last 40 years to continue at the local level without fear of

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litigation. As housing markets across California continue to be some of the most expensive in the nation and affordable housing becomes further out of reach, local governments need every tool in their toolbox to tackle this problem. AB 1505 restores the authority to adopt effective inclusionary polices as one of these critical tools.

We sincerely appreciate your leadership and thank you for introducing this important measure.

Sincerely,



Leslye Corsiglia  
Executive Director

- c. Tyrone Buckley, Policy Director, Housing California ([tbuckley@housingca.org](mailto:tbuckley@housingca.org))  
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