Note to Users: This is a word.doc so you can use it as template to revise and submit as your own individual or group letter. Remove our logo and replace it with your own. Tailor the letter with your own key points. If you need help, the [Livable CA website](https://www.livablecalifornia.org/how-to-use-the-california-legislatures-position-letter-portal/) has directions on how to use the Legislative Portal.

March 23, 2024

**RE: SB-951: CA Coastal Act: San Francisco (Wiener): OPPOSE**

Dear Senate Committee on Natural Resources and Water:

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| **What is this bill about?** This bill includes five Sections. Section 1 amends Section 65583 re: the housing element and the identification and analysis of existing and projected housing needs. The author calls this a matter of statewide concern yet fails to provide funding to the local jurisdictions for nine lengthy and detailed demands for assessing housing needs and inventories. Section 2 imposes top-down planning and micro-management tactics to add to the Public Resources Code. Section 3 amends the Public Resources Code. Section 4 repeats the common, but unsubstantiated refrain, that housing is a statewide concern. Section 5 claims that San Francisco “is uniquely behind on state housing goals” and therefore developers/investors should have access to build.  **What is the impact of this bill?** SB-951 would allow building on coastal shoreline that has been protected for 50 years. Building would limit public access to and destroy the beauty of San Francisco’s coast in an unprecedented attack that continues years of failed housing policy. If passed, this bill will likely morph and spread like a cancer to undermine the common enjoyment of the entire California coastline. The coast takes on the appearance of Miami.  **Doubling Down on Failed Housing Policy: Lacks validity, reliability, and affordability.** Californians have endured many years of Senator Wiener’s well-intentioned, but misguided housing policies. He would have us believe this bill is needed to meet the need for affordable housing, but as we witness from housing legislation of the past, housing is more expensive, production is flat, and the supply of affordable housing is diminishing. This legislation is not to be trusted. The bill depends on an [unreliable assessment of housing needs](https://marinpost.org/blog/2023/1/9/rhna-abag-demographic-projections-are-way-off). The [state audit department](https://www.auditor.ca.gov/reports/search_results) called the Regional Housing Needs Assessment (RHNA) methodology flawed. The legislation harms the environment and is a black mark on natural beauty, currently protected for all to enjoy.  **Shortcomings of this bill:** Besides an arrogant disregard for 50 years of environmental protection and an unsubstantiated claim that building on the coast will meet “a matter of statewide concern,” another fundamental shortcoming of this bill is that it adds a heavy load of new administrative duties on local government, imposed as an unfunded mandate, without evidence it will add to the supply of housing that is affordable. Catalysts for Local Control opposes SB-951 and urges you to vote no.   |  | | --- | |  | |  | |  |  |

Sincerely,



Susan Kirsch, Director, Catalysts

Legislative Team: Ray Lorber