

June 18<sup>th</sup>, 2019

TO: Assembly Member Todd Gloria, District 78  
CC: State Senator Toni Atkins, District 39  
City Councilmember Jennifer Campbell, District 2  
Michaela Valk, Community Representative to Todd Gloria  
Chevelle Tate, Community Representative to Toni Atkins  
Seamus Kennedy Community Representative to Jennifer Campbell  
RE: **Ocean Beach Planning Board's Opposition to SB 330, SB 50 and SB 592**

Dear Assembly Member Gloria,

The Ocean Beach Planning Board recently discussed both SB 330 and SB 50 (now SB 592). The board is concerned with Sacramento's continuing efforts to deny public input on local planning decisions.

The Ocean Beach Community Plan update took 12 years to complete. Over that time, hundreds of residents and community stakeholders provided input through countless community meetings before the plan was finally approved by City Council in 2015. Developing community plans is fundamentally democratic, and these bills seek to override this public process with more state control.

While the board acknowledges the lack of housing development for all income levels, further exacerbating the growing housing crisis, the Ocean Beach Planning Board believes SB 330 and SB 50 (now SB 592) fail to address the core policy lapse driving the housing affordability crisis and perpetuating income inequality in California.

In the findings portion of this bill, the board sees an extreme oversight by omitting how Short Term Vacation Rentals (STVRs) throughout the state have aided in sky-high home prices and rental costs. Was it an oversight or purposefully left out?

Currently, Ocean Beach has over 500 units listed as STVRs (roughly 6.5% of total units) and we lose one housing unit every 38 hours to such listings. With over 80% of our residents renting, do you not think legislation curtailing such use, especially in residential zones, would make a greater and more immediate impact on available housing?

Any bill that is proposing to simply build our way out of this crisis at the cost of public input is asking and answering the wrong questions.

**We ask the Assembly Member to consider the following questions:**

**How can we incentivize homeownership at every income level?**

**How can we create equity and generational wealth for all levels of the socioeconomic spectrum?**

The OB Planning Board considers this legislation as a give away to developers, landlords, and those who seek to silence local community planning. Of course these short-sighted bills will create more control at the top and greater wealth for developers, but how are we helping the people and families who will be residing in these units?

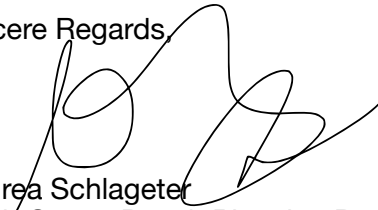
Market speculation, all cash buyers, real estate investors, and flippers are all adding to the ballooning costs of properties while taking away the power of communities to stop this.

Until these issues are addressed, the board will not support any action to help build more without local input. These bills will only shift more power and wealth to developers while doing little to assist the 3 million households who are paying unaffordable percentages of their take home pay on housing.

**This bill should not move forward unless there is legislation that:**

- **Returns housing back to residents through restricting STVRs**
- **Provides some path to home ownership or building of equity for those at lower incomes**
- **Curbs speculative real estate investing**

Sincere Regards,

A handwritten signature in black ink, appearing to read 'Andrea Schlageter', written over the text 'Sincere Regards,'.

Andrea Schlageter  
Chair Ocean Beach Planning Board