



**MAYOR ROBERT GARCIA**  
CITY OF LONG BEACH

July 22, 2020

The Honorable Scott Wiener  
California State Senate  
State Capitol, Room 5100  
Sacramento, CA 95814

**RE: Support for SB 281 (Wiener) Housing Development: Permits and Other Entitlements: Extension.**

Dear Senator Wiener:

On behalf of the City of Long Beach, I write to support Senate Bill 281 (Wiener). This bill proposes to extend housing development permits and other entitlements outstanding on March 4, 2020, for 24 months in recognition of the COVID-19 pandemic. SB 281 aligns with the Long Beach City Council's efforts to assist the City, its residents, and businesses in advancing our development objectives once the emergency has abated.

On June 16, 2020, the Long Beach City Council voted unanimously to adopt an ordinance extending existing land-use entitlements. Under normal economic circumstances, entitlement expiration dates assure granted approvals can be re-evaluated if they are not utilized in a timely fashion and local conditions change. This encourages demonstrated construction in lieu of land speculation because any value added to a property through the granting of an entitlement quickly lapses, preventing the banking and sale of that added value over time. During periods of uncertainty, including the current pandemic and its associated economic implications, property owners are sometimes unable to utilize entitlements because of an inability to access construction financing or assemble the proper construction team. By establishing entitlement extensions statewide while accommodating similar local ordinances, SB 281 compliments the City's efforts to provide relief for property owners impacted by COVID-19.

The City supports affordable housing policies consistent with the City's 2013-2021 Housing Element (Housing Element) adopted on January 7, 2014. One of the goals detailed in the Housing Element is to provide increased opportunities for the construction of high-quality housing. SB 281 preserves the State's existing entitlements and enables property owners to be prepared to construct much-needed housing as soon as feasibly possible.

Given these reasons, the City of Long Beach supports SB 281 (Wiener).

Sincerely,

A handwritten signature in black ink, appearing to read "Robert Garcia", written over a white background.

Mayor Robert Garcia  
City of Long Beach

cc: The Honorable Speaker Anthony Rendon, State Assembly  
The Honorable Lena Gonzalez, State Senate, 33<sup>rd</sup> District  
The Honorable Tom Umberg, State Senate, 34<sup>th</sup> District  
The Honorable Steven Bradford, State Senate, 35<sup>th</sup> District  
The Honorable Mike Gipson, State Assembly, 64<sup>th</sup> District  
The Honorable Patrick O'Donnell, State Assembly, 70<sup>th</sup> District