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JUNE 17, 2021

Density

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Sacramento has one mantra

Sacramento Has Failed US

There is an affordability crisis in California.
And the lack of affordable housing falls squarely at
the feet of our legislature.

Sacramento stopped giving cities redevelopment
funds. Which was the only means cities could build
affordable housing.

With all the surplus budget we have today,
Sacramento still has not reinstated that funding.

Sacramento Has Failed US



They failed not only the disadvantaged,

United Neighbors Vision



Sacramento Has Failed US

but the people who work but cannot afford to live in our communities.

Sacramento's answer to this crisis is not funding affordable housing but passing bills that only build market-rate housing.



NOW, Sacramento has only one Target



Single Family Neighborhoods

United Neighbors Vision



“This bill is about helping neighbors become part of the solution to address our state’s housing crisis and making our communities more inclusive to all,” said Pro Tem Atkins (D-San Diego). About SB 9



Typical Single Family Neighborhood

United Neighbors Vision



Senator Atkins went on to say: “For homeowners, the opportunity to create additional income or provide an aging parent a safe place to live near family. “



Typical Single Family Neighborhood

They want to add more density to this...



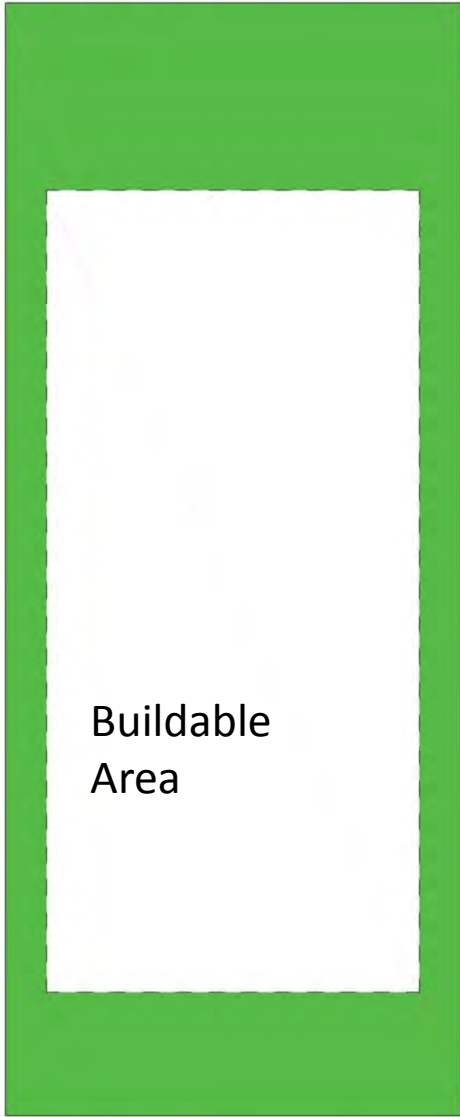
Typical Single Family Neighborhood

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REVIEW OF SB 9 & SB 10

Street



Based on L.A. ordinances:

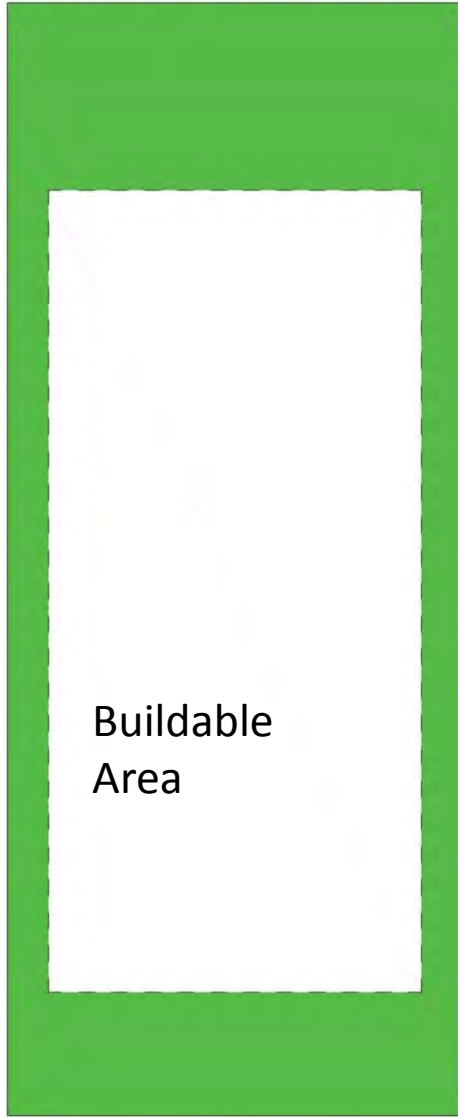
7,500 S.F Lot
3,375 S.F. Allowed Building Size
5' Side Yard Setback
15' Rear Yard Setback

