California cities remain committed to being a part of the solution to our housing crisis.

- There is a critical challenge that binds California’s communities: housing is unaffordable for many of our residents.
- Cities agree with the fundamental problem—there aren’t enough homes being built in California. We are committed to working with the Governor and Legislature to do our part to increase housing supply.
- Cities play an important role in this process by setting the table so homes can be built. Cities are responsible for the planning, zoning and approval of new housing. This is a transparent process that involves input from residents, detailed environmental reviews and documents, and approving projects consistent with our plans.
- While cities don’t build homes, we have an obligation to ensure we’re planning for and approving the housing our communities need while minimizing delays, costs and barriers to housing.

Cities support solutions to remove local barriers to housing.

- Cities should do their part by planning, zoning and approving housing projects that are consistent with adopted plans, and the over 30 new laws passed in 2017 and 2018 aimed at improving the local planning and approval process.
  - Recently enacted laws include strong accountability provisions that authorize $10,000 per-unit fines for local governments that deny housing consistent with their local plans.
- In the past two years, the League of California Cities has strongly supported passage of legislation and ballot measures to streamline the housing approval process (SB 540 and AB 73), and to increase funds for affordable housing (Props. 1 and 2).
- Building fees, architectural standards and parking requirements should be reasonable; and new subdivisions planned by cities and developers should also include zoning for multi-family units and access for homebuyers in all income ranges.
Sustainable funding for affordable housing is needed.

- Cities support Governor Newsom’s budget proposal to allocate nearly $2 billion for housing tax credits, moderate income housing and other affordable housing resources as well as the Governor’s proposals to accelerate Prop 1 and 2 funding and provide grants to local governments to develop plans, conduct permitting and to zone or rezone to meet our housing needs.
- At the same time, California needs a sustainable housing investment program to invest in low-income housing and incentivize development.
  - Since the state eliminated redevelopment in 2011, billions of dollars for affordable housing has been lost—the largest source of sustainable funding and the most effective tool in building affordable housing in the urban core.
  - Cities strongly support the leadership of Senator Jim Beall, Senator McGuire, and Assembly Member David Chiu to begin a serious conversation about restoring a more robust form of property tax increment financing for housing and associated infrastructure in our downtowns.

Housing solutions should recognize the market realities that dictate housing construction and respect the values of civic engagement.

- It is reasonable to expect cities to do their part by planning, zoning and approving housing projects, while minimizing delays, costs and barriers to construction.
  - More than 90 percent of all cities have state-certified housing elements, the state-mandated process to identify and zone where all jurisdictions’ needed housing can be built.
  - New research soon to be released by UCLA’s Luskin School of Public Affairs reports cities and counties have zoned land for the construction of 2.8 million homes.
  - And a 2018 report by the California Economic Forecast listed more than 450,000 new homes under construction or approved—but because of market forces, they will not be built for five years.
- It is not reasonable to penalize cities that are meeting their responsibilities but where builders decide not to build.
  - Local governments cannot force private developers to build. The housing market, economy, availability of skilled tradespeople, building and environmental mandates, mortgage interest rates, and other factors are largely responsible for where and how homes get built.
- Furthermore, as we move to increase housing construction, we should value public transparency and civic engagement that are central to building strong communities.

Much Needs to be Done to Address the Housing Crisis. Cities are Committed to Being a Part of the Solution.