



August 5, 2020

The Honorable Richard Bloom  
California State Assembly  
State Capitol, Room 2003  
Sacramento, CA 95814

**Re: AB 3107 (Bloom) – Request to Pull Legislation**

Dear Assemblymember Bloom:

The California Housing Consortium (CHC) must respectfully request that you pull this legislation from further consideration by the Legislature in 2020.

As non-partisan advocates for the production and preservation of housing affordable to low- and moderate-income Californians, CHC was proud to sponsor this important effort to open up new sites to affordable housing on commercial sites across the state. We appreciate your leadership in moving the bill through the Assembly, where it passed overwhelmingly in June with bipartisan support. And we have admired your dogged efforts to move the bill through the Senate, as well.

With California facing a shortfall of 1.3 million homes affordable to lower-income households, this bill was carefully crafted to significantly increase the number of sites available to affordable housing, while also respecting the need for local governments to maintain control over housing approvals in their communities. The bill does not include any “by-right” provisions that might override these goals, nor were any intended in crafting the legislation. What the bill *does* do is make housing an allowable use on sites zoned for commercial purposes—accelerating access to affordable housing by preventing local governments from having to undergo lengthy zoning change procedures.

It has become clear during the last week of negotiations with the State Building and Construction Trades Council that their leaders will not allow this legislation to move forward unless it also includes specific provisions that will undermine the bill’s intent. This includes new, onerous requirements that would severely limit the workforce available to build affordable housing on these sites. We cannot accept these amendments—especially in the midst of a global pandemic and growing labor shortage that is already making it difficult for communities to build the affordable housing California desperately needs.

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Our objections to this language have nothing to do with construction costs or prevailing wage—two issues CHC has successfully worked with labor representatives on for decades. As recently as 2017, we worked with labor on a range of efforts in the Legislature and on the state ballot to increase affordable housing production—generating billions of dollars for this critical resource and prioritizing prevailing wages on projects that rely on those public funds.

The California Housing Consortium's mission is to put roofs over the heads of California's most vulnerable households, from farmworkers and homeless people to families, seniors, and veterans living well below the poverty line who have no other option for a safe, affordable place to live. We do our job well—with our members creating thousands of new affordable housing units every year, while protecting and preserving tens of thousands more.

In the midst of a global pandemic and a severe affordable housing shortage, we believe there are still opportunities for affordable housing providers and labor groups to find ways to work together—and we remain optimistic that we can work with you and other housing champions in the Legislature to increase access to affordable housing for the state's most vulnerable populations while creating more high-skill, well-paying jobs.

Thank you for your leadership on this issue. If you have any questions, don't hesitate to contact our VP of Government Affairs, Marina Wiant, at [mwiant@calhsng.org](mailto:mwiant@calhsng.org).

Sincerely,

A handwritten signature in black ink that reads "Ray Pearl". The signature is written in a cursive style with a large, prominent "R" and "P".

Ray Pearl  
Executive Director