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March 5, 2018

The Honorable David Chiu  
California State Assembly  
State Capitol, Room 4112  
Sacramento, CA 95814

The Honorable Tim Grayson  
California State Assembly  
State Capitol, Room 4164  
Sacramento, CA 95814

**Re: AB 2923 (Chiu and Grayson): San Francisco Bay Area Rapid Transit District:  
transit-oriented development – SUPPORT**

Dear Assemblymembers Chiu and Grayson,

The Non-Profit Housing Association of Northern California (NPH) is proud to sponsor and strongly support AB 2923 (Chiu and Grayson), which will enable the construction of thousands of new affordable homes at and around BART stations, resulting in fewer cars and congestion on our region's roads.

As a membership organization of more than 750 affordable housing developers, advocates, community leaders and businesses, the collective NPH community has **created tens of thousands of affordable homes and supported hundreds of thousands of Bay Area residents and community members.**

**AB 2923 creates more affordable housing while easing traffic and congestion in the Bay Area**

To meet our region's need for more housing and less traffic, the Bay Area Rapid Transit District (BART) has committed to an ambitious transit oriented policy, including building out the land it owns around its stations by 2040 to produce over 20,000 new homes -- 7,000 of which will be affordable to lower-income residents. AB 2923 will simplify the process for BART to build more affordable homes near its stations so it can achieve its goals, housing our region's workers, reducing the Bay Area's air pollution and greenhouse gas emissions, and easing the crippling congestion on our roads (by as much as 40% in some cases.)

**AB 2923 strikes a sensible balance between local land use control and delivering the affordable housing that our region needs**

BART is the largest public owner of opportunity sites in the region's core. These properties are not greenfields, nor part of existing community fabric; quite the opposite, these are vast surface parking lots, disruptive to the community and to

the natural environment. By consolidating parking into structures at the appropriate locations, we can better connect surrounding communities with their BART stations, while improving public safety, walkability, and transit access. AB 2923 maintains local control while helping BART replace parking with walkable, affordable communities near transit by:

- Requiring the BART Board to establish new guidelines for transit-oriented development for BART-owned land at or around a BART station; cities would then update their local zoning to be consistent with these new zoning standards, while retaining their broader zoning and permitting authority.
- Establishing ministerial approval for residential mixed-use projects on BART land that satisfy local zoning, regardless of a jurisdiction's progress in meeting its share of the Regional Housing Needs Allocation.
- Requiring that at least 20% of the residential units constructed within each TOD project must be affordable to very low, low-, and moderate-income households and subject to a recorded affordability restriction for at least 55 years.
- Establishing prevailing wage and skilled and trained workforce requirements in these developments, and applying any other pertinent BART labor policies.

**AB 2923 will help the Bay Area build affordable homes at a scale commensurate to our affordable housing crisis**

As we continue work to identify affordable housing funding at the scale that is meaningful relative to the current affordability crisis, we must also plan for success -- which means ensuring there are places to receive this housing that support our equity, sustainability, and economic development goals. BART stations are the place that can deliver especially if these stations have the plans and regulations in place to ensure the speedy approval of desperately needed affordable homes.

Thank you for your leadership in drafting legislation that will help the Bay Area house tens of thousands of its low-income residents.

We look forward to working with you to pass this important legislation.

Sincerely,



Amie Fishman  
Executive Director  
Non-Profit Housing Association of Northern California (NPH)