



BUILDING SUSTAINING LEADING

BRIDGE HOUSING
CORPORATION

BRIDGE PROPERTY
MANAGEMENT COMPANY

BAY AREA SENIOR SERVICES, INC.

BRIDGE ECONOMIC
DEVELOPMENT CORPORATION

May 27, 2016

The Honorable Edmund G. Brown Jr.
Governor, State of California
State Capitol, First Floor
Sacramento, CA 95814

Support of "By Right" trailer bill language

Dear Governor Brown:

BRIDGE Housing enthusiastically supports the "by right" density proposal you put forward in the May budget statement.

BRIDGE Housing is the leading non-profit affordable housing developer in California. We create high quality, affordable homes for working families and seniors with a range of housing types that not only fit comfortably into their surroundings but also as the catalyst for revitalizing and strengthening neighborhoods. Based on our extensive experience developing affordable housing here in California we have firsthand experience with how a "by right" process would expedite the creation of affordable housing, as well as spur the development of other housing. It would reduce if not eliminate the risks associated with building critically needed housing in the State.

Currently, many Californians are facing impossible choices due to the lack of affordable housing, especially near places of employment. It is imperative that new processes be established that will result in the creation of more housing as quickly as possible. As an example, we are just completing the construction of a 115-unit affordable family rental development across the street from the San Leandro BART station. Approximately 28,700 people asked to be put on the interest list for these units that will be available in August 2016. In addition, more than 10,000 actually applied for the 158 affordable family units we completed in Oakland earlier this year. These are just two examples of the crisis that is facing so many Californians.

Your "By-Right" proposal would:

- ✓ Expedite the construction of housing in California
- ✓ Reduce the risks associated with getting housing entitled and constructed

600 CALIFORNIA STREET, SUITE 900, SAN FRANCISCO, CA 94108-2706 TEL: 415.989.1111 FAX: 415.495.4898 BRIDGEHOUSING.COM
2202 30TH STREET, SAN DIEGO, CA 92104-5427 TEL: 619.231.6300 FAX: 619.231.6301
20321 IRVINE AVENUE, SUITE F-1, NEWPORT BEACH, CA 92660 TEL: 949.229.7070 FAX: 949.274.7688
925 NW 19TH AVENUE, STUDIO B, PORTLAND, OR 97209 TEL: 503.360.1828 FAX: 503.961.8897
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- ✓ Enable California workers to obtain housing closer to their places of employment and therefore reduce the negative environmental impacts of people driving long distances to work
- ✓ Help businesses attract and retain the talent that fuels California's economy
- ✓ Build quality affordable apartments and single-family homes for Californians in need, including families, seniors, veterans, people with disabilities, and people experiencing homelessness

We applaud your leadership in taking on this issue that is so critical to the sustainability of California. Housing is a fundamental right and should not be a privilege reserved for the few. We are ready, willing and able to lend whatever support you need to implement the initiative.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Cynthia A. Parker', with a long horizontal flourish extending to the right.

Cynthia A. Parker
President and CEO
BRIDGE Housing