

Honorable Assembly Member Adrin Nazarian
Chair, Assembly Budget Subcommittee #4
State Capitol, Room 6026
Sacramento, CA 95814
Fax: 916-319-2199

Honorable Senator Richard Roth
Chair, Senate Budget Subcommittee #4
State Capitol, Room 5019
Sacramento, CA 95814
Fax: 916-323-8386

RE: **Governor's By Right Housing Proposal
Notice of Opposition**

Dear Honorable Chairs Nazarian and Roth:

The Alameda City Council opposes the Governor's proposal to pre-empt local discretionary land use approvals of specified housing developments by having all such approvals be considered "ministerial" actions, meaning eliminating opportunities for public review, project-level environmental review and restricting design review.

Eliminating opportunities for public review of these major development projects goes against the principles of local democracy and public engagement. While it may be frustrating for some developers to hear concerns about traffic, parking and other development impacts, those affected by such projects have a right to be heard. Not having such outlets will increase public distrust in government.

Avoiding or restricting design review is also short-sighted. Community acceptance can be improved through good design that enables a new structure to match a community character.

The role of Alameda's Planning Board, comprised of seven community members, is very important and input received often results in better projects that are well designed, fit within the character of our community and have amenities such as free transit. We are proud of the projects Alameda has built in the last ten years. For example, a problem motel site was renovated to include 62 units of affordable housing, an award-winning 19-unit project for low- and very low-income disabled residents was established, and 32 units of housing is currently under construction at a former military base. The Planning Board is critical to ensuring that these projects are well designed, thereby garnering community support to pave the way for future affordable housing developments.

The by-right housing proposal would not solve the need for affordable housing or the current affordable housing shortage. The City of Alameda has a certified 2015-2023 Housing Element to its General Plan and actively pursues a minimum of 15 percent affordable housing for new developments. Development at Alameda Point, the former Naval Base, requires 25 percent affordable housing, far exceeding any other requirement of surrounding communities.

On behalf of the residents we represent who deserve a voice in the future shape of their communities, the City of Alameda respectfully states our opposition to this measure.

Sincerely,

Trish Herrera Spencer
Mayor
City of Alameda

cc: Senator Loni Hancock
Assembly Member Rob Bonta
Governor Edmund G. "Jerry" Brown Jr.
Lieutenant Governor Gavin Newsom
Sam Caygill, League Regional Manager, scaygill@cacities.org
Dan Carrigg, League of California Cities, CarriggD@cacities.org