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April 21, 2016

The Honorable David Chiu
Chair, Committee on Housing & Community Development
State Capitol
P.O. Box 942849, Room 2196
Sacramento, CA 94249-0017

RE: AB 2502 (Mullin & Chiu) – Inclusionary Housing - SUPPORT

Dear Assembly Member Chiu,

On behalf of the Cities Association of Santa Clara County, I write to express our support for Assembly Bill 2502 (Mullin & Chiu), which clarifies State law and gives local jurisdiction the authority to adopt and implement inclusionary ordinances, which help ensure that all new housing developments include a certain percentage of homes affordable to lower-income households and helps meet the challenges of providing affordable housing across our communities.

The Cities Association is a collaboration of the 15 cities in Santa Clara County that addresses pressing issues of mutual interest to cities across the region; providing affordable housing has been a top priority since 2011. For years, local inclusionary housing programs have proven to be one of the most effective tools for producing new homes affordable to working families and creating strong, diverse neighborhoods with a range of housing choices. Nearly 170 cities and counties in California have adopted inclusionary housing policies as a complement to other state, local, state, and federal strategies to address the state's ongoing affordable housing shortage.

With the recent California Supreme Court's unanimous ruling of *California Building Industry Association v. City of San Jose* in favor of inclusionary zoning, the time is right to affirm the ability of local governments to choose to require as a condition of project approval the inclusion of homes affordable to lower-income households.

Thank you for your leadership in addressing California's affordable housing shortage.

Jim Griffith
President, Cities Association of Santa Clara County
Council Member, City of Sunnyvale

CC: Cities Association Board of Directors, Assembly Member Kevin Mullin