



February 16th, 2024

Assemblymember David Alvarez
1021 O Street, Suite 5320
Sacramento, CA 95814

Senator Scott Wiener
1021 O Street, Suite 8620
Sacramento, CA 95814-4900

RE: AB 2560 (Alvarez/Wiener) – Expanding Coastal Housing Access – SUPPORT

Dear Assemblymember Alvarez and Senator Wiener,

On behalf of Vibrant Uptown, I am pleased to write in support of AB 2560 which would ensure application of the state's successful Density Bonus Law in the exclusive California Coastal Zone. AB 2560 would provide that coastal areas that are already zoned for housing are able to build proportionally more units than they would have otherwise, while also dedicating a portion of them for moderate, low, and very-low income earners.

Vibrant Uptown is a community advocacy group located in San Diego organized by local residents to promote abundant housing, efficient and safe mobility, and urban placemaking in the neighborhoods to the north of Downtown San Diego. We see any policies that help to increase housing supply as vital to help ease the cost of living and homelessness crisis our city and state are facing.

California's Density Bonus Law has already proven successful at ensuring diverse housing options while streamlining the creation of needed housing supply. That law encourages new housing for people of all income levels – by allowing developers to add units if they agree to set-aside 15 percent of their units as permanently affordable to Very-Low-Income households.

But right now, Density Bonus Law doesn't apply the same way near the coast, which is the most exclusive and segregated part of California. Current law calls for the Coastal Act to be 'harmonized' with Density Bonus Law – a standard so vague as to effectively neuter Density Bonus Law near the coast. AB 2560 ensures that the existing Density Bonus Law is applied equally and fairly throughout the state – eliminating the vague carveout for the affluent coastal area that has resulted in lower housing production, higher rents, and less access to the coast for people of all incomes.

Density Bonus Law works, but right now it can't work in the part of California that needs it the most. The Legislature should remove this unfair special exception that keeps California's coast exclusive and segregated. Californians of all incomes deserve fair housing access on the coast and AB 2560 would help make that a reality.

For these reasons, we are proud to support AB 2560.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Anderson".

Jon Anderson