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May 23, 2019

The Honorable Nancy Skinner
California State Senator
State Capitol, Room 5094
Sacramento, CA 95814

**RE: SB 330 (Skinner) Housing Crisis Act of 2019
Notice of Opposition (as amended 5/21/19)**

Dear Senator Skinner:

The League of California Cities must respectfully continue to oppose your SB 330, even though it was recently amended in the Senate Committee on Appropriations. As amended, this measure would, among other things, declare a statewide housing crisis and for a five-year period, prohibit a city from imposing parking requirements near rail stops, and freeze nearly all project related fees once a developer submits a “preliminary” application.

We agree with the fundamental problem—there aren’t enough homes being built in California. The League of California Cities remains committed to working with the Legislature and the Governor on finding ways to help spur much needed housing construction statewide without arbitrarily limiting how cities address community growth impacts.

Specifically, the League opposes the following provisions in SB 330:

- **No parking requirements** – Regardless of the size of the housing project, SB 330 would strictly prohibit local agencies from imposing any type of parking standard within one-quarter mile of a rail stop. Without parking requirements, developers will force new residents to compete for an ever-diminishing supply of parking. This will certainly lead to significant congestion and parking conflicts in many communities because people strongly resist giving up their vehicle, especially if public transit is inadequate.
- **Creates a new type of housing project application** – SB 330 allows a developer to submit a “preliminary” housing project application, which contains too little information for a city to determine the scope of the project or the type of CEQA document that is needed. Additionally, once the “preliminary” application is filed, new limits on the number of public hearings and streamline approval timeline begins.
- **Freezes impact fees** – This measure would lock in place nearly all fees or exactions imposed on development projects once a developer submits a “preliminary” application. Since the “preliminary” application lacks all of the necessary information to evaluate the project, a city would be unable to determine which fees apply to the project. Additionally, project specific fees would be essentially banned because those fees cannot be determined until a

city fully analyzes the project. It is important to note that all project impact fees are extensively regulated by state law and the constitution. Cities can only charge a fee to cover the cost of providing the service for which the fee is applied. It is illegal for cities to charge project fees and use the funds for other purposes.

The League of California Cities strongly questions the effectiveness of prohibiting or limiting parking requirements and restricting essential housing related fees. SB 330 does not require any of the cost savings associated with these limitations to be passed on to the renter or purchaser of the housing unit. Developers would most likely pocket the savings and enhance their profits, while not producing affordable housing.

For the reasons stated above, the League of California Cities opposes SB 330. If you have any questions, please feel free to contact me at (916) 658-8264.

Sincerely,



Jason Rhine
Assistant Legislative Director

cc. Members, California State Senate
Erin Riches, Chief Consultant, Senate Committee on Housing
Anton Favorini-Csorba, Consultant, Senate Committee on Governance and Finance
Doug Yoakam, Republican Caucus Consultant
Ryan Eisberg, Consultant, Senate Republican Caucus