

State Senator **Ben Allen** / District 24
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Dear Senator Ben Allen / District 24

I am writing to request your assistance in passing the Housing Element for the City of Rancho Palos Verdes. I am a member of **Miraleste Neighborhood Voices, Inc.**, a local group of Rancho Palos Verdes residents who have come together because we are deeply concerned about the “Builder’s Remedy,” a provision of California’s Housing Accountability Act.

We are not opposed to affordable housing, and the plan the City of Rancho Palos Verdes has submitted designates certain areas for this purpose. However, even though the City has met all the requests of the Department of Housing and Community Development including adopting the Element and submitting its final plan, the City’s Housing Element has not been approved, to date. This is of great concern to our community, because, **even though the City is complying with the State of California’s mandate and working in good faith with HCD, HCD has yet to make a final determination.** We continue during this time to be vulnerable to the builders remedy project and indeed have just received a second grossly incompatible high density high rise housing project application for our City. We don’t want development that is not a responsible use of land, adversely impacts traffic patterns, and creates safety concerns (as you are likely aware, our entire city is designated as a high-risk fire area and many areas are designated as high-risk landslide areas). We don’t want developers to “sneak in” even more high-density developments that permanently alter the semi-rural nature of neighborhoods; an attribute many of us value highly. Should such huge and incompatible developments be built, they will serve as permanent reminders to us residents of the misguided approach to housing development that has been thrust upon us by the State.

We are writing to you for help. Can you assist us in convincing HCD to **finally place Rancho Palos Verdes in compliance with the Housing Element requirement?** We understand that such a designation closes the window for Builder’s Remedy projects, leaving us to address the affordability issue in a responsibly planned manner.

Thank You,