

The CITY/TOWN of CITY is pleased to support your SB 540 (Roth), which would streamline the housing approval process by having cities identify Workforce Housing Opportunity Zones and complete up-front planning focused on workforce and affordable housing in areas close to jobs, transit, and that conform to California's greenhouse gas reduction laws.

The CITY/TOWN of CITY acknowledges that a growing number of Californians are experiencing the trouble of finding an affordable place to live. Many cities are grappling with this reality, however in the current landscape many affordable housing projects do not "pencil-out" and city authority to enforce inclusionary housing policies has been weakened by the courts. Contributing to the housing affordability and supply challenge is the lag in private market housing construction and the elimination of state affordable housing funding. Of course, there are also costly and time intensive, yet critical, project reviews that can hinder some project developments and reduce affordability. Where appropriate these processes should be streamlined.

SB 540 meets this urgent need for affordable housing by requiring 30 percent of units to be available to moderate income, 15 percent available to low-income, and 5 percent to very low-income households. The remaining 50 percent can be market rate units. SB 540 also acknowledges the realities facing local governments and the development community by appropriately streamlining the permit approval process, by requiring up-front planning and environmental reviews, and clearly identifying all project specific mitigation measures. After planning completion, a local government cannot deny projects consistent with the adopted plan and mitigation measures. SB 540 preserves local control and public input while setting the stage for streamlined housing approvals.

[IF YOU HAVE SPECIFIC EXAMPLES OF THE IMPACT OF THIS BILL ON YOUR CITY/TOWN, PLEASE INCLUDE HERE.]

For these reasons, the CITY/TOWN OF CITY Supports SB 540.