



The Honorable Richard Bloom
California State Assembly
State Capitol, Room 2003
Sacramento, CA 95814

Re: AB 3107 (Bloom) Support

Dear Assemblymember Bloom:

On behalf of Housing California, I am pleased to support your bill, AB 3107, which will increase the number of units available to lower-income residents and allow the development of critically needed housing in commercial corridors, near transit and job centers.

Housing California is a non-profit advocacy organization with the mission to ensure that no one is homeless, and everyone regardless of income has a safe, stable, and affordable place to live.

Even before the COVID-19 emergency, California faced a shortfall of 1.4 million homes affordable to those struggling the most, 150,000 people experienced homelessness on any given night, and more than three out of four extremely low-income households paid more than 50% of their income on rent. This new crisis has only intensified California's daunting affordable housing challenges, and it has never been more important for state leaders to find ways to ensure access to affordable homes.

On average, less than 25% of land within jurisdictions is zoned for multifamily development, leading to the need for zone changes and increasing the cost of and time for project approval. Commercial sites are often ideal areas to build multifamily and affordable housing because they are close to amenities and near public transportation.

AB 3107 will allow housing developments that include at least 20% of units for lower-income households to be allowed on any site designated for commercial uses, so long as the site is infill and not adjacent to sites with industrial uses. The bill also sets minimum development standards for those sites and exempts cities that have an adequate amount of sites zoned for residential development pursuant to their 6th cycle housing element.

With this change, AB 3107 will increase the number of units available to lower-income residents and allow the development of critically needed housing in commercial corridors, near transit and job centers.

Thank you for your leadership on this critical issue.

Sincerely,

Luke Villalobos
Housing California