February 24, 2017

Dear Senator Scott Wiener,

On behalf of the 300 businesses, organizations and individuals that represent the San Francisco Housing Action Coalition (SFHAC) membership, I’m pleased to share our endorsement of Senate Bill 35. Our endorsement is predicated on the assumption that appropriate community protections will be added to the legislation. It has become increasingly evident that the housing crisis is no longer just a San Francisco problem. The failure of all Bay Area cities to produce sufficient housing over the past several decades has resulted in skyrocketing rents, displacement and sprawl. The region and state is at risk of losing the social diversity and economic opportunity that make it so attractive. Addressing these challenges requires state level action.

Under the state law, each local municipality has been assigned a target for housing production at different income levels, based on the Regional Housing Needs Assessment (RHNA). However, there are no tools currently in place that ensure cities meet these obligations. SB 35 is that tool that will encourage every municipality to do its fair share of housing creation at all income levels.

SB 35 continues to allow complete local control over housing approval for municipalities on track to meet their RHNA housing goals. It will simply streamline the process for communities out of compliance once all environmental and permitting requirements are met.

Streamlining the approval process for municipalities that are not meeting their RHNA housing creation goals will result in more housing in these specific locales. The San Francisco Housing Action Coalition commends Senator Wiener for his leadership on this issue.

Sincerely,

Todd David
Executive Director