



March 23, 2021

The Honorable Al Muratsuchi
California State Assembly
California State Capitol, Room
Sacramento, CA 95814

RE: ACA 7 (Muratsuchi) Local Preemption of State Housing Laws - OPPOSE

Assembly Member Muratsuchi:

I write on behalf of YIMBY Action, Abundant Housing Los Angeles, East Bay for Everyone, YIMBY Democrats of San Diego, House Sacramento, Ventura County YIMBY, the Housing Action Coalition, California YIMBY, Sustainable Growth YOLO, Santa Cruz YIMBY, Peninsula for Everyone, South Bay YIMBY, Urban Environmentalists, Mountain View YIMBY, Northern Neighbors, Streets for People, People for Housing Orange County and San Francisco YIMBY to oppose ACA 7, which seeks to amend the California State Constitution to permit local preemption of state law as it relates to land use planning and zoning.

The state faces an overwhelming housing crisis. California has some of the highest rates of homelessness, the highest rates of unsheltered homelessness, the highest housing prices, and the highest rents in the United States – and it has a shortage of housing equal to the shortage of housing in all other 49 states combined. This housing crisis is born of uniquely restrictive local government policies that limit the production of housing and inflate its cost.

Under existing law, when there is a conflict between a state and local law, state laws generally override a local agency's ordinance. ACA 7, if enacted and approved by the voters, would effectively remove the state's oversight authority over local land-use planning and zoning by making local law, except in limited circumstances the final word on land-use planning in a local jurisdiction. ACA 7 would permit local cities and counties to opt out of density bonus law, general plan laws, the Regional Housing Needs Assessment process, fair housing laws, accessory dwelling unit laws, and many other important laws that help Californians combat the housing crisis.

The enormous power ACA 7 gives to cities will continue policies that fail our state's most vulnerable populations and will only further widen our state's wealth gap. ACA 7 will undoubtedly exacerbate the housing crisis, exacerbate residential segregation, and increase homelessness in California. ACA 7 will also exacerbate the climate crisis in California by limiting the state's ability to influence land use planning, one of the chief contributors to greenhouse gas emissions around the state.

ACA 7 embodies the opposite direction the state should take on housing. It manifests and empowers the voices of no, the voices of exclusion, the voices who today are creating and exacerbating the housing crisis so painfully afflicting us, our members, and millions of Californians. Legislators should be working towards saying yes to housing, because it is housing that we need to end our housing crisis, not more local control. Homeless and rent-burdened Californians do not have a local control crisis; they have a housing crisis, one that can only be ended with a dramatic expansion of the state's housing supply.

We urge you to drop ACA 7 and encourage your colleagues to oppose it.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis Mirante', written in a cursive style.

Louis Mirante, Legislative Director, California YIMBY