

August 4, 2016

Mr. Richard C. Gentry
President & CEO
San Diego Housing Commission
1122 Broadway
San Diego, CA 92101

RE: SUPPORT for Article 34 – Affordable Housing Capacity Ballot Measure

Dear Mr. Gentry:

The San Diego County Apartment Association (SDCAA) supports the proposed ballot measure which would increase the City of San Diego's ability to produce more affordable housing. The SDCAA believes strongly the measure will help increase the San Diego region's housing supply which it desperately needs.

The proposed ballot measure, which was placed on the November 8 ballot with unanimous support of the San Diego City Council, will allow for the construction of up to 38,680 affordable residential units without increasing taxes on city residents. Voters in the past have approved four similar measures permitting the city to raise the cap of affordable units that may be built in the city. When the ballot measure was last approved in 2002, it received almost 70 percent voter approval.

The ballot measure will not change the process for approving affordable housing projects. Affordable projects still must undergo the same comprehensive environmental review and permitting process, require feedback from the community, and require approval from the City Council. Raising the cap does not guarantee that the additional units will be built, but provides the city the flexibility to build more affordable units.

The city is only 3,247 units away from reaching its capacity for affordable units. If the limit is not increased soon, it could halt San Diego's ability to produce more affordable units at a time when San Diego needs more housing for all income levels.

On behalf of the SDCAA, we are proud to support this ballot measure.

Sincerely,



Alan Pentico
Executive Director