Street



REVIEW OF SB 9 & SB 10

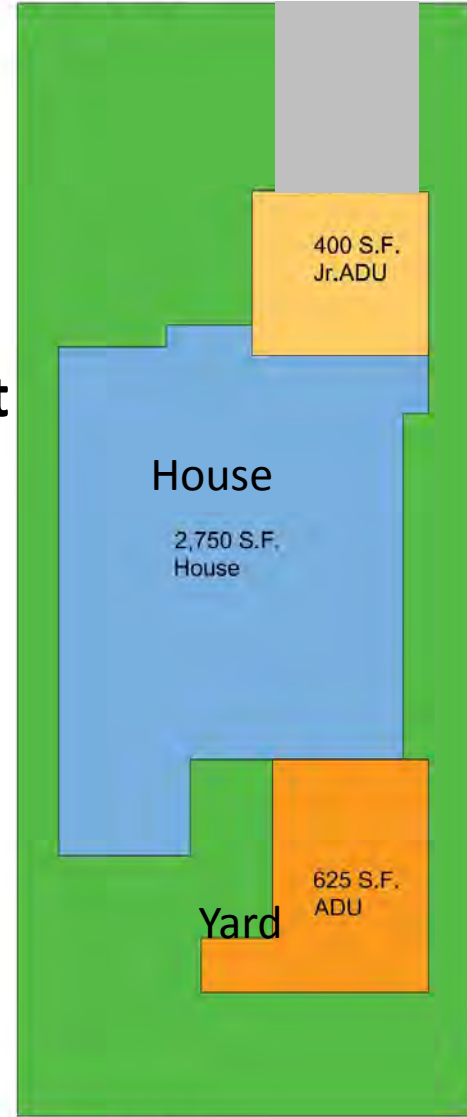
Street



ADUs give homeowners a chance to augment their income with small rental units.

Current State law allows an ADU and Jr. ADU on *all* residential properties.

