

To SCANPH:

Re: Assembly District 54 Affordable Housing and Homelessness Questionnaire:

Cheryl Turner Candidate for State Assembly 2021. District 54

General plans in cities and counties are required to include housing and should identify available sites for housing and a share of that must include affordable housing. We must start enforcing the requirement for cities and counties who are not compliant to become compliant. We can utilize SB 35 that provides an enforcement mechanism when jurisdictions fail to meet its regional affordable housing goals by requiring them to make reports, impose penalties upon them; and use state law to impose streamlined permitting by right for the development of affordable housing.

For Land Costs:

We can legislatively allocate more funds towards affordable housing, and taxes could be raised to do so. We can revive the redevelopment agencies or other similar funding agencies to assist with funding for the purchase of land. A developer who has land can donate the land and be awarded special concession and additional incentives for doing so.

For High Cost Per Unit:

For nonprofit developers finding the initial funding to build can be challenging. Some of the Funding sources that are available are Low Income Housing Tax Credits, the local Affordable Housing Trust Fund, Debt Leveraging, and sometimes grants are the typical ways to finance the project. We can legislatively allocate more funds toward affordable housing, and taxes could be increased to do so. The use of prevailing wages for construction labor increases the construction cost per unit. Legislation can be initiated so that when building affordable housing those requirements are waived. You could also reduce the number of bedrooms per unit and have above ground or limited parking if the project is located near a transit oriented district area, or there is some other transportation access provided to tenants.

Protracted Permit Review:

Approvals can be challenging even if they are by right. Even if by right the process causes delay and increases the expense because one must still go through the zoning and the building permitting process with fees and the expected delays. But if not by right, the public approval process can interfere or even stop a project if the community objects and pressures the planning commission and /or city council to vote against the project. We must address CEQA which adds to the cost if there is litigation over the development, and look at the laws that allow for streamlining of approvals for certain housing projects that are exempted from CEQA.

### Identifying Land:

Clearly, identifying parcels of land to develop is always a challenge. Decisions determining whether to buy or utilize a long term lease of the land must be made. Public lands can be identified and utilized. Military bases that are no longer in use could be available. There is a trend to partner with religious institutions to access some of their unused land. A developer who has land can donate the land and be awarded with additional concessions and incentives.

### NIMBY's:

Again the requirements of SB 35 in which local jurisdictions must provide areas for affordable housing to be built must be enforced. The constitutional amendment that prohibits the building of public low income housing must be repealed. The project must engage in community outreach and education to reduce the fear of "others" moving into the neighborhood and emphasize that an affordable housing project where people are permanently housed is better than the homeless living on the sidewalk in their front yards.