



May 25, 2022

Dear Millbrae City Council:

We are writing on behalf of **YIMBY Law** regarding Millbrae's 6th Cycle Housing Element Update. **YIMBY Law** is a legal nonprofit working to make housing in California more accessible and affordable through enforcement of state law.

Per §8899.50(a)(1) of state code, Millbrae's housing element must affirmatively further fair housing, which entails 'taking meaningful actions... that overcome patterns of segregation.'

The City of Millbrae is uniquely positioned to affirmatively further fair housing, as Millbrae is a wealthy, exclusionary city that researchers with the Othering and Belonging Institute at UC Berkeley identify as highly segregated from the rest of the Bay Area. This socioeconomic segregation is caused by the exclusionary cost of housing in your community, where an average home, as of April 30th, costs \$2,260,000, which is only affordable to someone earning a salary of \$363,000, meaning **only the richest 3% of households can afford to settle down in your community**. To put a finer point on the level of affluence in your city, the average home in your city costs more than French castles. It is thus no coincidence that your city is 88% less black than the rest of the Bay Area. Sadly, your city's demographics have trended in an even less equitable direction, losing 19 black residents since 2010.

In a 2021 report entitled 'Exclusionary Zoning: Its Effect on Racial Discrimination in the Housing Market,' economic advisors for the White House outline how exclusionary zoning, like yours, causes segregation. Your exclusionary zoning pushes low income children to live in less resourced areas, which begets worse life outcomes from health to income. The research is clear: exclusionary zoning violates your duty to further fair housing.

To take meaningful actions that overcome patterns of segregation, we recommend you **end apartment bans in high opportunity areas**. This will give middle and working class families the opportunity to share in the resources your rich neighborhoods enjoy. As of 2020, **your city banned apartments in over 88.4% of residential areas**, including in 96.0% of high opportunity residential areas.

Thank you,

Salim Damerджи, South Bay YIMBY

Keith Diggs, YIMBY Law