



CITY OF LONG BEACH

OFFICE OF THE CITY MANAGER

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PATRICK H. WEST
CITY MANAGER

June 18, 2018

The Honorable Scott Wiener
California State Senate
State Capitol, Room 4066
Sacramento, CA 95814

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

Dear Senator Wiener:

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 125 percent of a city's share of the Regional Housing Need Allocation (RHNA) for all income levels. 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 the existing urban service boundary. SB 828 presupposes that cities, and not developers-the primary financing agents- build houses, but cities do not.


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 125 percent of a city's RHNA for all income levels.

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 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