



City of Encinitas City Council's Office

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April 22, 2025

Honorable Matt Haney
Assemblymember, State of California
1020 N Street, Room 156
Sacramento, CA 95814

Bruce Ehlers
Mayor

RE: AB 87 (Boerner) Density Bonus Law – Notice of Support

Dear Chair Haney and Members of the Assembly Committee on Housing and Community Development:

Joy Lyndes
Deputy Mayor

The City of Encinitas is writing in support of AB 87, which would ensure that California's Density Bonus Law (DBL) is used for its original intent of creating affordable housing and is not misapplied to facilitate hotel and other visitor-serving developments that do not address our state's housing crisis.

Jim O'Hara
Council Member

For decades, Density Bonus Law has provided a critical tool to incentivize the development of affordable housing by allowing projects with designated affordable units to exceed local zoning limits. However, we have seen an increasing trend where DBL incentives are exploited by developers to construct hotels and other visitor-serving facilities, rather than expanding the supply of housing for working families, low-income individuals, and vulnerable communities. This not only undermines the purpose of the law but also exacerbates California's affordable housing shortfall.

Maro San Antonio
Council Member

AB 87 rightly refocuses DBL incentives on residential projects by requiring that at least 70% of the square footage in mixed-use DBL developments be dedicated to residential use, while explicitly prohibiting the use of these incentives for hotels, motels, bed and breakfasts, or other visitor-serving facilities. This reform aligns with the original legislative intent of DBL and ensures that our community benefits from much-needed affordable housing instead of commercial developments that do not address the urgent needs of working Californians.

Luke Shaffer
Council Member

Jennifer Campbell
City Manager

We urge your "aye" vote on AB 87 to prevent the misapplication of Density Bonus Law and to reaffirm California's commitment to addressing the housing crisis through building affordable residential housing.

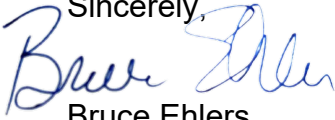
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For these reasons, the City of Encinitas strongly supports AB 87.

Sincerely,

A handwritten signature in blue ink, appearing to read "Bruce Ehlers".

Bruce Ehlers
Mayor
City of Encinitas

cc: Assemblymember Tasha Boerner
Senator Catherine Blakespear