



July 6, 2017

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

**Re: SB 166 (Skinner): Residential Density and Affordability
As amended on July 3, 2017 – OPPOSE UNLESS AMENDED
Set for hearing on July 12, 2017 – Assembly Housing and Community
Development Committee**

Dear Senator Skinner,

The California State Association of Counties (CSAC) regrets to inform you of our opposition to your SB 166, which would make a number of significant changes to current housing element law. Specifically, the bill would implement a continuous cycle in which counties would need to ensure adequate sites for affordable housing and require counties to rezone land to ensure adequate sites in their housing elements at all times throughout the planning period.

CSAC understands that safe, clean and decent housing that is affordable to all income levels is essential to the health, safety and prosperity of all Californians and that the state is reaching a crisis point regarding both the availability of housing and its affordability. However, implementing a rolling adequate sites and rezoning process would be very costly and difficult to implement and would not necessarily result in additional affordable housing being built. As you know, the affordable housing crisis is the result of many complex factors including the cost of land, the regulatory environment, and subsidies, or lack thereof in the case of California, just to name a few. While ensuring adequate sites is an important local government function, changes to the laws governing local planning and development must be accompanied by state resources.

Furthermore, CSAC shares some of the same concerns as the American Planning Association, California Chapter as expressed in their letter dated June 21, including unintended consequences to the development of market-rate housing. CSAC would like to also respectfully request this measure be made a two-year bill allowing us and other local government and affordable housing stakeholders to work with you on amendments to SB 166 or to develop other ideas for achieving a mutually shared goal – to provide more affordable housing options to Californians across the state and address the affordable housing crisis.

For these reasons, CSAC must oppose, unless amended, your SB 166. If you need additional information regarding our position on this measure, please do not hesitate to contact me at (916) 327-7500 ext. 566 or kvalentine@counties.org.

Sincerely,

A handwritten signature in blue ink that reads "Kiana L. Valentine".

Kiana L. Valentine
Legislative Representative

cc: The Honorable David Chiu, Chairman, Assembly Housing and Community Development Committee
Members and Consultants, Assembly Housing and Community Development Committee
William Weber, Consultant, Assembly Republican Caucus