



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

Julian A. Gold M.D., Mayor

June 4, 2018

The Honorable Richard Bloom
California State Assembly, 50th District
State Capitol, Room 2003
Sacramento, CA 95814

Re: AB 1771 (Bloom) Planning and zoning: regional housing needs assessment.
City of Beverly Hills – **SUPPORT IF AMENDED**

Dear Assembly Member Bloom,

On behalf of the City of Beverly Hills, I am pleased to write to you in **SUPPORT of AB 1771 (Bloom) IF AMENDED** with an additional focus on regional solutions. With an increased emphasis on the role of regional partners, the bill will help ensure that local governments continue playing a part in addressing the statewide housing crisis.

The regional housing needs assessment (RHNA) for each city and county constitutes one of the fundamental parts of housing element updates. RHNA provides each city and county with a projection of additional housing units needed to accommodate existing households and projected household growth of all income levels by the end of the housing element planning period. **AB 1771 (Bloom)** will help ensure that the RHNA process is data-driven instead of political, which will assist with the equal distribution of new housing within regions.

However, by moving the appeals process from the locally-based Council of Governments (COG) to the statewide Department of Housing and Community Development (HCD), this bill would introduce a statewide actor into what has historically been a regionally-driven process. Local municipalities are uniquely qualified to identify and provide solutions to their housing needs, and the insertion of HCD into the RHNA process will add a layer of additional complexity which has the potential to make meeting the required RHNA timeframe even more difficult than it is

currently. Thus, the City of Beverly Hills would like to see the appeals process remain based in the COG rather than moved to HCD.

Additionally, in built out cities such as Beverly Hills, it is difficult to create new housing when no land is available or it is available at an extremely high costs. Beverly Hills is highly interested in collaborating with our neighboring jurisdictions to jointly construct affordable housing where money can be well spent to build more affordable housing where it makes sense for both jurisdictions. However, as RHNA is defined now, should Beverly Hills enter into such a joint venture, our City would receive no RHNA credit.

Like transportation in our area, housing is also a regional matter and needs to be addressed as such instead of dictating an allocation to each city. Therefore, we ask you to also include in your bill the ability for local agencies to work jointly on developing regional housing to serve the area and be able to satisfy the RHNA requirement.

For these reasons, the City of Beverly Hills is pleased to **SUPPORT AB 1771 (Bloom) IF AMENDED**. Thank you for authoring this important measure.

Sincerely,



Julian A. Gold, M.D.

Mayor, City of Beverly Hills

cc: The Honorable Ben Allen, 26th Senate District
Andrew K. Antwih, Shaw / Yoder / Antwih, Inc.