

Senator:

We urge you to vote NO on SB 79. Here are our reasons:

1. **SB 79 does not increase the supply of affordable housing in California.** Though the bill is titled “Abundant & Affordable Homes Near Transit Act,” it contains no requirement to build *affordable* housing. To the contrary, the bill simply gifts density bonus incentives once reserved for affordable housing to developers for new **market-rate** multi-family housing.
2. **SB 79 does not benefit California families or communities.** Instead, its financial benefits flow to the developers, speculators, and financiers seeking to build new 6-7 story apartment buildings, 100% market-rate, on single family properties and low density multi-family sites.
3. **SB 79 preempts each community’s Housing Element.** These Housing Elements have been created by the communities themselves and certified by the state. They already identify where the state-mandated amount of new housing can be built – which, in most cases, is on transit and commercial corridors. In other words, California has enough space for the housing it has mandated without building in existing single-family, affordable multi-family, and Historic District neighborhoods. So SB 79 is entirely unnecessary.
4. **SB 79 destroys local control of housing.** Communities know best where and how to build within their borders. Community Planning Departments have spent several years and millions of dollars to create Housing Elements that satisfy all the State and Federal requirements while creating more affordable housing and protecting our communities from needless densification. SB 79 makes that effort meaningless. Equally ominous, SB 79 makes no provision for the costly infrastructure upgrades its increased densification will require. This leaves communities to foot the bill for those upgrades through increased taxes.
5. **SB 79 weaponizes transit.** Transit should connect us, it should not cause communities to fight against it to save their neighborhoods and sense of community.

California needs true affordable housing-single family houses desired by young families- but SB 79 ignores that need in favor of market-rate apartments that keep families renters for life and extinguishes their wish to be part of the American dream. **We urge you to vote no.**

Thank you,

Name - community