Dear Assembly Member\_\_\_\_\_\_\_,

(your name or group) \_\_strongly oppose SB7. This bill undermines the rights of local governments to determine the land use designation of their communities, even when they are meeting their RHNA mandates. SB7 would grant final authority over RHNA methodology to an unelected state body, the Department of Finance (DOF), which could override local jurisdiction’s regional housing needs assessments (RHNA). If SB 7 is approved, it will deny cities and counties the right to appeal the decision of the DOF.

Furthermore, SB7 mandates that jurisdictions reconsider all current land use designations, insisting they consider alternative zoning ordinances beyond existing local regulations.  Local governments are best positioned to balance housing needs with community interests through their own land use decisions.  Working within the existing framework helps ensure that under-utilized areas are explored to the fullest extent possible.

If local jurisdictions can meet their RHNA obligations and promote fair housing without altering their land use designations, why should the state intervene? SB 7 represents unwarranted top-down interference in local land use matters.

Please vote no on SB7.

Thank you,