Street

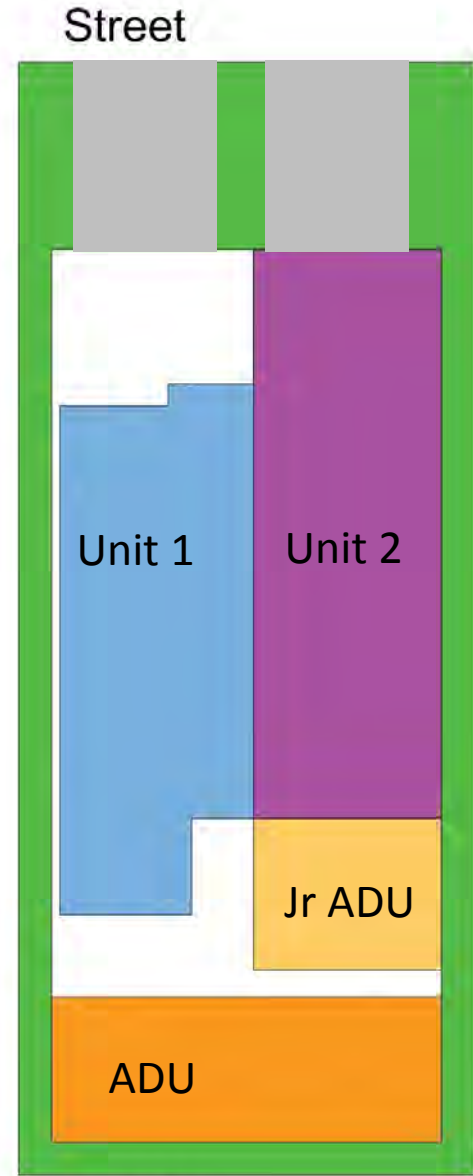


**Provision 1:
Demolish up to 25% of home and
add a 2nd house**

Local Zoning may no longer apply

SB 9 Four Foot Side & Rear Yard Setbacks

7,100 S.F.; 4 Units
Previously
2,750 S.F. House

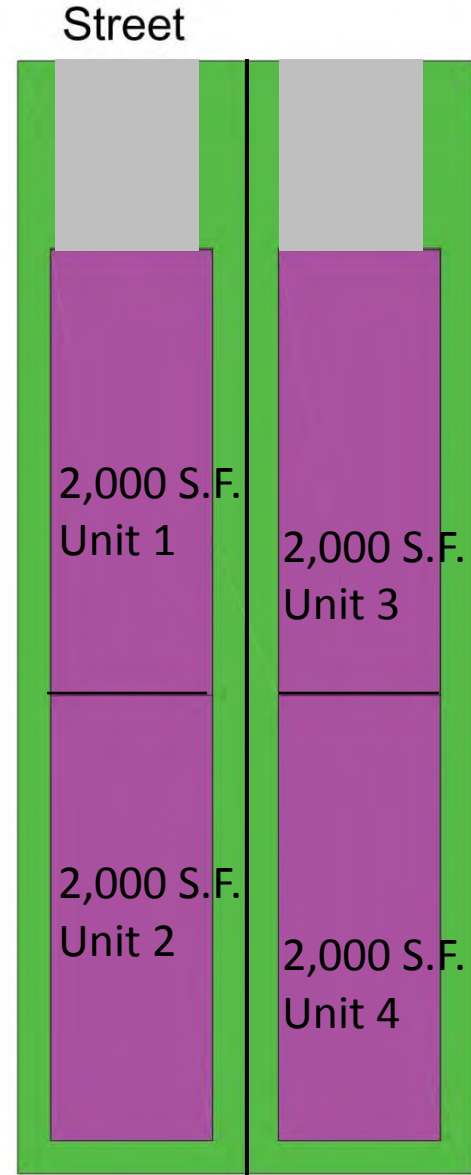


REVIEW OF SB 9 & SB 10



**Provision 2:
Allows you to
split the lot and
Build two housing
Units on each
new lot.**

**Local Zoning may
no longer apply.**



One can
build to
new
setbacks/
zoning if
they want

Is SB 9 a practical option for homeowners?

Case Study assumption:

This property, as over 80% of homes has a mortgage.



Typical Single Family House

To split a property, it has to be free of any loans. In California, loans are tied to the parcel.

Therefore, the typical homeowner needs to find another source of money to pay off their mortgage before splitting the lot.



House must be Demolished To Split the Lot

Typical Single Family Lot – Split Vertically

Once the lot is split and the house demolished, the homeowner can get a construction loan based on their equity in the land and their other assets, investments, salary, etc.



House must be Demolished To Split the Lot

Typical Single Family Lot – Split Horizontally

1. To split a lot you have to own the land without a mortgage.

2. Once the lot is split, the house is demolished, the homeowners will be living someplace else over the next 12 to 18 months during construction.



3. Construction costs are \$300 per square foot.

4. To build 3,200 S.F. will require a **bank loan of \$960,000.**

5. No garage and frequent curb cuts limit on-street parking

Lot splitting is not affordable for the average homeowner. Perfect for a developer.



SB 9: Allows 4 units on a lot or allows a lot split with 2 units per lot (maybe ADUs too).

And...

reduces setbacks,

minimizes parking,

No infrastructure improvements,

No CEQA Review,

No public comment,

No affordable housing.

And...is expensive for homeowners!

Street

SB 10 ALLOWS
A 10 UNIT APARTMENT
BUILDING ON ANY
RESIDENTIAL PROPERTY
IN A TRANSIT RICH
OR URBAN INFILL SITE.



7,500 S.F Lot
No Limit to Allowed
Building Size, Height to
be determined.

Assume:

5' Side Yard Setback
15' Rear Yard Setback

REVIEW OF SB 9 & SB 10

Street

NO AFFORDABLE UNITS REQUIRED

FOUR STORY
APARTMENT HOUSE
13,000 S.F.
3 UNITS PER FLOOR
PARKING + 3 FLOORS

7,500 S.F Lot
No Limit to Allowed
Building Size, Height to
be determined.

Assume:

