

# CITY OF PALOS VERDES ESTATES



July 14, 2021

Via Email

The Honorable David Chiu  
California State Assembly  
State Capitol, P.O. Box 942849  
Sacramento, CA 94249-0017

**SUBJECT: Notice of Opposition to AB 215**

Dear Assemblymember Chiu:


The City of Palos Verdes Estates strongly opposes AB 215, which would require a jurisdiction with relatively low progress toward meeting its Regional Housing Needs Allocation (RHNA) to be subject to a mid-cycle consultation with the Department of Housing and Community Development (HCD) and implement pro-housing policies.

HCD has existing measures to enforce jurisdictions failing to meet housing element obligations. HCD can review any action by a jurisdiction that is inconsistent with the jurisdiction's adopted housing element, including a failure to implement its housing element programs; revoke the department's prior findings that a jurisdiction's housing element is compliant; and refer a non-compliant jurisdiction to the Attorney General. The Attorney General, in turn, can bring the local agency to court to compel compliance with non-compliant jurisdictions becoming subject to significant fines. Rather than create a new mid-cycle housing element review process, the state should remain focused on using the tools in existing law to promote housing element adoption and implementation.

The 2019 Budget Act included language declaring it was the state's intent to incentivize jurisdiction to create pro-housing environments through the form of additional points when applying for competitive housing and infrastructure grant programs. AB 215 turns the incentive into a requirement for jurisdictions which fall behind on their RHNA allocation, regardless of whether those policies and strategies are appropriate for the type of community and whether those policies and strategies are supported by the community.

This bill is an intrusion into local control and self-determination, most specifically with the usage of the pro-housing designation as a mandatory requirement, and by unnecessarily adding additional assessments of jurisdictions' compliance with RHNA allocations. For these reasons, the City of Palos Verdes Estates strongly opposes AB 215.

Sincerely,

DocuSigned by:  
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**Michael Kemps**

Mayor

cc: Ben Allen, Senator, 26th State Senate District  
Al Muratsuchi, Assembly Member, 66th Assembly District  
Jeff Kiernan, League of California Cities  
Meg Desmond, League of California Cities  
Marcel Rodarte, California Contract Cities Association  
Palos Verdes Estates City Council  
Laura Guglielmo, City Manager