



August 9, 2026

To: President pro Tempore Limón and California State Senators
Re: AB-2433 Housing development: density bonus. **OPPOSE**

Senators:

Neighbors For A Better San Diego (NFABSD) opposes AB-2433, as last amended on June 29, 2026.

With regard to for-sale units (condominiums), it is widely understood that the deterrent to building condominiums is construction defect litigation, not land use regulations. As such, density bonuses are the wrong solution to this problem. Rather than take action on this bill, the Legislature should proceed with the adoption of AB-1903 and reject AB-2433 at this time.

Further, density bonuses are a gift of virtual land to property owners. Rather than increase the generosity of these gifts, the state should undertake an economic study to determine whether the social benefit, typically a percentage of units deed-restricted to lower-income households, is commensurate with the value of the virtual land that has been given to property owners.

Respectfully,

A handwritten signature in black ink that reads "Geoffrey Hueter".

Geoffrey Hueter, Chair
Neighbors For A Better San Diego