August 8, 2019

The Honorable Ben Allen  
California State Senate, 26th District  
State Capitol, Room 4076  
Sacramento, CA 95814

Re: SCA 1 (Allen) Public housing projects.  
City of Beverly Hills – SUPPORT

Dear Senator Allen,

On behalf of the City of Beverly Hills, I write to you in SUPPORT of your SCA 1. This measure will place a measure on the November 2020 ballot, which would repeal Article 34 of the California State Constitution. Under current law, cities are required to hold an election to authorize the development, construction, or acquisition of a publicly funded affordable housing project when more than 49 percent of its units are dedicated to low-income housing. This cumbersome and unnecessary requirement impedes the capability of municipalities to develop adequate numbers of affordable housing units.

Article 34 of the state’s constitution was adopted by California voters in 1950. Since its inclusion in the state constitution, it has been used to oppose and/or delay the development of new affordable housing projects. Article 34 is an unnecessary impediment to increasing development of affordable housing at a time when the state needs to drastically increase the production of affordable housing units to address the housing crisis.

California recently approved over $2 billion in funding to produce affordable housing throughout the state; however, Article 34 creates excessive delays in approving publicly funded affordable housing projects which dedicate more than 49 percent of their units to low-income housing, as the developer has to wait for an election to occur to have a project approved.

Many local jurisdictions have also passed measures to increase the development of affordable housing in their communities. It is imperative that the state repeals Article 34 to ensure that it
does not continue to obstruct the development of affordable housing and does not prevent localities from addressing the housing crisis in their jurisdictions in a timely manner.

For these reasons, the City of Beverly Hills is pleased to **SUPPORT** your **SCA 1**. Thank you for authoring this important measure.

Sincerely,

John A. Mirisch  
Mayor, City of Beverly Hills

cc: Members and Consultants, Senate Housing Committee  
The Honorable Richard Bloom, 50th Assembly District  
Andrew K. Antwi, Shaw / Yoder / Antwi, Inc.