



April 8, 2021

The Honorable Tom Daly
California State Assembly
State Capitol, Room 3120
Sacramento, CA 95814

**Re: AB 1423 (Daly): Housing programs: multifamily housing programs: expenditure of loan proceeds.
As introduced on February 19, 2021 – SUPPORT
Set for hearing on April 29, 2021 – Assembly Housing and Community Development**

Dear Assembly Member Daly,

The Urban Counties of California (UCC), the California State Association of Counties (CSAC), and the American Planning Association, California Chapter (APA) support your AB 1423, which would allow developers to receive grant funding from the California Housing and Community Development Department (HCD) during the construction period thereby saving hundreds of thousands of dollars in construction period interest expenses.

California's housing crisis continues to plague individuals and families across the state. According to the California Housing Partnership, more than 1.4 million California households need affordable housing. In 2019, the California Department of Housing and Community Development cited a need for more than 1.3 million housing units to be built within the next decade. Nearly one-third of all Californians are spending more than fifty percent of their income on housing costs. Our lack of affordable housing has also played a key role in our homelessness crisis. While California only has 12 percent of the nation's total population, we have about 25 percent of the total homeless population in the country or 150,000 people currently experiencing homelessness.

AB 1423 will aid in the development of much needed housing by significantly reducing construction period interest expenses and the overall cost of development. There would still be a private construction loan, albeit significantly smaller, and the private construction lender would continue to monitor construction progress and approve draws. To ensure that the state can rely on the private construction lender's due diligence, the bill requires the private lender to have skin in the game by funding 25% of each draw until HCD's funds are fully disbursed.

For these reasons, CSAC, UCC, and APA are pleased to support your AB 1423. Should you have any questions, please do not hesitate to contact Christopher Lee (CSAC) at clee@counties.org, Jean Kinney

Hurst (UCC) at jkh@hbeadvocacy.com, or Lauren De Valencia y Sanchez (APA) at lauren@stefangeorge.com.

Sincerely,



Christopher Lee
Legislative Representative
CSAC



Jean Kinney Hurst
Legislative Advocate
UCC



Eric Phillips
Vice President of Policy and Legislation
APA, California

cc: The Honorable David Chiu, Chair, Assembly Housing and Community Development Committee
Members, Assembly Housing and Community Development Committee
Lisa Engle, Chief Consultant, Assembly Housing and Community Development Committee
William Weber, Consultant Assembly Republican Caucus