



August 5, 2020

The Honorable Scott Wiener
Member, California State Senate
State Capitol, Room 5100
Sacramento, CA 95814

**Re: SB 281 (Wiener): Housing Development: Permits and Other Entitlements: Extension
As Amended on July 30, 2020 – SUPPORT**

Dear Senator Wiener,

The California State Association of Counties (CSAC), Urban Counties of California (UCC), and the Rural County Representatives of California (RCRC) write to express our support for your SB 281, which as amended on July 30th, would extend by 18-months the period for the expiration, effectuation, or utilization of specified housing permits and entitlements that were issued before, and were in effect on, March 4, 2020. Moreover, the bill would clarify that if the state or a local agency extends, on or after March 4, 2020, but before the effective date of the bill, the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement for not less than 18-months and pursuant to the same conditions provided by this bill, that housing entitlement shall not be extended an additional 18-months.

Counties around the state have already taken action to extend local entitlements for development projects affected by COVID-19 and your bill supplements these actions at the state level. We want to thank you, your staff, the sponsors, and committee staff for working with us to finalize the types of permits and entitlements ultimately included in the measure, as well as clarifying the interaction with local extensions that have already been granted.

While we might typically object to a blanket extension of tentative subdivision maps without local government discretion, counties recognize the severity of the wide-ranging negative impacts of the COVID-19 public health crisis, including those on the building industry. Many development projects already approved by local governments are now facing financing challenges and other economic headwinds due to the pandemic, hampering housing development despite the best efforts of local government. SB 281 will help important housing projects stay on track at a time when demand for housing—especially affordable housing—is growing.

For these reasons, we support your SB 281. Should you have any questions about our position on your measure, please do not hesitate to reach out to Jean Hurst representing the Urban Counties of California (jkh@hbeadvocacy.com or 916.272.0010), Chris Lee with the California State Association of Counties (clee@counties.org or 916.956.1856), or Tracy Rhine with the Rural Counties Representatives of California (trhine@rcrcnet.org or 916.447.4806).

Sincerely,



Christopher Lee
California State Association of Counties



Jean Kinney Hurst
Urban Counties of California



Tracy Rhine
Rural County Representatives of California

cc: The Honorable Cecilia Aguiar-Curry, Chair, Assembly Local Government Committee
Honorable Members, Assembly Local Government Committee
Hank Brady, Consultant, Assembly Local Government Committee