5' Side Yard Setback
15' Rear Yard Setback

REVIEW OF SB 9 & SB 10



Typical Neighborhood

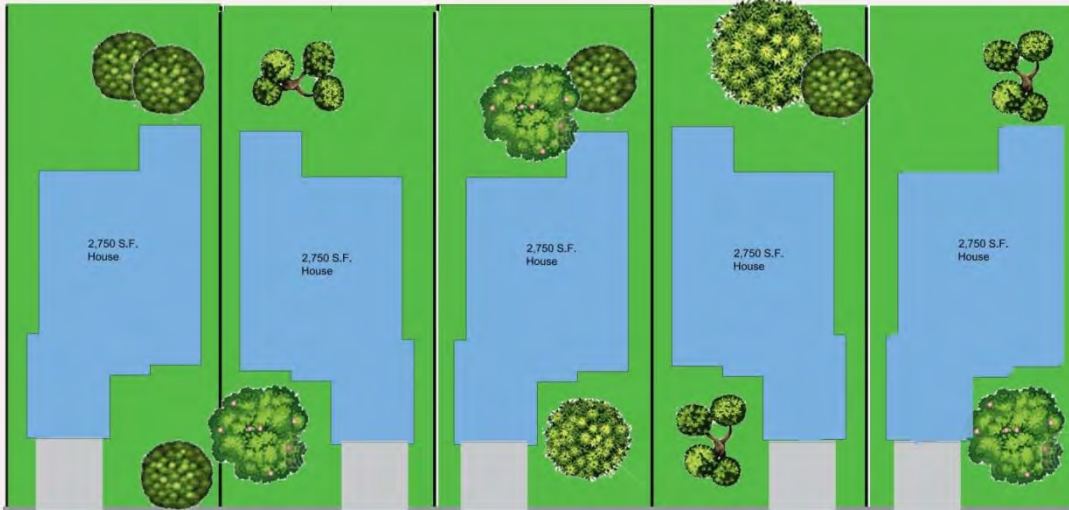
REVIEW OF SB 9 & SB 10



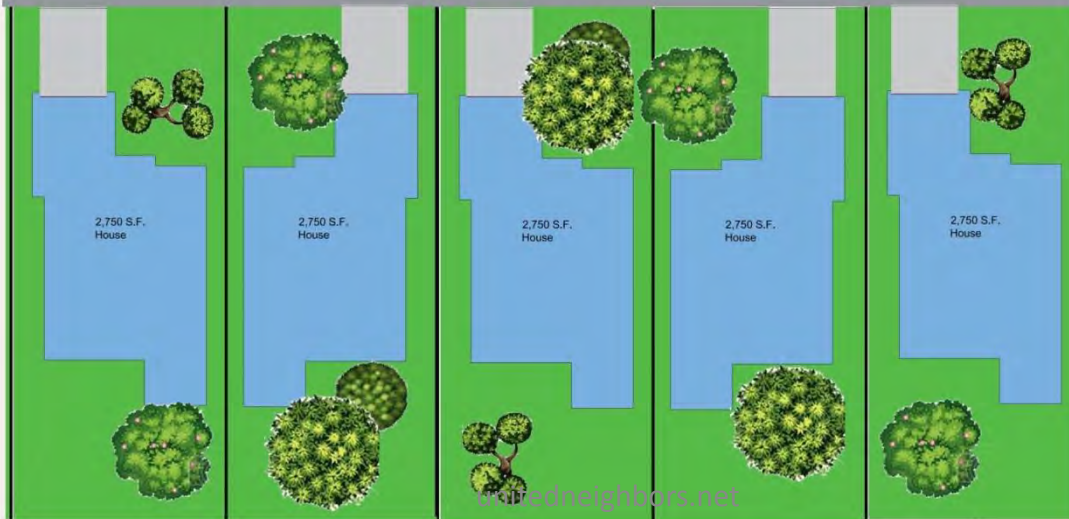
Typical Neighborhood After SB 9 & SB 10

This is NOT ACCEPTABLE, even with local agency approval.

Environmental Review



“in residential yards that about 80% of the city’s trees are located” USC Study



These bills also claim to be environmentally responsible.

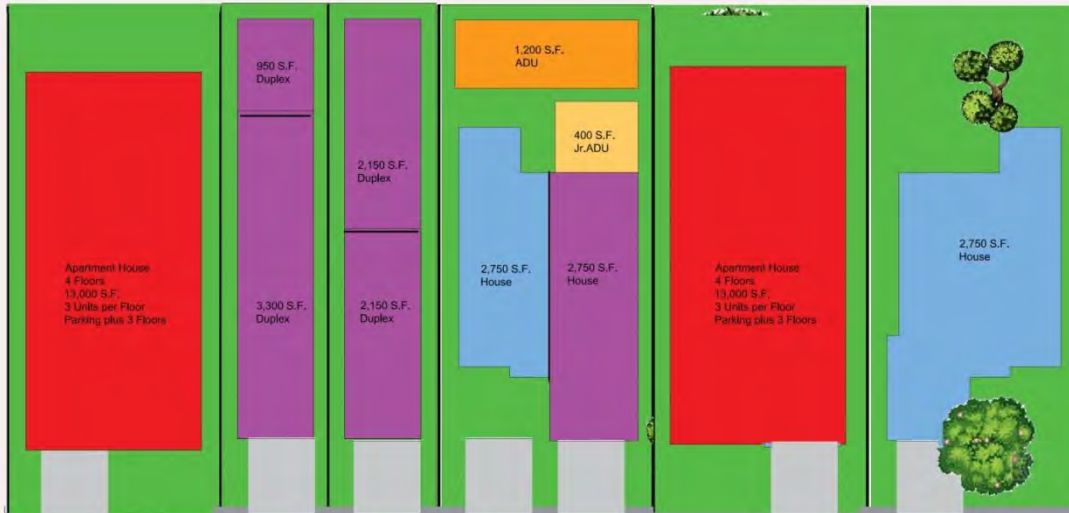
Typical tree canopy in front and rear yards.

