June 10, 2024

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

Dear Assembly Committee on Natural Resources:

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| **Misguided bill with dire consequences** 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. This bill undermines the common public enjoyment of the California coastline. **What is the context of this bill?** Enough is enough! Since 2017, legislators have pass 150 top-down, one-size-fits-all housing laws that reduce environmental protections, add density bonuses, and enhance builders’ privileges and profits at the expense of constituents. You’ve accepted the false premise that cities are to blame for rising housing costs and the belief that if you legislatively curtail local authority over land use and zoning the affordability issue will be solved. **What is the impact of this bill in context with 150 others?** The evidence is clear. Seven years of well-intentioned, but misguided housing leadership is destroying California. The California Dream is degraded to a California Nightmare. People are leaving the state. Residents are turning to lawsuits. Housing policies have not increased supply because developers operate in an economic, not political, reality. Neither have they impacted affordability because they promote monopoly ownership and plummet others into permanent renter status. **Shortcomings of this bill:** Besides an irresponsible 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 governments, imposed as an unfunded mandate, without evidence it will add to the supply of housing that is affordable. That sounds familiar to the court’s findings that SB9 was unconstitutional.Everyone agrees we need more housing that is affordable to wage-earners and with opportunity to be owner-occupied. SB-951 does not move the needle on that need. Catalysts for Local Control opposes SB-951 and urges you to vote no.

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Sincerely,

 

Susan Kirsch, Director

Catalysts for Local Control