

May 1, 2019

Robert McCoy
Mayor

The Honorable Scott Wiener
Chair, Senate Housing Committee
California State Capitol, Room 5100
Sacramento, CA 95814

RE: SB 330 (SKINNER) HOUSING CRISIS ACT OF 2019 – NOTICE OF OPPOSITION

Dear Senator Wiener:

The City of Thousand Oaks must respectfully oppose SB 330. This measure would, among other things, declare a statewide housing crisis and for a ten-year period, prohibit a city from imposing parking requirements, adjusting impact fees, imposing impact fees on affordable housing projects, and limiting new design standards based on cost.

We agree with the fundamental problem-there aren't enough homes being built in California. Unfortunately, SB 330 as presently drafted lacks the flexibility needed to meet the State's housing goals while also acknowledging community input and engagement.

Specifically, the City of Thousand Oaks has significant concerns with the following:

- **No parking requirements** – Regardless of the size of the housing project, proximity or availability of high-quality public transit, SB 330 would strictly prohibit our city from imposing any type of parking standard. Without parking requirements, developers will force new residents to compete for an ever-diminishing supply of parking. This will certainly lead to significant congestion and parking conflicts in many communities because people strongly resist giving up their vehicle, especially if public transit is inadequate.
- **Freeze impact fees** – This measure would lock in place nearly all fees or exactions imposed on development projects. These fees are imposed in order to provide the public improvements and public services necessary to meet the needs of the new residents. Cities can only charge a fee to cover the cost of delivering the service. Freezing fees for a decade will make it very difficult for us to serve our community.
- **No impact fees for affordable housing** – While it may seem reasonable to prohibit cities from imposing impact fees on affordable housing projects, the reality is that without these fees, many cities will struggle to provide the needed services. In order to provide those services, cities would have to subsidize the project out of general fund revenues if they are available. Additionally, cities do not receive property tax from affordable housing projects that fall under the Welfare Exemption, thus further restricting funds available to provide essential services.

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- **No new design standards if they are more costly** – SB 330 would prohibit us from imposing any new design standard that is more costly than those in effect on January 1, 2018. This would effectively prohibit any new design standards for a ten-year period because the cost of material and labor continues to increase.

The City of Thousand Oaks strongly questions the effectiveness of limiting parking, restricting fees, limiting design standard costs, and what this means for housing production or cost. SB 330 does not require any of the cost savings associated with these limitations to be passed on to the consumer. Developers would most likely pocket the savings and enhance their profits.

For these reasons, the City of Thousand Oaks opposes SB 330.

Sincerely,



Robert McCoy
Mayor

c: Honorable Nancy Skinner
Assemblymember Jacqui Irwin
Senator Henry Stern
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