



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Robert Wunderlich, Mayor

July 30, 2021

The Honorable Jesse Gabriel
California State Assembly, 45th District
State Capitol, Room 4117
Sacramento, CA 95814

Re: AB 989 (Gabriel) Appeals: Housing Accountability Committee
City of Beverly Hills – OPPOSE

Dear Assemblymember Gabriel,

On behalf of the City of Beverly Hills, I write to inform you of our respectful OPPOSITION to your AB 989, which would create the Housing Accountability Committee to review and potentially overturn local decisions on affordable housing projects.

While we agree there are not enough affordable housing projects being built in California, we also strongly believe local governments are best suited to address community growth impact. The City remains committed to working the State Legislature and the Governor on finding ways to not only spur housing, but to ensure there is affordable housing. This problem is most effectively solved when the state and local governments are working in partnership.

The Housing Accountability Act (HAA) allows a jurisdiction, after proper notice and public hearings, to deny a project if it would have a specific, adverse impact upon the public health or safety. However, AB 989 would undermine the HAA by allow allowing a single officer on the Housing Accountability Committee to overturn a jurisdiction's decision if a developer argues the jurisdiction requirement make the project "infeasible."

The procedural requirements outlined in AB 989 allows a local decision to be overturned without public review and comment and then substitutes the hearing officer's judgment of local public health or safety concerns for those of the community with no public comment or review.

The City of Beverly Hills has put forth a great amount of time and effort to ensure the City's growth is well-planned and takes the City's future housing needs into account. The City of Beverly Hills

has long supported the preservation of local control, as localities are best suited to aptly address the needs of local constituents, which this bill would further erode.

For these reasons, the City of Beverly Hills must respectfully OPPOSE your AB 989. Thank you for your consideration.

Sincerely,



Robert Wunderlich

Mayor, City of Beverly Hills

Cc: Members and Consultants, Senate Committee on Judiciary
Members and Consultants, Senate Committee on Governance and Finance
The Honorable Ben Allen, 26th Senate District
The Honorable Richard Bloom, 50th Assembly District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange