



CITY of LAGUNA NIGUEL

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CITY COUNCIL

Mayor Fred Minagar
Mayor Pro Tem Elaine Gennawey
Council Member Kelly Jennings
Council Member Sandy Rains
Council Member Rischi Paul Sharma

June 3, 2021

The Honorable David Chiu
Assembly Member, California State Assembly
State Capitol Building, Room
Sacramento, CA 95814

**Letter of Opposition Assembly Bill 215: Housing Element- Regional Housing Need
Relative Progress Determination (As Amended April 5, 2021)**

Dear Assembly Member Chiu,

The City of Laguna Niguel must respectfully oppose AB 215 relating to the mid-year cycle regional housing needs progress determination process. AB 215 would create a new, mid-cycle regional housing needs progress determination process and mandates cities and counties with "low progress" in meeting those housing targets to consult with the California Department of Housing and Community Development (HCD) and adopt pro-housing policies.

In 2019 the legislator tasked HCD to create a "pro-housing" designation allowing for jurisdictions to receive competitive advantages when applying for specific state programs such as Affordable Housing and Infill Incentive Grants. HCD has yet to develop any information on what qualifies as a pro-housing jurisdiction and has developed no regulations to conduct this program appropriately. AB 215 turns what was intended only two years ago to be an incentive program into a mandatory requirement for cities and counties to adopt state-supported policies and strategies regardless of whether those policies and strategies would result in increased housing development in each community, whether those policies and processes are appropriate for the type of community (e.g., urban, suburban, rural), and whether the community supports those policies and strategies.

In addition to the pro-housing designation, the City of Laguna Niguel is concerned with the mid-cycle housing element review process. State law requires cities to update their General Plan to incorporate a housing element and obtain the State's approval. The housing element process is a community-oriented process that considers the input of residents and community stakeholders. This mid-cycle review would allow for the State to bypass the public process and create mandates for cities. Rather than develop additional cumbersome housing oversight programs, the State should focus its efforts on implementing the programs that it already has in place.

For these reasons, the City of Laguna Niguel must respectfully oppose AB 215.

Sincerely,

A handwritten signature in black ink, appearing to read "Fred Minagar". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Fred Minagar
Mayor

Cc: Senate Committee on Appropriations
Senate Committee on Housing and Community Development
Senate Committee on Local Government
Tony Cardenas, Public Affairs Regional Manager LCC- Orange County