Date

The Honorable Ben Allen

1021 O Street, Suite 6610

Sacramento, CA. 95814

**RE: SB 469 - Support**

Dear Senator Allen:

[**Name of Your Organization**] is pleased to support SB 469, your bill to statutorily exempt developments with awards from the Department of Housing and Community Development or the Tax Credit Allocation Committee from Article XXXIV of the State Constitution, similar to exemptions for other state programs.

At a time when California needs 1.2 million more homes affordable to lower-income households, we should be doing everything possible to support increased construction of such homes. Article XXXIV is an anachronistic provision that was intended to prevent low-income families, particularly families of color, from integrating exclusive communities and has no place in 21st century California. Moreover, this article adds to the cost of developing desperately needed affordable homes by causing delays and uncertainty that must be resolved by elections and by increasing attorney hours to document compliance. Lastly, the local land use and funding process already allows significant public comment on and engagement in proposed developments. Additional voter approval requirements provide no positive benefits.

SB 469 mirrors current statutory exemptions for the Homekey Program, the Housing Accelerator Program, the Portfolio Restructuring Program, and the Veterans Housing and Homelessness Prevention Program. SB 469 will increase the number of homes available to lower-income residents and reduce the cost of development, helping us to ensure that lower-income Californians have access to safe, stable, affordable places to call home in every community across the state. Thank you for authoring this important measure.

Sincerely,

Your name and title