<http://treeology.info/treeology/2019/01/04/saving-las-trees-means-saving-its-yards/>

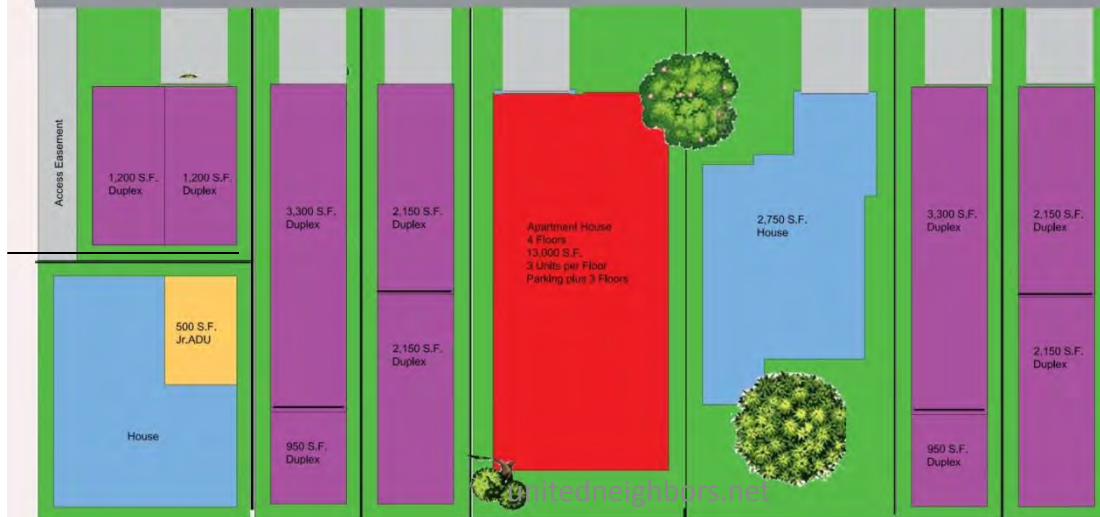
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Environmental Review



“Trees get in the way when soaring prices induce developers to max out their lots,”
USC Study



Note the loss of yards and open space.

- Very few trees.
- Loss of permeable surfaces needed to replenish our ground water.
- Run-off & Erosion

Environmental Review



Loss of permeable surfaces that allow water to drain to our aquifers.

Environmental Review



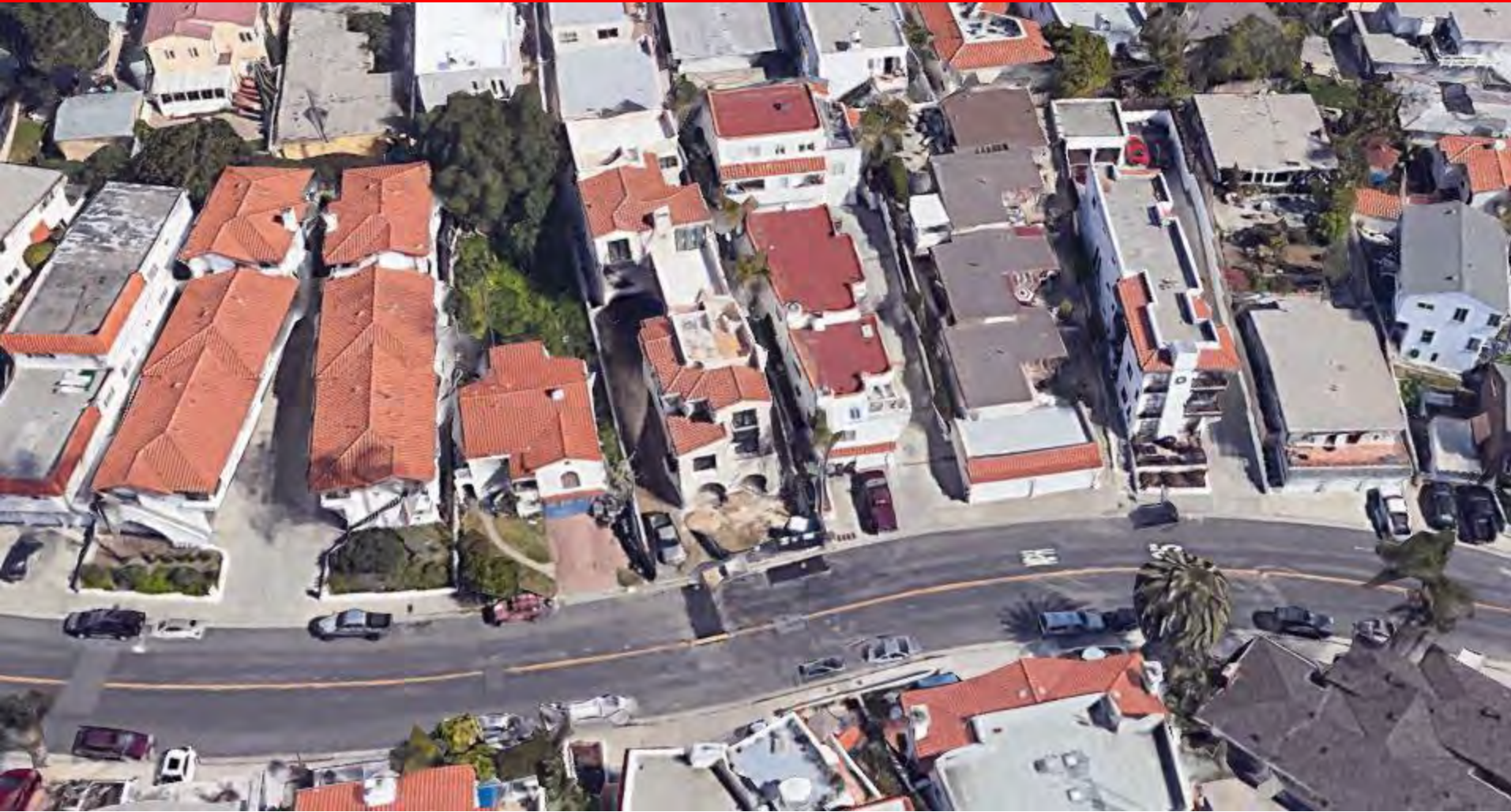
Loss of trees that remove carbon from the air, cool our communities, etc.

