

March 12, 2024

The Honorable Josh Becker
1021 O Street, Suite 7250
Sacramento, CA. 95814

RE: SB 1395 - Support

Dear Senator Becker:

MidPen Housing is pleased to support SB 1395, your bill to empower local governments who want to address our unsheltered homelessness crisis by building more interim housing do so more quickly and efficiently.

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 130 communities and 9,400 homes for low-income families, seniors, and those with supportive housing needs throughout Northern California.

California has fewer housing units affordable and available to households earning below 50 percent of Area Median Income than any other state, the fourth highest rate of homelessness and the highest rate of unsheltered homelessness in the nation. Despite concerted efforts to increase housing production, California's budget, land, and zoning limitations inhibit sufficient permanent housing construction in the near term. As a consequence, California's homeless population reached a record 181,399 individuals in 2023. This number will continue to grow unless California significantly increases housing production.

Right-sizing California's inventory of permanent housing options will take many years. In the meantime, California cannot continue allowing 68% of its homeless population to suffer the debilitating health and safety consequences of life without access to shelter and sanitation. California needs additional tools to bring homeless residents indoors at scale.

SB 1395 would encourage the development of interim housing by:

- Clarifying that relocatable, non-congregate interim housing is eligible for streamlined zoning, thus reducing construction time and costs.
- Empowering locals who want to build interim housing by cutting red tape and expediting approval processes.
- Extending the sunset for existing streamlining authorities – Shelter Crisis Act and Low Barrier Navigation Centers – to provide locals more assurance that they can use existing tools to address our homelessness crisis past 2026.
- Freeing up state dollars for interim housing.

By doing so, SB 1395 will make it easier to construct interim housing units for our unhoused neighbors. With the development of more interim housing, we can put a roof over the heads

of our unhoused neighbors to provide the security, stability, and dignity necessary to get back on their feet. SB 1395 fills a consequential gap as California moves to end homelessness.

Thank you for your authorship of this important bill.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew O. Franklin". The signature is stylized and cursive.

Matthew O. Franklin
President and CEO
MidPen Housing Corporation