March 12, 2024

Note to Users: This is a word.doc so you can easily use it as template for revising and submitting as your own individual or group letter. Remove the Catalysts logo. The [Livable CA website](https://www.livablecalifornia.org/how-to-use-the-california-legislatures-position-letter-portal/) has directions on how to sign up for and use the Legislative Portal.

**RE: SB 968: Roll over RHNA Credits (Kelly Seyarto) - SUPPORT**

Dear Senate Housing Committee:

**What is the bill about?** This bill introduces a reasonable, much needed approach to RHNA. Quite simply, it allows a Council of Governments to consider prior overproduction of housing units from a particular income category and allocate it to the same income category in the next cycle.

**What is the impact?** The bill opens the door to planning based on best-practices. It requires a survey and public participation. It includes components to assure success: examining existing and projected jobs and housing relationship with a focus on low-wage jobs; considering sewer and water capacity, the availability of land suitable for urban development, policies to protect prime agricultural land, and emergency evacuation routes, among other factors.

**Shortcomings of this bill:** This bill moves in the right direction. California’s housing planning process overall would improve if unrealistic planning restrictions that deny change were removed. For example, 6th cycle RHNA numbers ignore the findings of the Dept. of Finance that California’s population through 2060 will be flat. HCD has said they won’t take this new information into account until they are planning for the 7th cycle, 2032-2040. That’s short-sighted and unsound! What’s the point of planning, whether it’s for a picnic, a new car, or housing policy, if you don’t stay flexible to deal with new information and changing realities?

The bill moves in the right direction. **We urge support for SB 968.**

Sincerely,



Susan Kirsch, Director, Catalysts for Local Control

Legislative Team: Ray Lorber