

August 29, 2016



Quality Housing • Ethics • Professionalism



The Honorable Jerry Brown
Governor, State of California
California State Capitol, First Floor
Sacramento, CA 95814

RE: AB 2584 (Daly) – Land Use: Housing Developments – Request for Signature

Dear Governor Brown:

On behalf of the members of the California Apartment Association (CAA), I am asking for your signature on AB 2584, which will expand the enforcement of the Housing Accountability Act (HAA) by allowing groups that represent tenants or housing providers to legally enforce its provisions.

As you know, California is in the midst of a housing shortage, both market rate and affordable. One of the most significant barriers to the construction of new affordable housing is unjustified local resistance from NIMBY (Not in My Backyard) groups. In a recent report, the California Legislative Analyst's Office confirmed that new housing construction faces community opposition "because it often is perceived as bringing negative changes to a community's quality or character." Using these types of unreasonable arguments, "no growth advocates" and NIMBYs have significantly curtailed affordable housing construction, worsening the jobs-housing imbalance in our communities. The effect of this imbalance is a hardship for many people, especially low-income families in need of housing close to their jobs.

For nearly 30 years, the HAA was intended to help ensure that new housing is constructed. Under the HAA, local governments must follow certain legal mandates before denying a housing development application. Currently, only the applicant of a proposed housing project or potential future tenants may bring legal action if a local government fails to comply with the HAA. AB 2584 would strengthen the HAA by expanding the list of those who can help enforce its provisions. Similar to the state's housing element law and other statutes in California, AB 2584 would allow an entity that represents a housing provider, or represents any person who would be eligible to apply for residency in a proposed housing development, to bring an action to enforce the provisions of the HAA.

AB 2584 applies appropriate pressure on local governments and citizens who attempt to stop the projects with no good cause. Ultimately, allowing organizations that represent housing or tenant interests to enforce the HAA will help combat NIMBY concerns and lead to the construction of more housing.

The California Apartment Association is the largest statewide rental housing trade association in the country, representing more than 50,000 owners and managers who are responsible for over two million rental units throughout California. Thank you for your consideration on this measure.

Sincerely,

CALIFORNIA APARTMENT ASSOCIATION

A handwritten signature in blue ink, appearing to read 'Debra', with a long, sweeping flourish extending to the right.

By
Debra Carlton
Senior Vice President Public Affairs

cc: Assembly Member Tom Daly