



May 13, 2020

The Honorable David Chiu
Chair, Assembly Housing and Community Development Committee
State Capitol, Room 4112
Sacramento, CA 95814

**Re: AB 3040 (Chiu) Local planning: regional housing need assessment
As amended May 11, 2020 – SUPPORT IN CONCEPT
Set for hearing in Assembly Housing and Community Development May 20, 2020**

Dear Assembly Member Chiu,

The California State Association of Counties (CSAC), the Urban Counties of California (UCC), and the Rural County Representatives of California (RCRC) support your AB 3040 in concept. Counties across California have received, or expect to receive, significantly higher regional housing needs allocations (RHNA) in the 6th housing element cycle. Your bill would provide a process whereby local governments would have greater certainty that they could accommodate 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 regional housing needs allocations 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 reductions goals and other important sustainability policies. By providing greater certainty as related to RHNA compliance, your bill will help encourage infill zoning in these neighborhoods.

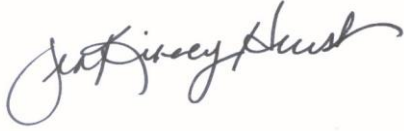
We would like to work with you on language also allowing the rezoning to occur as part of housing element implementation. We think such flexibility would encourage local governments who are further along in their 6th cycle update process to use these provisions, as they might not otherwise have sufficient time to complete the rezoning before the housing element certification date.

Thank you for your work on this issue. Should you have any questions, please do not hesitate to contact Christopher Lee (CSAC) at clee@counties.org, Jason Rhine (LCC) at jrhine@counties.org, Jean Kinney Hurst (UCC) at jkh@hbeadvocacy.com, or Tracy Rhine (RCRC) at 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, Assembly Housing and Community Development Committee
Steve Wertheim, Consultant, Assembly Housing and Community Development Committee
William Weber, Consultant, Assembly Republican Caucus