



# CITY OF LA VERNE CITY HALL

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[www.cityoflaverne.org](http://www.cityoflaverne.org)

April 9, 2024

Assembly Housing and Community Development Committee  
1020 N Street, Room 124  
Sacramento, CA 95814

Submitted via the Legislative Position Letter Portal

**RE: Support to Assembly Bill 2485 (AB 2485) Regional housing need: determination**

Dear Honorable Assembly Housing and Community Development Committee Members:

On behalf of the City of La Verne, I am writing to express our enthusiastic support for AB 2485 (Carrillo), a pivotal legislative effort aimed at refining the process by which the Department of Housing and Community Development (HCD) calculates regional housing needs. This bill represents a significant step forward in fostering transparency, accuracy, and collaboration, principles that are essential for addressing California's housing challenges effectively.

As you are aware, the Planning and Zoning Law mandates a collaborative effort between the HCD and local governments to determine the existing and projected housing needs across regions. Despite these requirements, there has been a growing concern among municipalities, including ours, that the current Regional Housing Needs Allocation (RHNA) processes do not adequately reflect the unique circumstances and constraints faced by individual cities. The methodology and assumptions used often seem detached from the realities present in a city, leading to allocations that are challenging, if not unrealistic, to meet.

AB 2485 addresses these concerns head-on by proposing essential changes that promise to make the RHNA determination process more transparent and inclusive. By requiring HCD to publish its data sources, analyses, and methodologies prior to finalizing regional determinations, the bill ensures that all stakeholders, including cities, housing advocates, and the public, have access to the information that shapes housing targets. This level of transparency is critical for building trust and fostering a collaborative environment where all voices are heard and considered.

Furthermore, the creation of an advisory panel for the 7th and subsequent revisions of the housing element is a commendable move towards incorporating

expert opinions and diverse perspectives into the RHNA process. This panel, which includes experts on data assumptions from each council of governments, will provide invaluable insights, ensuring that the methodologies and assumptions used are both robust and reflective of regional dynamics.

The requirement for HCD to consult with this advisory panel before making final determinations adds an additional layer of oversight and engagement, further enhancing the credibility and acceptability of the RHNA figures. Publishing these determinations on the HCD website will not only increase transparency but also provide a foundation for constructive dialogue and informed decision-making.

The City of La Verne believes that the passage of AB 2485 will mark a significant improvement in how regional housing needs are assessed and allocated. By increasing stakeholder engagement and ensuring a transparent, accountable process, we are confident that the bill will lead to more realistic and achievable housing goals, ultimately benefiting the communities we serve.

We appreciate your leadership on this issue and look forward to working together towards a future where every Californian has access to affordable, suitable housing. Thank you for considering our position on this crucial matter.

Sincerely,

A handwritten signature in black ink that reads "Tim Hepburn". The signature is written in a cursive, flowing style.

Tim Hepburn  
Mayor

C: City Council  
Ken Domer, City Manager