



July 9, 2023

CA State Senator _____
Capitol Office, CA State Senate
1021 "O" Street
Sacramento, CA 95814

RE: Housing! Housing! Housing!

Dear Senator,

California's housing crisis continues and while legal reforms to accelerate the building of housing has been made, more still needs to be done. Therefore, I support and urge you to vote for the following bills that have passed the Assembly and is now before you in the Senate.

AB 1317 would require landlords to separate the cost of parking from the cost of rent. This allows tenants with fewer cars to save money on rent while maintaining the option of off-street parking for tenants who want it. A basic principle of fairness is that drivers should pay for their own parking, and tenants who do not want or need any parking, or excess parking, should be rewarded with lower rent.

AB 1287 would help by creating a supplemental density bonus for projects that include homes affordable to moderate income households. These changes would produce several benefits. Firstly, the supplemental density bonus would create more housing opportunities for moderate income households and other households at a variety of income levels. Secondly, exclusive coastal areas would be required to do more to open housing opportunities to people at a variety of income levels. This is a critical component of affirmatively furthering fair housing.

AB 1335 Transportation planning and land use: sustainable communities' strategy. Uncoordinated regional planning for housing makes it harder to address the housing affordability and climate crises. SB 375 created a requirement for regional councils of governments, also known as Metropolitan Planning Organizations (MPOs), to include a Sustainable Communities Strategy (SCS) as part of their Regional Transportation Plans (RTP/SCS). AB 1335 would help by making two changes. The first is requiring local governments to report on what, if anything, they are doing to align their land use regulations with the applicable SCS. The second change is requiring that each council of governments that prepares an RTP/SCS use a similar population projection method to that used in the Regional Housing Needs Allocation (RHNA) process.

Please support and passed this legislation.

Sincerely,
(Print Name) _____

Address _____
