



June 19, 2024

The Honorable Dave Min
Chair, Senate Natural Resources and Water Committee
1021 O Street, Room 3220
Sacramento, CA 95814

RE: AB 2560 (Alvarez) Density Bonus Law: California Coastal Act of 1976. – SUPPORT

Dear Chair Min,

The California Home Building Alliance (HBA) writes to express our support for Assembly Bill 2560, to ensure that State Density Bonus Law applies in the Coastal Zone as it does in the rest of the state without the current arbitrary and uncertain approval and appeals process that often undermines the law's intent and can delay or derail mixed-income housing developments. This is a matter of fundamental fairness and equity.

The HBA brings people together from across the political spectrum to advance legislation and administrative actions that will increase housing production in our state. This coalition includes trade associations representing small and large businesses, for-profit and not-for-profit home builders, realtors, developers, employers, affordable housing infill builders, and non-profit research, education, and advocacy organizations focused on increasing the supply of new housing and improving the quality and affordability of housing in California.

Over the past several years, the State Legislature has passed many measures to address our housing affordability and availability crisis by facilitating housing production. Unfortunately, most of these laws have exempted the Coastal Zone altogether. There is now a growing consensus in the Legislature and among advocates that this is not equitable as these coastal communities are some of the most expensive, exclusive and segregated in the state and the local workforce is suffering greatly.

It is important to note that the Coastal Zone includes large swaths of urbanized and already developed interior areas far inland from the coastline and beaches where new housing is needed

and would be appropriate including in San Diego, Santa Monica, Los Angeles, Santa Cruz, San Francisco, Arcata and Eureka, among others.

State density bonus law was first enacted by the Legislature several decades ago to ensure that affordable and mixed-income housing developments are feasible even in the highest-cost areas of our state. Furthermore, these bonuses are only available on sites that have already been zoned for residential use by the local jurisdiction. The legislation in no way endangers coastal resources but rather will provide greater access to much-needed housing in the coastal area.

For the reasons, the HBA supports AB 2560 (Alvarez).

Sincerely,



Adam Briones
Chief Executive Officer
California Community Builders



Azeen Khanmalek
Executive Director
Abundant Housing LA



Will Moore
Policy Counsel
Circulate San Diego



Jordan Panana Carbajal
Legislative Advocate
California YIMBY



Laura Foote
Executive Director
YIMBY Action



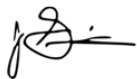
Tahra Goraya, MA, MPA
President & CEO
Monterey Bay Economic Partnership



Roger Dickinson
Policy Director
CivicWell



Christopher E. Ochoa, Esq.
Senior Counsel – Codes, Regulatory
and Legislative Affairs
California Building Industry Association



Jordan Grimes
Resilience Manager
Greenbelt Alliance



Corey Smith
Executive Director
Housing Action Coalition



Michael Lane
State Policy Director
SPUR



Jeremy Levine
Policy Manager
Housing Leadership Council