August 28, 2020

The Honorable Lorena Gonzalez
California State Assembly, 20th District
State Capitol, Room 2114
Sacramento, CA 95814

Re: AB 2345 (Gonzalez) Planning and zoning: density bonuses: annual report: affordable housing

City of Beverly Hills – Oppose

Dear Assembly Member Gonzalez,

On behalf of the City of Beverly Hills, I write to you in respectful OPPOSITION of your AB 2345, which would revise Density Bonus Law to increase the maximum allowable density and the number of concessions and incentives a developer may seek. In return for inclusion of affordable units in a development, developers are given an increase in density over a city’s zoned density among other concessions and incentives.

The City of Beverly Hill recognizes the need to develop more affordable housing in California. However, AB 2345 would harm the goal of increasing housing affordability in California. This bill would disincentivize developers from building 100 percent affordable housing by giving developers more incentives to build more moderate-income units. This bill would reward developers to build less affordable housing units and stunt California’s development of more affordable housing.

The City of Beverly Hills has also long supported the preservation of local control, as localities are best suited to aptly address the needs of local constituents. The City of Beverly Hills has put forth a great amount of time and effort into ensuring the City’s growth is well-planned and takes the City’s future housing needs into account. However, AB 2345 would further diminish local government’s control over housing and density standards by giving developers more “concessions” to override local standards while at the same time failing the address the state’s housing affordability crisis.
For these reasons, the City of Beverly Hills must respectfully OPPOSE your AB 2345. Thank you for your consideration.

Sincerely,

Lester J. Friedman
Mayor, City of Beverly Hills

cc: Members and Consultants, Senate Appropriations Committee
    Members and Consultants, Senate Housing Committee
    The Honorable Ben Allen, 26th Senate District
    The Honorable Richard Bloom, 50th Assembly District
    Andrew K. Antwi, Shaw Yoder Antwi Schmelzer & Lange