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May 11, 2026

The Honorable Josh Becker  
California State Senate  
1021 O Street, Suite 6520  
Sacramento, CA 95814

**RE: Senate Bill 457 (Becker): Housing Element Compliance: Committed Assistance: In-Kind Services – SUPPORT**

Dear Senator Becker:

Larry Klein  
Mayor

On behalf of the City of Sunnyvale, we want to express our support of SB 457, which provides much-needed clarity regarding the definition of “in-kind services” as a form of committed assistance under California’s Housing Element Law.

Richard Mehlinger  
Vice Mayor

Alysa Cisneros  
Councilmember

As cities across California work diligently to meet their Regional Housing Needs Allocation (RHNA) obligations, local governments are increasingly relying on creative and resource-efficient strategies to preserve and produce affordable housing. In the Bay Area, where the housing affordability crisis remains acute, tools that support preservation, rehabilitation, and adaptive reuse are essential to preventing displacement and maintaining stability for our most vulnerable residents.

Murali Srinivasan  
Councilmember

Linda Sell  
Councilmember

Charlsie Chang  
Councilmember

Eileen Le  
Councilmember

SB 457 is a thoughtful and practical measure that clarifies which nonmonetary contributions—such as staff support, land dedication, and other facilitative actions—qualify as “in-kind services” for purposes of committed assistance for the acquisition and preservation of naturally occurring affordable housing. By establishing a clearer statutory framework, this bill reduces administrative ambiguity and provides local jurisdictions and affordable housing developers, and other nonprofit partners with the certainty needed to plan and implement housing strategies.

As identified in General Plan Policy H-3.3, Sunnyvale is committed to strengthening multi-family neighborhoods through the acquisition, rehabilitation, and preservation of aging residential properties as long-term affordable housing. By clarifying that long-term leases of land and staff support can be considered committed assistance for preservation and conversion activities, SB 457 helps cities plan how they can realistically meet their

lower-income RHNA obligations. This is especially critical for built-out communities like Sunnyvale where land constraints necessitate maximizing every available pathway to maintain and expand affordability.

Sunnyvale is committed to advancing innovative, equitable, and sustainable housing solutions. SB 457 aligns with these goals by ensuring that cities have clear, flexible, and effective tools to meet state housing requirements while addressing local needs.

For these reasons, the City of Sunnyvale supports SB 457 and thank you for your leadership on this important issue. Please do not hesitate to contact me or Trudi Ryan, Community Development Director at [tryan@sunnyvale.ca.gov](mailto:tryan@sunnyvale.ca.gov) if you have any questions.

Sincerely,



Larry Klein  
Mayor

cc: Senator Dr. Aisha Wahab  
Assembly Member Patrick Ahrens  
City Council  
Tim Kirby, City Manager  
Sarah Johnson-Rios, Assistant City Manager  
Connie Verceles, Assistant City Manager  
Trudi Ryan, Director of Community Development