Environmental Review



**SB 9 Allows Maximum
4 Foot Side & Rear Yards**

Heat Island Effect will Devastate our Environment Forever

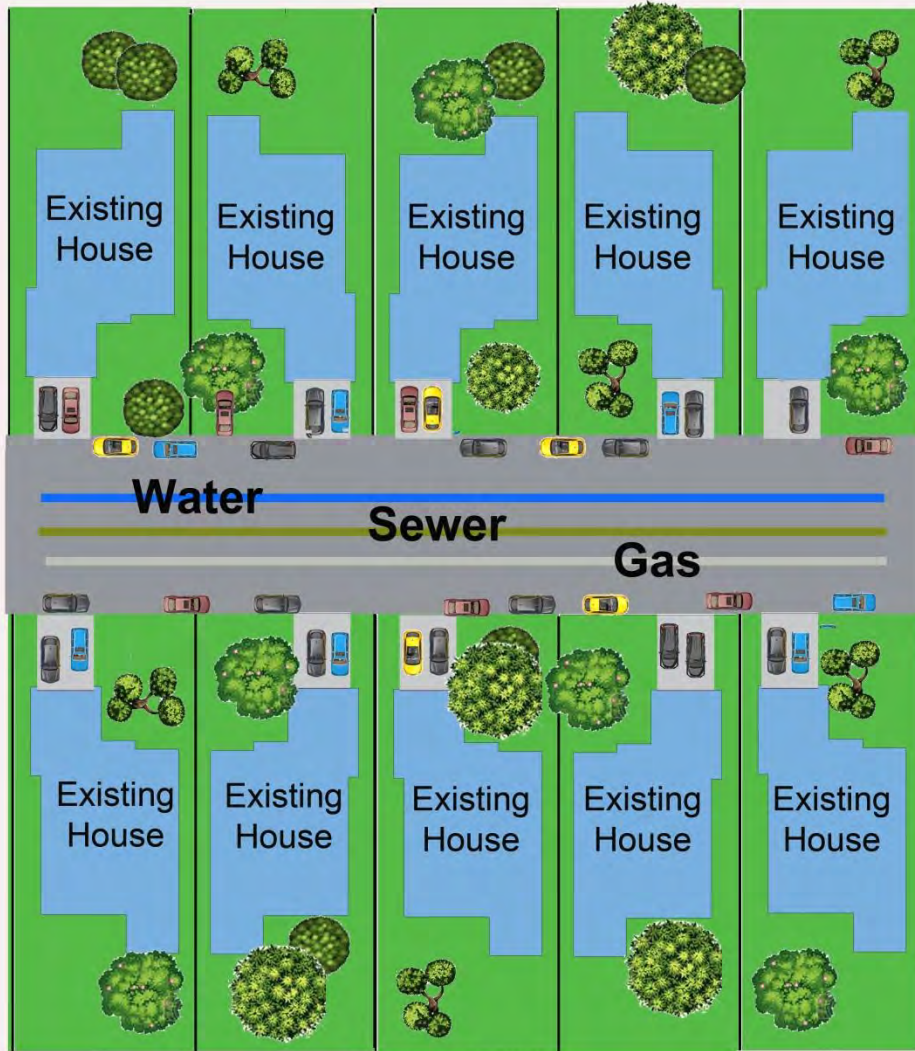


San Clemente: started as single family zoning;
zoning tossed out; multifamily developments followed.

