

Increase affordable housing

In its current form, SB 50 will not create enough affordable housing. The following amendments are necessary to ensure that SB 50 actually contributes to addressing California's extreme affordable housing crisis:

- A. **Ensure that *all* SB 50 projects contribute affordability.** New SB 50 projects between 2-10 units should provide a fee to support affordable housing production. New SB 50 projects with 11 or more units should include on-site affordable housing.
- B. **Adjust on-site affordable housing requirements based on how much value SB 50 creates.** For projects over 35 units, the affordability should adjust according to three different tiers of new development capacity: (1) 0-50% density increase; (2) 51-80% density increase; and (3) 81% and greater density increase.
- C. **Increase set-asides to create meaningful and deep affordability.** At each tier of density increase, SB 50 projects should always provide units affordable to Extremely Low Income (ELI) households, with a choice of additional VLI or LI units. The overall affordability contribution should build from, not undermine, existing programs like LA's successful Transit Oriented Communities (TOC) program.
- D. **Require increased affordable housing contributions whenever SB 50 allows new development capacity.** If a city already has a mandatory inclusionary zoning program that requires more affordability than the SB 50 incentive, then SB 50 projects should exceed those requirements – by including at least 5% ELI units within the local set-aside - to account for the value created by SB 50's density increase.

Proposed SB 50 affordable housing incentive structure	
2-10 units	Affordable housing fee
11 - 35 units	6% ELI and 4% LI (10% total) -or- 5% ELI and 4% VLI (9% total)
36+ units; 0-50% density increase	5% ELI and 9% LI (14% total) -or- 5% ELI and 6% VLI (11% total)
36+ units; 51-80% density increase	5% ELI and 12% LI (17% total) -or- 5% ELI and 9% VLI (14% total)
36+ units; 81%+ density increase	5% ELI and 17% LI (22% total) -or- 5% ELI and 12% VLI (17% total)

**this proposal was carefully crafted, in collaboration with numerous affordable housing experts, to meet community needs and account for development finance considerations, and modeled on successful existing programs like LA's TOC program. ACT-LA is happy to discuss our methodology and process further.*

Protect communities sensitive to gentrification and displacement

In its current form, SB 50 will not adequately protect the communities most at risk of gentrification and displacement. The following amendments are necessary to ensure that SB 50 actually promotes *equitable* development in California:

- A. **Identify *all* sensitive communities.**
- B. **Defer SB 50 indefinitely in sensitive communities unless a community affirmatively opts in.**
- C. **Allocate significant funding for sensitive communities to do community-centered planning.**