



July 11, 2017

The Honorable Nancy Skinner
California State Senate
State Capitol – Room 2059
Sacramento, California 95814

RE: SB 166 – Residential density and affordability – Notice of opposition

Dear Senator Skinner:

On behalf of the City of San Marcos, I am writing to inform you of the city's opposition to Senate Bill 166, which would make a number of changes to the No Net Loss Zoning law. We recognize this bill is seeking to ensure there is greater opportunity for affordable housing; however, this bill takes away local control from cities like San Marcos that have been successful at creating housing for all income levels.

The City of San Marcos has worked hard to help people seeking affordable housing and has provided financial and technical assistance to build more than 3,000 affordable housing units. We are very proud that our city has been a leader in San Diego County and California in creating vibrant and healthy neighborhoods for all residents, especially those needing affordable places to live.

SB 166 requires detailed tracking and restricts local agencies' abilities to approve lower density projects unless it can find other sites to make up the difference. For cities like San Marcos that are approaching build-out, it will soon be increasingly difficult to identify other housing sites to accommodate the loss inventory. If sites need to be rezoned, it may also result in the loss of market rate housing that is also in high demand in our community.

Decisions about development needs should be made by cities after a careful analysis of impacts and public input. Blanket standards that limit local control, like this bill, keep local officials from appropriately addressing local community housing needs.

Sincerely,

Jim Desmond
Mayor

cc: Assembly Member Marie Waldron
Senator Joel Anderson
Legislative Committees
League of California Cities