



LEAGUE OF WOMEN VOTERS® OF CALIFORNIA

July 28, 2011

The Honorable Mark Leno
California State Senate
P.O. Box 942848
Sacramento, CA 94248-0001

Re: SB 184—Support

Dear Senator Leno:

The League of Women Voters of California (LWVC) is pleased to support your bill, SB 184, which clarifies that local jurisdictions have the authority to require inclusionary zoning. We believe that local land use planning should be utilized as a means to determine how local communities should change and develop, and this bill would restore that ability. We also believe in affordable housing for all Californians; inclusionary zoning is one mechanism for providing such affordable housing.

Inclusionary zoning has been an important tool for over 140 local jurisdictions and, in many cases, for several decades, for creating affordable housing. In many parts of California, most especially the Bay Area, market-rate housing is so costly, largely because land costs are so high, that new housing developments do nothing to address the shortage of affordable housing. As a result, residents either pay a very high percentage of their income for housing, or workers commute long distances in order to live in areas where housing costs are cheaper. The jobs-housing imbalances created are serious impediments to meeting the requirements of AB 32 and SB 375.

We also believe that requiring below-market-rate units (BMR's) to be built as part of a larger rental development, thus dispersing "affordable" units throughout the community, has had a history of socio-economic and political success in California. Thus, it was very disturbing that the Palmer decision removed this valuable zoning tool. Once again, we are pleased to offer our support of this bill.

Sincerely,

A handwritten signature in black ink that reads "Jennifer A. Waggoner".

Jennifer A. Waggoner
President

1107 9th Street
Suite 300
Sacramento, CA
95814-3608

916 442.7215
888 870.8683
916 442.7362 fax

lwvc@lwvc.org
www.lwvc.org
www.smartvoter.org
www.easyvoter.org