



July 3, 2019

The Honorable Assembly Member Cecilia M. Aguiar-Curry
Chair, CA Assembly Local Government Committee
Legislative Office Building, 1020 N Street, Room 157
Sacramento, California 95814

RE: SB 330 (Skinner): Housing Crisis Act of 2019 – **SUPPORT**

Dear Assembly Member Aguiar-Curry:

The Planning and Conservation League is pleased to support SB 330 – The Housing Crisis Act of 2019. California is in desperate need of more housing. SB 330 is a measured solution that expedites the development of housing that is already allowed under local governments’ existing general plan and zoning while preserving local control to approve or deny projects and plan for development that suits their communities. The bill also ensures that cities do not lose capacity for housing by requiring local governments to meet a “no net loss” in zoning standard and by lifting – for five years – ordinances that restrict housing like housing moratoriums, population caps, and limits on the number of housing permits approved. As an emergency measure, this bill sunsets after 5 years.

SB 330 allows local governments to operate under their own rules — as dictated by their general plan and zoning laws— to build housing, but prevents locals from back peddling or putting up additional barriers to development. Specifically, SB 330 streamlines review and permitting of housing projects, while preserving a local government’s ability to approve or deny projects, and provides certainty for project applicants that fees and rules will not be changed mid-stream in the permit review process. SB 330 also removes – for five years – certain restrictions on housing, including housing construction moratoriums, population caps, or caps on the number of permits approved, and ensures that a local government that chooses to downzone will replace the lost capacity elsewhere.

Earlier this year, PCL reached out to Senator Skinner to discuss questions on exactly where and to what certain aspects of the bill would apply, and, as of the most recent amendment of July 1st, our recommendations have been addressed. We thank the Senator and her staff for their openness and responsiveness to, not only our concerns, but to all the input received from the many interested parties on this complex and ambitious legislation.

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There are a number of aspects of the bill that PCL will remain interested in observing through implementation, including but not limited to:

- The efficacy of the methodology for identifying jurisdictions that are experiencing a housing crisis
- Whether the two and-a-half year freeze of current fees and standards on projects is the appropriate threshold for incentivizing the acceleration of housing development
- And whether the no-net loss of capacity provision incentivizes responsible maintenance of housing capacity without discouraging creation of urban parks or other community amenities

To be clear, PCL is fully in support of the bill moving forward in its current form, and is comfortable to see through implementation if any needed refinements are identified in the years to come. The relatively short sunset of the bill provides a back-stop opportunity for these considerations should they arise. In the event unforeseen adjustments are deemed to be needed, PCL will be committed to working with the Senator and the legislature in identifying the appropriate refinements.

California must build more housing, but the state must also balance the needs of retaining local control with the need for speedy approval of new housing projects. With the Senator's openness to work with the many interested stakeholders throughout the legislative process, we believe SB 330 is now a well-reasoned proposal that achieves this fair balance.

For these reasons, we urge the Committee's support of SB 330.

Sincerely,



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