



**SPUR**

San Francisco | San Jose | Oakland

January 15, 2020

State Senator Jim Beall  
California State Senate  
State Capitol Building, Room 2082  
Sacramento, CA 95814

**RE: SB 795 (Beall, McGuire and Portantino): Affordable Housing and Community Development Investment Program – SUPPORT**

Dear Senator Beall,

**SPUR supports Senate Bill 795, which would create an Affordable Housing and Community Development Investment Program housed at the state. SB 795 is structured to make significant affordable housing and community development dollars available immediately.**

This state program would review and approve local governments and other particular entities' investment applications, up to \$200 million per year from 2020 to 2025 and up to \$250 million per year from 2025 to 2029. Since each allocation could be a multi-year investment, up to 30 years for each project, that means the amount of general fund dollars that could be committed could reach \$2 billion annually.

SB 795 would help to fill the affordable housing funding gap created with the loss of redevelopment in 2012. Fifty percent of the funding overall and 50 percent of a given local agency's funding would be required to be spent on affordable housing. The rest of the funding could be invested in transit-oriented development, infill development infrastructure, support for local community planning and protecting communities from earthquakes and the effects of climate change, including sea level rise, wildfires and floods.

SPUR supports giving localities tools to spur investment in places that need it. Redevelopment was one of those tools. When Governor Jerry Brown proposed to abolish redevelopment agencies, SPUR supported reforms rather than the eradication of redevelopment tools. Redevelopment agencies had the capacity to help steer both private and future public dollars to urban areas in need of investment, enabling economic growth and physical improvements to occur.

While SPUR is in favor of giving localities tools to spur investment and economic growth and this bill does not provide as much power to do so as the old redevelopment model, SPUR sees SB 795 as a step in the right direction. SB 795 would immediately direct state funding toward

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affordable housing and infrastructure/community development needs. And while SB 795 is not a new source of funding, it is an important commitment from the state general fund toward important affordable housing and community development needs across the state.

Please let me know if you have any questions. Thank you for your work to make California a place where more people can afford a high quality of life.

Sincerely,

A handwritten signature in black ink, appearing to read 'Alicia John-Baptiste'. The signature is stylized with a large, looped initial 'A' and a long horizontal stroke extending to the right.

Alicia John-Baptiste  
President & CEO