Date

The Honorable Josh Becker

1021 O Street, Suite 7250

Sacramento, CA. 95814

**RE: SB 341 - Support**

Dear Senator Becker:

[**Name of Your Organization**] is pleased to support SB 341, your bill to more appropriately target incentives for prohousing cities and counties.

Incentivizing local governments to implement policies that facilitate an overall increase in housing production is a laudable goal. However, requiring highly competitive programs for which private developers are the applicants, as opposed to the cities and counties themselves, to award points to applications from pro-housing jurisdictions has the unintended consequence of penalizing developers who have taken on the arduous task of building much-needed affordable housing in less housing-friendly areas. Making private developments ineligible in jurisdictions that do not have a compliant housing element has a similar effect. Applying pro-housing incentives and housing element compliance requirements in this manner effectively rewards anti-housing attitudes by decreasing the likelihood that affordable housing development will be funded in cities and counties dominated by these sentiments.

SB 341 strikes the right balance of incentivizing local governments to adopt prohousing policies while not penalizing developers who bring affordable housing to, and the low-income families who need affordable housing in, less housing-friendly jurisdictions. The bill applies prohousing incentives and housing element compliance thresholds only to state programs in which cities and counties, as opposed to private affordable housing developers, are the primary applicants.

If the goal is to incentivize housing production in communities that have been reluctant to approve zoning and entitlements for new housing, pro-housing incentives should be applied only to funds aggressively sought by local governments - such as transportation, park, infrastructure, and general funds. Removing the link between pro-housing incentives and programs providing affordable housing funding directly to developers will help to ensure that affordable housing developments in all communities are on a level playing.

Thank you for your authorship of this important bill.

Sincerely,

Your name and title