



March 29, 2021

The Honorable Scott Weiner
Chair of the Senate Housing Committee
State Capitol, Room 2209
Sacramento, CA 95814

Re: SB-8 (Skinner): Housing Crisis Act of 2019 – SUPPORT from MidPen Housing Corporation

Dear Senator Weiner,

MidPen is committed to supporting legislation that will rapidly and predictably increase housing production in our state, and we support the extension of your SB 330 – The Housing Crisis Act – because it increases certainty and accountability.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 100 communities and 8,000 homes for low-income families, seniors, including homeless families and individuals, and those with supportive housing needs throughout Northern California.

Since its implementation in January of 2020, SB 330 has spurred production by proving early vested rights, limiting ad hoc fee increases on housing projects, barring local governments from reducing the number of homes that can be built, and cutting the time it takes to obtain discretionary project approvals. SB 330 addresses these barriers by requiring cities and counties to reduce the time it takes to process permits for housing that meets the local government's existing land-use rules, and it caps the number of public hearings on a housing project at five. Cities are also prohibited from hiking fees on an ad-hoc basis or changing permit requirements once the project applicant has submitted all the preliminary required information specified in SB 330.

MidPen is working in collaboration with San Francisco Unified School District and Mayor's Office of Housing and Community Development on Shirley Chisholm Village in San Francisco (135 homes for educators). We used it to proactively avoid a potential change to the Planning Code that would have required Educator Housing projects in SF to have at least 10% 3-bedrooms, which was not the case when we applied for SB-35. The legislation seeking to make this change was put forth between the time we submitted our application and the 90-day approval deadline. In this example, SB 330 held our requirements constant and we avoided a costly—in terms of time and the funds needed to redesign—resubmission of an SB-35 application. We estimate that this would have added 6 months to the project timeline and potentially resulted in a reduction in unit count.

Thank you for your leadership in working to solve our state's housing crisis, including supporting an extension of SB 330.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew O. Franklin', with a stylized flourish at the end.

Matthew O. Franklin
President & Chief Executive Officer
MidPen Housing Corporation

Cc:
Senator Nancy Skinner
Via Legislative Portal

Nevada Merriman, Director of Policy
MidPen Housing Corporation