



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

333 WEST OCEAN BOULEVARD • LONG BEACH, CALIFORNIA 90802 • (562) 570-6711 • FAX (562) 570-6583

PATRICK H. WEST
CITY MANAGER

April 23, 2018

The Honorable Jim Beall
California State Senate Committee on Transportation and Housing
State Capitol, Room 2209
Sacramento, CA 95814

RE: Opposition to SB 828 (Wiener): Land Use: Housing Element

Dear Chair Beall:

On behalf of the City of Long Beach, I write to strongly oppose Senate Bill 828 (Wiener). This bill would require a city to plan to accommodate 200 percent of a city's share of the Regional Housing Need Allocation (RHNA) for low and very low-income housing. This bill also requires a city to take actions to make at least 100 percent of the city's share of low and very low-income housing to be available as multifamily housing located within developed areas.

While Long Beach understands the need to address the housing crisis in California, we believe there are more nuanced opportunities at the local level to meet neighborhood needs. Through responsible local land use management, Long Beach has been able to cultivate a unique and diverse urban fabric. This includes quality public parks, state of the art private developments, sustainable transportation infrastructure, affordable housing, market rate housing and other components to cities that are unique to each city across the great State of California.

The City has conscientiously worked with the private sector to facilitate housing. Over the past 10 years, 1,778 new affordable units have been built, 2,093 existing units have been preserved, and 367 units have been rehabilitated. Long Beach has also supported 335 first-time homebuyers with silent second mortgages. With that said, developers build housing – cities facilitate housing developments through the provision of public service such as public infrastructure, and public safety services.

Long Beach recognizes that California's housing market is financially challenging for many individuals and families in our State. However, the problem will not be solved simply by mandating cities accommodate housing developments at 200 percent of a city's RHNA.

Given these reasons, the City of Long Beach strongly opposes SB 828 (Wiener).

Sincerely,



Patrick H. West
CITY MANAGER

cc: The Honorable Speaker Anthony Rendon, State Assembly
The Honorable Senator Scott Wiener, State Senate, 11th District
The Honorable Steven Bradford, State Senate, 35th District
The Honorable Ricardo Lara, State Senate, 33rd District
The Honorable Janet Nguyen, State Senate, 34th District
The Honorable Mike Gipson, State Assembly, 64th District
The Honorable Patrick O'Donnell, State Assembly, 70th District
California State Senate Committee on Transportation and Housing