



SPUR

San Francisco | San Jose | Oakland

August 30, 2017

TRANSMITTED BY E-MAIL

Governor Jerry Brown
Kevin de León, Senate President Pro-Tempore
Anthony Rendon, Assembly Speaker

RE: AB 1505 “PALMER FIX” – SUPPORT

Dear Governor Brown, President Pro Tem de León and Speaker Rendon:

SPUR is pleased to offer support to AB 1505, the “Palmer Fix” bill sponsored by Assemblymembers Bloom, Chiu and Gloria that clarifies local jurisdictions’ ability to impose inclusionary requirements.

We suggest that the bill include language requiring inclusionary housing requirements to be set at financially feasible levels.

SPUR is a member-supported nonprofit organization that promotes good planning and good government. We bring people together from across the political spectrum to develop solutions to the big problems our cities face. With offices in San Francisco, San Jose and Oakland, we are recognized as a leading civic planning organization and are respected for our independent and holistic approach to urban issues.

SPUR supports inclusionary housing when it is done well: when requirements are financially feasible as demonstrated through a publicly reviewed study; when requirements are appropriate for the local market, updated regularly and include grandfathering provisions; and when a local policy allows developers to meet the inclusionary requirement in a variety of ways (onsite, offsite, in-lieu fee, land dedication, preservation, etc.).

Financial feasibility is of key importance because some jurisdictions may choose a requirement that is too high, stalling or preventing housing development from moving forward. While a high affordable housing requirement may sound good on paper, or make for good politics, if it is set too high, housing projects will not be able to move forward. When that happens, communities do not see any of the housing — market-rate *or* affordable — which is needed in order to address

SAN FRANCISCO

654 Mission Street
San Francisco, CA 94105
(415) 781-8726

SAN JOSE

76 South First Street
San Jose, CA 95113
(408) 638-0083

OAKLAND

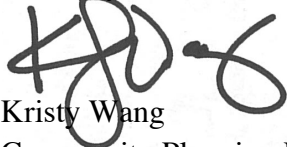
1544 Broadway
Oakland, CA 94612
(510) 827-1900

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local, regional or state housing needs. Financial feasibility studies are an art, not a science, but they are an important step toward getting all the kinds of housing that we need.

While we do not see any silver bullet solutions, we believe inclusionary housing is a piece of the puzzle. We hope that you will include this as part of the state housing package you are currently negotiating. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristy Wang', with a stylized flourish at the end.

Kristy Wang
Community Planning Policy Director

CC: Assemblymember Richard Bloom, District 50
Assemblymember David Chiu, District 17, Assembly Committee on Housing &
Community Development Chairperson
Assemblymember Todd Gloria, District 78
Senator Jim Beall, District 15, Senate Committee on Transportation & Housing
Chairperson
Camille Wagner, Office of Governor Brown
Ben Metcalf, Director, Department of Housing and Community Development
SPUR Board of Directors