



July 17, 2020

The Honorable Scott Wiener  
Chair, Senate Housing Committee  
State Capitol, Room 2209  
Sacramento, CA 95814

**Re: Assembly Bill 3040 (Chiu) Local planning: regional housing need assessment  
As proposed to be amended July 17, 2020 – SUPPORT**

Dear Senator Wiener,

The California State Association of Counties (CSAC), the Urban Counties of California (UCC), the League of California Cities (LCC) and the Rural County Representatives of California (RCRC) support Assembly Bill 3040 by Assemblymember Chiu. Counties and cities across California have received, or expect to receive, significantly higher regional housing needs allocations (RHNA) in the 6<sup>th</sup> housing element cycle. This bill will provide a process whereby local governments would have greater certainty that they could accommodate a portion of their RHNA by upzoning to allow small multifamily projects in existing neighborhoods with single-family units.

Proposing land use changes in existing neighborhoods can be controversial and recent legislation has added significant analytical requirements when local governments seek to accommodate RHNA unit requirements in already developed areas. At the same time, the state continues to encourage local governments to promote infill housing and densification rather than additional greenfield growth, in order to help achieve greenhouse gas emissions reduction goals and other important sustainability policies. By providing greater certainty related to RHNA compliance, AB 3040 will help encourage infill zoning in these neighborhoods.

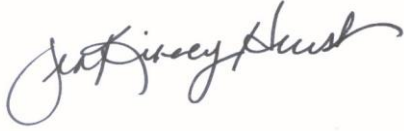
We appreciate the author’s proposed amendments, which will allow this rezoning to occur as part of housing element implementation. This additional flexibility will encourage local governments who are further along in their 6<sup>th</sup> housing element cycle update process to use these provisions, as they might not otherwise have sufficient time to complete the rezoning before the housing element certification date.

Should you have any questions, please do not hesitate to contact Christopher Lee (CSAC) at [clee@counties.org](mailto:clee@counties.org), Jason Rhine (LCC) at [jrhine@counties.org](mailto:jrhine@counties.org), Jean Kinney Hurst (UCC) at [jkh@hbeadvocacy.com](mailto:jkh@hbeadvocacy.com), or Tracy Rhine (RCRC) at [trhine@rcrcnet.org](mailto:trhine@rcrcnet.org).

Sincerely,

Christopher Lee  
California State Association of Counties

Jason Rhine  
League of California Cities



Jean Kinney Hurst  
Urban Counties of California



Tracy Rhine  
Rural County Representatives of California

cc: Members, Senate Housing Committee  
Erin Riches, Chief Consultant, Senate Housing Committee  
Ryan Eisberg, Consultant, Senate Republican Caucus