



City Council

Mike Anderson, Mayor  
Susan Candell, Vice Mayor  
Steven Bliss, Council Member  
Cameron Burks, Council Member  
Teresa Gerringer, Council Member

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July 13, 2020

The Honorable Buffy Wicks  
Assembly Member, 15<sup>th</sup> District  
State Capitol, Room 5160  
Sacramento, CA 95814

**RE: AB 725 (Wicks) – OPPOSE**

Dear Assembly Member Wicks,

On behalf of the City of Lafayette, I am writing to respectfully express our Oppose position on AB 725, your measure that would create a density requirement for moderate- and above moderate-income housing for suburban and metropolitan cities. In their housing element's inventory of land, cities would need to allocate at least 25% of their regional housing need for above moderate-income housing to sites with zoning that allows at least two, but not more than 35, units of housing per acre.

The provisions of the bill do not apply to an unincorporated area, regardless of whether it is located within a suburban or metropolitan jurisdiction, thereby only applying to cities that meet the definition of "suburban" or "metropolitan" in housing element law. The allocation of moderate- and above moderate-income housing required by this bill is prohibited from being the basis for the jurisdiction to deny a project that does not comply with the allocation, or, impose a price minimum, price maximum, price control, or any other exaction or condition of approval in-lieu thereof.

We appreciate that the bill allows a project proponent to propose, and a city to approve, a single-family detached home on a site identified pursuant to the bill's provisions that is zoned for at least two units, giving the city flexibility to approve single-family housing on these sites. However, these provisions do not provide cities with adequate flexibility to maintain oversight on how development is proposed within our city limits.

As you know, the City of Lafayette is located in, and adjacent to, high fire hazard severity zones, which requires us to be diligent about where new housing is located. It is important for the City to have input on the location of new development so that we can ensure the safety of our residents in the event of a wildfire.

Your measure would require the City to zone for multi-family housing in areas that may not be suitable for this type of development and does not have the public infrastructure to support the additional residents that would reside in these developments. While there may be some sites within the City that can support the density envisioned in AB 725, we believe that requiring that a specific minimum percentage of housing for denser development, regardless of local conditions, is not a policy that the State should pursue.

It is for these reasons that we must respectfully oppose AB 725. If you have any questions, or need more information, about the City's position, please contact our City Manager, Niroop Srivatsa, at (925) 299-3206.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mike Anderson', followed by a long horizontal line extending to the right.

Mike Anderson  
Mayor  
City of Lafayette

cc: Senator Steve Glazer  
Assembly Member Rebecca Bauer-Kahan