

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF
FRESNO, CALIFORNIA, OPPOSING SENATE BILL 35,
THE HOUSING ACCOUNTABILITY AND AFFORDABILITY
ACT, RELATED TO THE STREAMLINED APPROVAL
PROCESS FOR AFFORDABLE HOUSING

WHEREAS, the California Legislature is considering Senate Bill 35, the "Housing Accountability and Affordability Act," an act to amend Sections 65400 and 65582.1 of, and to add and repeal Section 65913.4 to, the Government Code, relating to housing ("SB 35"); and

WHEREAS, SB 35 would preempt local discretionary land use authority by making approvals of multifamily developments that meet certain criteria, "ministerial" actions; and

WHEREAS, SB 35 would compromise critical project level environmental review, public input, and community integrity; and

WHEREAS, SB 35 fails to provide meaningful relief from soaring home prices; and

WHEREAS, there are existing laws related to planning and approving affordable housing projects, e.g., the Housing Accountability Act, which require local governments to approve affordable housing projects with limited exceptions; and

WHEREAS, existing law already prevents local governments from denying affordable housing projects based solely on residents' objection to such projects; and

WHEREAS, eliminating opportunities for public review of major multifamily developments denies members of the community the opportunity to inform their

representatives of their support or concern for such projects, and is contrary to the principles of local democracy and public engagement; and

WHEREAS, public review allows those directly affected by such projects to address neighborhood concerns about traffic, parking, and other development impacts; and

WHEREAS, SB 35 would undermine the environment by completely exempting multifamily projects from the California Environmental Quality Act ("CEQA").

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Fresno as follows:

1. The Council opposes SB 35 for the reasons set forth above.

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STATE OF CALIFORNIA)
COUNTY OF FRESNO) ss.
CITY OF FRESNO)

I, YVONNE SPENCE, City Clerk of the City of Fresno, certify that the foregoing resolution was adopted by the Council of the City of Fresno, at a regular meeting held on the _____ day of _____, 2017.

AYES :
NOES :
ABSENT :
ABSTAIN :

YVONNE SPENCE, CMC
City Clerk

By: _____
Deputy

APPROVED AS TO FORM:
DOUGLAS T. SLOAN
City Attorney

By: _____
Seth Mehrten Date
Deputy City Attorney

SGM:nd (75937nd/sgm)