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SCANPH

SOUTHERN CALIFORNIA ASSOCIATION OF NONPROFIT HOUSING

May 29, 2019

Senate Housing Committee
State Capitol, Room 2209
Sacramento, CA 95814

RE: SCA 1 (Allen): Public Housing Projects - SUPPORT

Dear Senate Housing Committee,

The Southern California Association of NonProfit Housing (SCANPH) is a nonprofit membership association representing affordable housing developers across the five counties of Los Angeles, Orange, Riverside, San Bernardino, and Ventura. Our mission is to facilitate the development of affordable homes across Southern California by advancing effective public policies, sustainable financial resources, strong member organizations, and beneficial partnerships.

Our membership consists of developers who provide below market-rate homes for low-to-extremely-low income community members and for people experiencing homelessness. Simply put, we focus on economically disadvantaged individuals and families who are most in need of affordable housing. As the leading voice representing the affordable housing industry in a region of over 18 million residents, we continue to pursue an aggressive advocacy agenda to advance supportive policy that addresses the staggering housing and homelessness crises.

As such, SCANPH is pleased to support Senate Constitutional Amendment 1 (SCA 1), a bill that repeals the existing provisions in Article 34 relating to barriers for low-income housing developments. This anachronistic feature of our state's laws makes it more difficult to create low-income affordable housing by subjecting construction to a public vote. Since being added in 1950, Article 34 has blocked new housing and has been detrimental to the affordable housing industry. Repeal is long overdue. Furthermore, according to the L.A. Times, compliance with Article 34 can add between \$10,000 and \$80,000 to the cost of low-income housing.

Without repeal, the California Constitution currently prohibits the development, construction, or acquisition of a low-rent housing development until a majority of the qualified electors of the city, town, or county subject the proposed development to a vote. Other forms of housing do not face similar impediments and vulnerable working families are already the most disadvantaged Californians when it comes to finding safe, stable housing. In LA County alone, there is a deficit of 516,946 affordable rental homes to meet current demand.

Thank you for your continued leadership and for bringing this important bill forward. We look forward to working with you and your staff to ensure its enactment.

Sincerely,

A handwritten signature in cursive script that reads "Alan Greenlee". The signature is written in black ink and is positioned to the left of a vertical line.

Alan Greenlee
Executive Director
Southern California Association of NonProfit Housing