

March 15, 2023

The Honorable Ben Allen
1021 O Street, Suite 6610
Sacramento, CA. 95814

Re: Support for SB 469 – Exempt LIHTC- and HCD-funded Developments from Article XXXIV of the State Constitution

Dear Senator Allen:

MidPen Housing Corporation 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.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 125 communities and 8,500 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

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,



Matthew O. Franklin
President and CEO
MidPen Housing Corporation



Building Communities. Changing Lives.

cc:

Nevada V. Merriman, Director of Policy, MidPen Housing
Senator Mike McGuire
Senator Bill Dodd
Senator Susan Eggman
Senator Steve Glazer
Senator Nancy Skinner
Senator Aisha Wahab
Senator Josh Becker
Senator Dave Cortese
Senator John Laird
Senator Alex Padilla
Senator Diane Feinstein
Assemblymember Jim Wood
Assemblymember Cecilia Aguiar-Curry
Assemblymember Lori Wilson
Assemblymember Damon Connolly
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Assemblymember Diane Papan
Assemblymember Marc Berman
Assemblymember Alex Lee
Assemblymember Evan Low
Assemblymember Ash Kalra
Assemblymember Gail Pellerin
Assemblymember Robert Rivas
Assemblymember Dawn Addis