



**SOUTHERN CALIFORNIA
LEADERSHIP COUNCIL**



May 2, 2025

The Honorable Buffy Wicks, Chair
Assembly Appropriations Committee
1021 O Street, Suite 8220
Sacramento, CA 95814

RE: AB 610 (Alvarez) – Fair Housing Practices Act (As Amended 4/10/2025) –SUPPORT

Dear Chair Wicks:

On behalf of the signed organizations, we write to express our support for AB 610 (Alvarez), which seeks to improve transparency and accountability in housing element law by ensuring local governments accurately disclose and mitigate regulatory constraints on housing development.

We recognize the importance of a clear and predictable regulatory framework that allows for the efficient planning and construction of new housing. However, many local jurisdictions impose additional regulatory burdens after their housing elements have been certified by the Department of Housing and Community Development (HCD), significantly hampering our ability to meet housing production goals.

AB 610 directly addresses this issue by:

- Prohibiting local governments from enacting new, more restrictive regulations on housing after HCD certification unless those regulations were included in their previously approved constraints analysis.
- Requiring that all previously committed efforts to reduce regulatory barriers be completed before jurisdictions allocate resources to new policies that could further constrain development.
- Ensuring transparency and accountability in local government decision-making so that housing developers can plan and invest with greater certainty.

The housing crisis in California demands that we remove unnecessary and unpredictable regulatory barriers that delay construction and increase costs. By preventing local governments from implementing unanticipated constraints outside of the standard review process, AB 610 will create a more stable and fair housing development environment.

For these reasons, we write in strong support of AB 610 and respectfully urge an “aye” vote when the bill comes before the Committee. Thank you for your time and consideration.

Sincerely,

Vanessa Chavez, Director of Legislation, California Building Industry Association

Robert Lapsley, President, California Business Roundtable

Matthew Hargrove, President & Chief Executive Officer, California Business Properties Association

Jennifer C. Svec, Vice President of Public Policy and Advocacy, California Association of REALTORS®

Ryan Allain, Director, Government Affairs, California Retailers Association

Mike Roos, President, Southern California Leadership Council

Maria Salinas, President & CEO, Los Angeles Area Chamber of Commerce

cc Assembly Member Alvarez, Author
 Members, Assembly Appropriations Committee
 Jennifer Swenson, Consultant, Assembly Appropriations Committee
 Joe Shinstock, Policy Consultant, Assembly Republican Caucus