



March 23, 2018

Senator Scott Wiener
Capitol Building
Sacramento, CA 95814

RE: SB 827 (Wiener) Planning and Zoning: Transit-Rich Housing Bonus – CONCEPTUAL SUPPORT

Dear Senator Wiener:

On behalf of Natural Resources Defense Council (NRDC), Climate Resolve, and Environment California, we are writing to support the goals of your bill, SB 827, and join you in seeking transformative policies to address California's housing crisis head-on.

The shortage of affordable housing in California is decades in the making. A failure to maximize transit opportunities, and to allow adequate housing -- including affordable housing -- near those transportation centers, has contributed to displacement, longer commutes, more vehicle miles traveled, increased greenhouse gas emissions, loss of open space, and worsening urban sprawl. In this context, housing development near public transportation can be a key element in achieving California's climate goals, by offering more people the opportunity to use transit for their daily trips.

SB 827 represents the scale of action necessary to meaningfully address the affordable housing and environmental crises. At the same time, many stakeholders have raised concerns that this approach could lead to further gentrification and displacement, and these concerns must be addressed. We appreciate your recent efforts to amend the bill to affirm that local inclusionary affordable housing ordinances would still apply to projects under SB 827, ban demolition of rent-controlled housing units, and ensure a right-to-remain guarantee. We agree that positive local steps to generate affordable housing, like the Transit Oriented Communities Guidelines in Los Angeles, should be a policy model to elevate rather than supersede.

As the bill moves through the legislative process, we look forward to working with you to ensure that the bill: (1) does not undermine local anti-displacement policies and programs, such as the no net loss policy under Measure JJJ, and (2) seeks a way to capture and leverage some of the value that is created by enhanced zoning around transit stations to create housing that is affordable to Californians of all incomes.

We commend your leadership in tackling the complicated issues that have led to today's housing crisis in California. We look forward to working with you to improve housing opportunities for

everyone in a way that actively enhances the environmental quality of our state and the wellbeing of its residents.

Sincerely,

A handwritten signature in black ink, appearing to read "Amanda Eaken".

Amanda Eaken
Director of Transportation and Climate
Natural Resources Defense Council

A handwritten signature in black ink, appearing to read "Ann Notthoff".

Ann Notthoff
Western Advocacy Director
Natural Resources Defense Council

A handwritten signature in blue ink, appearing to read "Bryn Lindblad".

Bryn Lindblad
Associate Director
Climate Resolve

A handwritten signature in black ink, appearing to read "Dan Jacobson".

Dan Jacobson
State Director
Environment California