



May 20, 2021

The Honorable Nancy Skinner
State Capitol, Room 5094
Sacramento, CA 95814

RE: SB 8 – SUPPORT WITH RECOMMENDED AMENDMENT

Dear Senator Skinner:

The [California Housing Partnership](#) is proud to support SB 8, your bill to extend the benefits of the Housing Crisis Act of 2017 until 2030 and make technical improvements. We further suggest an amendment provided below to clarify within the Housing Accountability Act that incentives, concessions, or parking reductions received under density bonus law do not make a development inconsistent with a general plan or zoning. This amendment mirrors language already contained in other portions of the bill.

The Partnership is a state-created private nonprofit technical assistance organization that creates and preserves affordable and sustainable homes for Californians with low incomes by providing expert financial and policy solutions to nonprofit and public partners. Since 1988, the Partnership's on-the-ground technical assistance, applied research, and legislative leadership has leveraged more than \$25 billion in private and public financing to preserve and create more than 75,000 affordable homes and to provide training to more than 30,000 people.

The Housing Crisis Act has expedited and facilitated affordable housing construction by providing early vested rights, limiting ad hoc fee increases on housing projects, barring local governments from reducing the number of homes that can be built, limiting the number of public hearings, and generally cutting the time it takes to obtain discretionary project approvals. This streamlining helps reduce the time and cost of bringing affordable housing to low-income families in desperate need.

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Thank you for authoring this important legislation and considering this modest conforming amendment.

Sincerely,



Mark Stivers
Director of Advocacy
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Proposed Amendments

- Amend GC 65589.5(j)(3) to read: (3) For purposes of this section, the receipt of a density bonus, **incentive, concession, waiver, reduction of development standards, or reduced parking ratio** pursuant to Section 65915 shall not constitute a valid basis on which to find a proposed housing development project is inconsistent, not in compliance, or not in conformity, with an applicable plan, program, policy, ordinance, standard, requirement, or other similar provision specified in this subdivision.
- Add an Uncodified Section to read: **The changes to Section 65589.5(j)(3) enacted by this act are declaratory of current law.**