

NO! on SB 9 & SB 10

The affordable housing crisis is being used as a smokescreen to hide what is really going on with these two bills.

1. *Remove single-family neighborhoods as a housing option in the State of California* — every neighborhood becomes multifamily.
 - SB 9 would permit 4 to 8 units on a single-family lot.
 - SB 10 would permit 10 to 14 units on a single-family lot.
 - Although they purport to apply to urban areas, the definitions are very broad (towns with at least 2,500 population) so they include even tiny towns like Avalon and Bishop (for a more complete list, go to www.LivableCalifornia.org/towns)
2. *NO requirement for any new units to be affordable.*
3. *Inadequate infrastructure* — no analysis or requirement for infrastructure improvements to handle increased density. Where will the extra water, power, sewer, roads, schools, fire, police, etc. come from?
4. Multiple units already permitted in single-family neighborhoods — via ADUs and JrADUs.
5. Allow developers to control land use and planning without regard for any impacts, irrespective of requirements, needs or capacity of local jurisdictions.
6. Environmental, life and safety issues — ignore CEQA, reduce green space and tree canopies.
7. Disparate impact on communities of color — where land values tend to be less and therefore cheaper for developers to buy, leading to gentrification and displacement of long-established communities.
8. SB 10 violates the California Constitution and most city charters by providing that voter initiatives can be overturned by 2/3 vote of local city council or other governing body.
9. Common-interest or planned developments (e.g., private, gated communities) not expressly exempted by either bill, though SB 10 was amended to remove mention of them — if exempted, these bills discriminate against regular neighborhoods, leading to more exclusivity in housing.
10. SB 10 is being called “optional” — but local jurisdictions can *already* rezone, so there’s no need for this bill ... except that by using this bill, local officials can ignore CEQA and other democratic processes, and unilaterally rezone existing neighborhoods without analyzing impacts, and without public notice, hearings or other forms of public input.

The only way to ensure that affordable housing will be built is to provide subsidies to do so!! Redevelopment funding to the tune of \$1.5 billion a year was stopped in 2011. The governor recently announced a budget surplus of \$75.7 billion—give some of it back to the cities for affordable housing!

*Underutilized areas already zoned for multifamily or commercial use can easily be repurposed for additional residential units — e.g., SB 15 (Portantino). **There’s no need to eliminate single-family neighborhoods as a housing option in California!***