



April 10, 2024

The Honorable Christopher M. Ward  
Chair, Assembly Committee on Housing and Community Development  
1020 N Street, Room 156  
Sacramento, CA 95814

**RE: AB 3122 (Kalra) Streamlined Housing Approvals: Objective Planning Standards—  
SUPPORT**

Dear Chair Ward,

The California Home Building Alliance (HBA) is committed to supporting legislation and administrative actions that will increase housing production in our state. This coalition includes trade associations representing small and large businesses, for-profit and not-for-profit home builders, realtors, developers, employers, affordable housing infill builders, and non-profit research, education, and advocacy organizations focused on increasing the supply of new housing and improving the quality and affordability of housing in California.

We write to you in support of Assembly Bill 3122 (Kalra), which will allow for streamlined housing production in California in counties and cities that are not building enough housing to keep up with state housing construction requirements. The bill amends the 2017 statute in SB 35 to adjust the 15 and five percent thresholds on projects being revised after approval without being subject to local objective planning standards. In turn, this will enable project size to be rationalized by excluding or reducing non-residential components.

As current law stands, it mandates that any modifications to the approved projects must be subject to the same objective standards in place at the time of the original approval, but subject to certain exemptions, including that the unit count or square footage not change by more than 15 percent. Yet, in some jurisdictions, rules have modified the 15 percent limit, which thereby constrains how projects can be changed.

These restrictions have impacted various types of development. Market trends are supporting smaller projects, particularly projects that are mixed-use, thus having the opposite effect of necessitating the inclusion of more square footage than the market can handle.

This bill will fix a scenario the Legislature did not account for with the implementation of SB 35. It will provide much needed clarification to the SB 35 application process by modifying the 15 percent and five percent threshold in existing law. This will enable approved housing projects to increase square footage for construction or allow residential units to not be subjected to local government objective planning standards.

For these reasons, the HBA is proud to support AB 3122 (Kalra).

Sincerely,



Noni Ramos  
Chief Executive Officer  
Housing Trust Silicon Valley



Jordan Panana Carbajal  
Legislative Advocate  
California YIMBY



Adam Briones  
Chief Executive Officer  
California Community Builders



Matthew O. Franklin  
President and CEO  
MidPen Housing



Michael Lane  
State Policy Director  
SPUR



Azeen Khanmalek  
Executive Director  
Abundant Housing LA



Laura Foote  
Executive Director  
YIMBY Action



Candice Gonzalez  
Chief Housing Officer/Managing Director  
Sand Hill Property Company

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

Louis Mirante  
Vice President of Public Policy  
Bay Area Council