



August 9, 2026

To: Speaker Rivas and California State Assembly Members

Re: SB-457 Housing element compliance: committed assistance: in-kind services: realistic capacity formula. **OPPOSE UNLESS AMENDED**

Assembly Members:

Neighbors For A Better San Diego opposes SB-457 unless amended to include an objective for determining Regional Housing Needs Assessment targets that is independent of Housing and Community Development, which has its own political motivations to skew the numbers to exaggerate need in favor of development interests.

Neighbors For A Better San Diego supports, in concept, the development of standardized, objective formulas for calculating the turnover of underutilized land into housing and other projects. However, for the redevelopment formulas proposed by SB-457 to be meaningful, the underlying Regional Housing Needs Allocations (RHNA) for various jurisdictions must be accurate. To date, the RHNA numbers have been based on questionable assumptions that particularly disregard disparities in income and desirability of living in California versus other geographic areas used to generate RHNA calculations. Worse, RHNA only includes new housing production and not the preservation and rehabilitation of naturally occurring affordable housing. This has led to state and local land use regulations encourage the demolition of existing NOAH to build new luxury housing. While this may increase the number of housing units, the loss of NOAH units worsens affordability.

The Department of Housing and Community Development has consistently shown itself to be driven by ideology than objective data, so we recommend that SB-457 be amended to ensure that the RHNA numbers and redevelopment probability formulas will be generated by independent, objective parties.

Respectfully,

A handwritten signature in cursive script that reads "Geoffrey Hueter".

Geoffrey Hueter, Chair
Neighbors For A Better San Diego