

CITY OF  
**HAYWARD**  
HEART OF THE BAY

March 30, 2017

The Honorable Scott Wiener  
California State Senate  
State Capitol  
Sacramento, CA 95814

**RE: SB 35 (Wiener) Planning and Zoning: Affordable Housing: Streamlined Approval Process  
City of Hayward Notice of OPPOSITION as Drafted**

Dear Senator Wiener,

The City of Hayward is opposed to SB 35 (Wiener), which would pre-empt local discretionary land use authority by making approvals of multifamily developments and accessory dwelling units (ADUs) that meet inadequate criteria, “ministerial” actions.

SB 35 is devised as a solution to the state’s needs for market rate and affordable housing; however, it dodges the reality that state and federal affordable housing funding have slowed to a trickle. More than \$1 billion annually in affordable housing money has evaporated with the elimination of redevelopment agencies in 2011. Funds from the 2006 state housing bond have been exhausted and federal dollars have been declining for decades. This massive withdraw of resources has contributed to the current challenges, yet no significant source of ongoing affordable housing funding is on the horizon.

The City of Hayward understands the critical need for cities throughout the State to develop more affordable housing. However, there are other alternative ways to streamline the process for building new housing units outside what would be mandated in this bill as written. For example, the State legislature could identify ways to streamline the onerous requirements of CEQA review to increase efficiency while ensuring environmental stewardship is retained. Eliminating some of CEQA’s roadblocks would help us as a City develop more housing faster. As a Bay Area city, we are intimately aware of our housing crisis. The Hayward City Council is committed to developing housing to alleviate our housing supply shortage. All we ask is that we retain our own local authority to make land use decisions that meet the needs and desires of our residents.

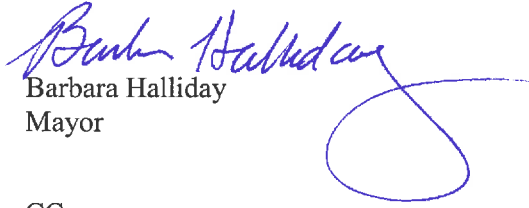
Eliminating opportunities for public review of major multifamily developments goes against the principles of local democracy and public engagement. In Hayward, we are currently piloting new ways to hold empathy interviews with neighboring residents of proposed multi-family housing. We value the input of our residents as they often provide comments that help make projects better for our community. This bill would circumvent their ability to provide comments through ministerial processes. Furthermore, public hearings allow members of the community to inform their representatives of support or concerns. Not having such outlets will increase public distrust in government and the potential for additional ballot measures dealing with growth management.

OFFICE OF MAYOR BARBARA HALLIDAY

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For these reasons, the City of Hayward opposes your SB 35 as currently drafted.

Sincerely,

  
Barbara Halliday  
Mayor

CC:

Senator Bob Wieckowski, 10<sup>th</sup> District  
Assembly Member Bill Quirk, 20<sup>th</sup> District  
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