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April 19, 2017

The Honorable Miguel Santiago
California State Assembly
State Capitol, Room 6027
Sacramento, CA 95814

RE: AB 72 (Santiago) – Housing Accountability Act – Support

Dear Assemblyman Santiago:

On behalf of the members of the California Apartment Association, I extend to you the organization's support for AB 72, your bill that strengthens enforcement of the Housing Accountability Act (HAA) to ensure that local agencies comply with its provisions.

As you know, California is in the midst of an unprecedented housing crisis caused by a severe lack of new housing construction at all levels of affordability. Passed in 1982, the HAA has served for more 30 years as a tool to ensure that municipalities do not unfairly hinder the development of new housing projects, and to ensure new housing construction during crises like the one California faces today.

Under the HAA, local governments must follow certain legal mandates before denying a housing development application that complies with their general plan and zoning rules. Unfortunately, the current enforcement mechanisms of the HAA are inadequate to achieve compliance in many cases. AB 72 would require the Department of Housing and Community Development to monitor and for the State Attorney General to enforce violations of the HAA. These additional enforcement mechanisms will help ensure the continued construction of fair and equitable affordable housing across California.

The California Apartment Association is the largest statewide rental housing trade association in the country, representing over 50,000 owners and property managers who are responsible for over 2 million rental units throughout the State of California. Thank you for your work with this important legislation.

Sincerely,

CALIFORNIA APARTMENT ASSOCIATION

A handwritten signature in black ink, appearing to read 'Shant Apekian', with a long horizontal flourish extending to the right.

By
Shant Apekian
Vice President Public Affairs

cc. Assembly Housing and Community Development Committee
Assembly Republican Caucus