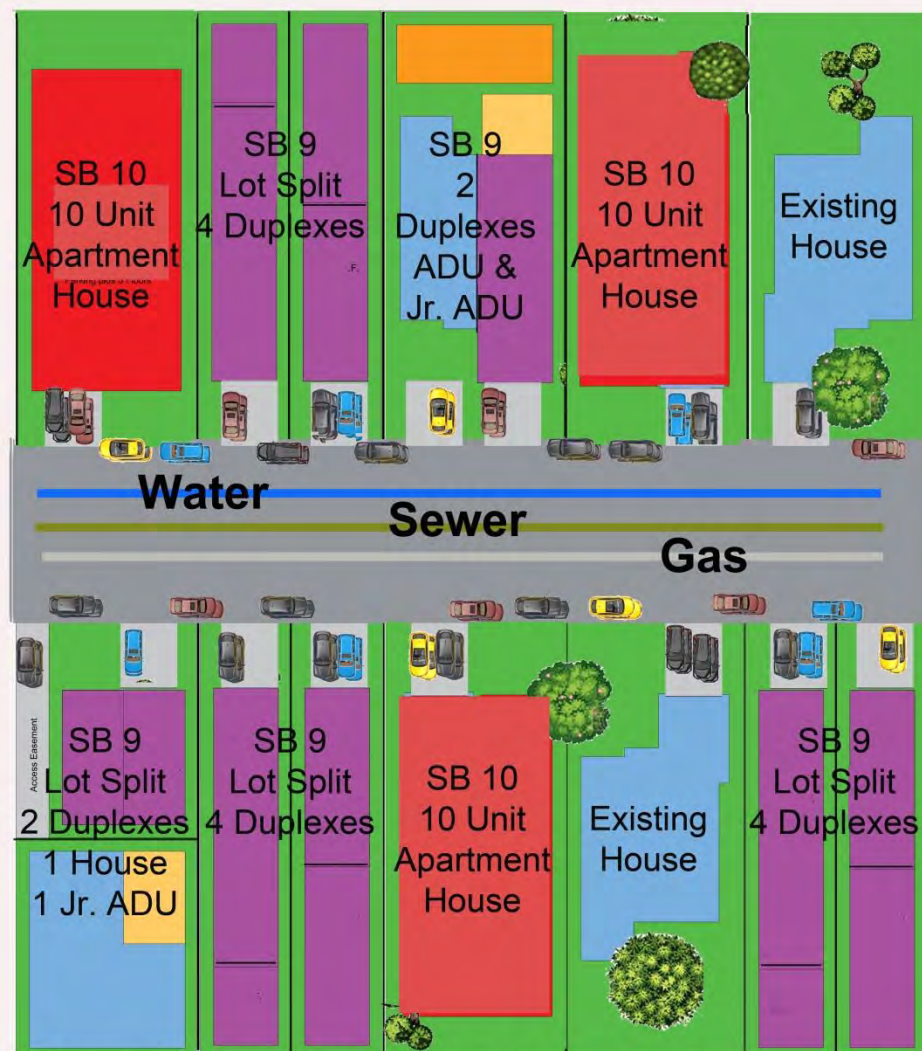
SB 9 & SB 10 MINIMIZE PARKING REQUIREMENTS



Both Bills require only one vehicle parked on-site per unit.
No parking... What mass transit?



