



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE ▪ BEVERLY HILLS, CALIFORNIA 90210

Lili Bosse, Mayor

April 11, 2022

The Honorable Richard Bloom
California State Assembly, 50th District
1021 O Street, Suite 8130
Sacramento, CA 95814

Re: AB 682 (Bloom) Cohousing Buildings: Density Bonus Law
City of Beverly Hills – Oppose

Dear Assembly Member Bloom:

I write to you in respectful opposition to AB 682, your measure which would create a new cohousing category within density bonus law and automatically confer four mandatory concessions to cohousing projects. It is not clear if these types of developments would meet local requirements regarding minimum unit size, minimum bedroom requirements, provision of private open space, and maximum unit density.

The City of Beverly Hills recognizes there is a need to develop more affordable housing in California. We have taken steps to implement an affordable housing ordinance, ensuring all new development of multi-family homes includes affordable housing. We are also undertaking a Request for Qualification (RFQ) process, which will be distributed to potential developers to solicit input and further inform site selection of city-owned properties in order to build more affordable housing.

Given many cities, ours included, are attempting to address the affordable housing crisis during a time when the production of new housing units has severely decreased due to the pandemic, it would be premature for the State to expand density bonus law in this manner. The State should resist the urge to add a new category of development to the already incentive-laden density bonus law without giving cities time to adjust to all of the very recent legislative changes to land use and housing policy in California.

AB 682 would override local discretionary land use authority and prevent municipalities, like ours, from determining how to best meet the affordable housing needs of our community. For these reasons, the City of Beverly Hills must OPPOSE AB 682.

Sincerely,

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

Lili Bosse

Mayor, City of Beverly Hills

Cc: The Honorable Ben Allen, Senator, 26th Senate District
The Honorable Richard Bloom, Assemblymember, 50th Assembly District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange