



*City of
Encinitas*

Office of
The Mayor

September 2, 2016

The Honorable Jerry Brown
Governor of California
State Capitol
Sacramento, CA 95814

Kristin Gaspar
Mayor

**RE: AB 2501 (Bloom) Housing: density bonuses
REQUEST FOR VETO**

Dear Governor Brown:

Lisa Shaffer
Deputy Mayor

The City of Encinitas is strongly **opposed** to AB 2501 (Bloom) Housing: density bonuses, and requests your **VETO**. Developers in our city have used the existing law very effectively to increase housing density beyond local zoning prescriptions. But we must dispel the myth that rounding every calculation up results in more affordable units. That is simply not the case. Rounding up density calculations only results in additional market rate units. It does not result in additional affordable units. For this reason, base density calculations resulting in fractional units should be rounded according to local ordinance. It should be up to local jurisdictions to determine whether increased housing density adversely affects community character.

Catherine S. Blakespear
Council Member

The bill states that rounding up each component of a density calculation is a declaration of existing law, yet it goes on to state that the law shall be interpreted liberally in favor of producing the maximum number of housing units. Why is the word "affordable" omitted? Is that not the intent of density bonus law? Perhaps if the extra units that resulted in all the levels of rounding up were dedicated only to affordable units, the true spirit of the density bonus law would be upheld. However, this bill clearly states that the intent of the bill is to produce the maximum housing density, regardless of affordability.

Tony Kranz
Council Member

For these reasons, the City of Encinitas is strongly **opposed** to AB 2501 (Bloom), and requests your **VETO**.

Mark Muir
Council Member

Sincerely,

Kristin Gaspar
Mayor

Karen P. Brust
City Manager

cc: JGC Governmental Relations, jclay@jgcconsulting.com
Catherine Hill, League of California Cities, chill@cacities.org
City Council