Current Utilities



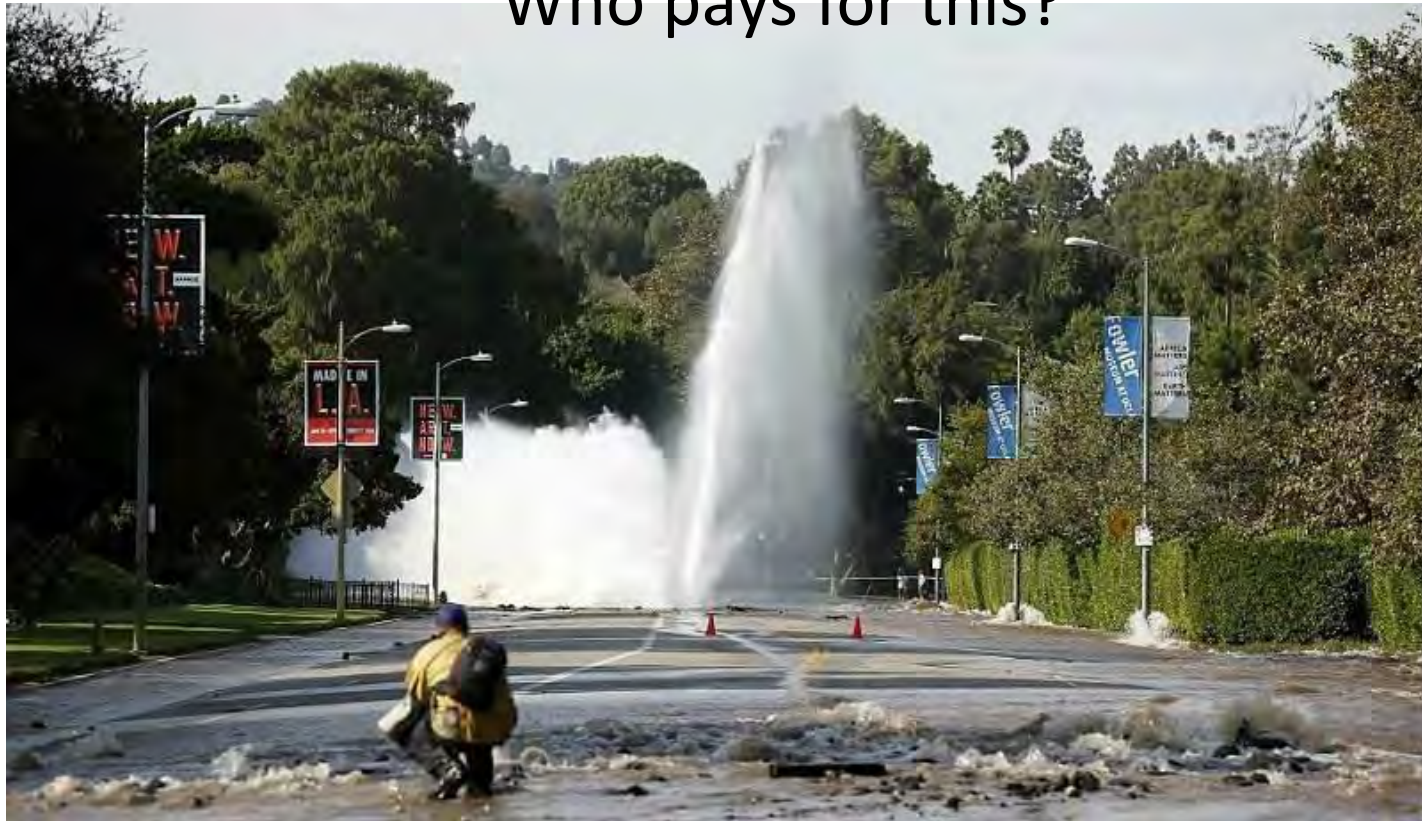
Developer Does Not Pay for Infrastructure Improvements

INFRASTRUCTURE IMPROVEMENTS - WHO PAYS?

Infrastructure Concerns

Not a problem until it's a problem...a huge problem.
Developers will be long gone when this happens.

Who pays for this?



Infrastructure Concerns

City closes Ala Moana beach after 500K galls of wastewater overflowed. Urges public to stay out of #Waikiki waters



Displacement and Gentrification



3 Affordable bungalows are demolished to make way for new \$1.2M Condos.

Incentivize the development of underutilized commercial corridors.



If Los Angeles built housing in its commercial (housing is allowed in commercial zones) and multifamily zones to the existing limits, we could house twice our current population. There we would have the **economy of scale & infrastructure** to develop affordable housing and have the land to establish green belts.

Develop Publicly Owned Properties

Current Parking Lot for LA Metro Orange Line being used to store new cars for local dealerships.

© 2021 Google

There are miles of this in LA. Must be similar in many communities

Government agencies are not being part of the solution.

Develop Publicly Owned Properties



© 2021 Google

Government agencies are not being part of the solution.

Who Benefits by These Bills?

- banks,
- real estate interests,
- developers,
- tax assessors
- and legislators.



Not the people impacted by an economy that shuts them out of neighborhoods where they live and work because there is no affordable housing.

The ability to add density attracts land speculators.
Land becomes an asset class.

An aerial photograph of a city with a dense urban area in the foreground and a range of brown, hilly mountains in the background. A white rectangular text box is overlaid on the middle of the image.

**We invest thematically in high-quality assets,
focusing where we see outsized growth potential
driven by global economic and demographic trends.**



We must stand up to Wall Street

Let's use our power. Contact:

Your Senator

Your Assemblymember



Newsom@gov.ca.gov

There are 7 Million single family homes in California.
That should give us a lot of political clout.



COMMUNITIES NEED TO BE PLANNED, NOT LEGISLATED

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