



**ERIC GARCETTI**  
**MAYOR**

June 9, 2016

The Honorable Jerry Brown  
Office of the Governor  
State Capitol, Room 1173  
Sacramento, CA 95814

RE: Streamlining Affordable Housing Approvals Trailer Bill: Support

Dear Governor Brown,

We write in support of the Streamlining Affordable Housing Approvals trailer bill, and request the inclusion of amendments and funding that will further increase and improve the supply of affordable housing.

The State's affordability crisis has had a profound impact on Los Angeles. In response, the City has committed to implementing reforms to strengthen its planning process and protect neighborhoods. This summer, we announced a commitment to update the City's 35 community plans in ten years. Multiple city departments are also implementing the Mayor's Affordable Housing Executive Directive, to streamline processing for affordable housing, and the City Council's plans to further accelerate permanent supportive housing.

Almost two thirds of Angelenos live in overcrowded conditions or experience an excessive housing cost burden. In addition to local reforms, state funding for the production of affordable housing, like the Assembly's affordable housing funding package and the Senate's No Place Like Home Initiative, will help ease the housing crunch. Strong land-use incentives, like those provided in this bill, will also mobilize the private sector to action. By encouraging housing construction in urban areas already zoned for housing, this bill will facilitate a market solution to the State's severe housing shortage.

To ensure the maximum amount of affordable housing while respecting neighborhood character, we respectfully request the following amendments:

1. Increase the minimum required duration of affordable land-use restriction to 55 years for rental housing.
2. Increase the affordability thresholds in Transit Priority Areas to at least 20% or more of the residential units restricted to and occupied by individuals whose income is 80% or less of the area median gross income.
3. Add an exception from this bill's streamlining provisions for historic resources, as defined in Section 15064.5 of the California Code of Regulations.

To further protect neighborhoods, we respectfully request that this bill be paired with state funding for local governments to update outdated local zoning regulations.

This funding and proposed amendments will ensure that local governments have the tools they need to combat the affordable housing crisis. Thank you for your leadership on this critical issue.

Sincerely,



ERIC GARCETTI  
Mayor



GIL CEDILLO  
Councilmember, 1<sup>st</sup> District,  
Chair of Housing Committee

cc: Senate President pro Tempore Kevin de León  
Assembly Speaker Anthony Rendon