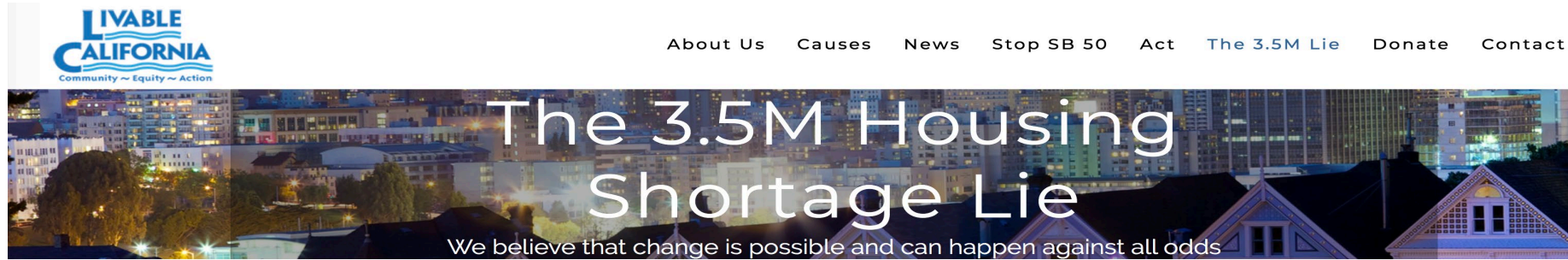


Q: Why is Sacramento Pushing Trickle-Down Bills Like SB 1120 and AB 725?

A: Mostly Bay Area Legislators Are in a Panic Over the “3.5 Million Lie”



- Panic-driven legislators **want 3.5M housing units by 2025**, using New York as our benchmark goal.
- But **California is nothing like New York**. We're like Texas, both in housing needs and family size.
- If Texas is our benchmark, **we need 1.5 million units** and we are well on our way to achieving that.
- If our actual California household size is the benchmark, **we need 1.3 million units**.
- If we use California Housing Department data, **as required by law, we need 1.1 million units**.

15.3M - 14M (current housing) = 1.3 M
Additional housing needed by 2025 = 1.3 M



Why The 2020 Bad Bills Make the Affordability Crisis Worse

- UCLA's Michael Storper, a globally renowned economist, warns: **Trickle-down and upzoning bills aimed at thriving existing neighborhoods is built on failed theory, and it turns communities into the enemy.**

(Michael Storper, livablecalifornia.org/michael-storper-48hills-why-scott-wieners-sb-50-will-not-get-us-affordable-housing/)

- Just one California think-tank publishes truthful, independent studies of the bad effects of upzoning, weaponizing of RHNA and mandating city land-use upheaval:

(Embarcadero Institute, at <https://embarcaderoinstitute.com/>)

- “Up-zoning” creates a commodity like gold, driving land costs much higher than normal and ruining affordability.

(Samuel Stein's book “Capital City: Gentrification and the Real Estate State.”)

WORST BILL: SB 1120 (Atkins-Wiener) “Wipes Out Single-Family Statewide to Erect 4 to 8 Luxury Housing Units”

- Lets developers build **4 units of luxury housing, or 2 McMansions, to replace single-family homes in more than 800 municipalities**, dispensing with public hearings and thus silencing working-class and communities of color.
- Lets cities apply state ADU laws to **double its envisioned 4 units to 8 luxury units per single-family lot**, if room allows.
- Requires **just one parking space per home in most communities. Requires NO affordable units.**
- Bans local discretionary review, **which largely silences Southern California’s diverse and still relatively affordable suburbs, prime targets of this bill.**

SECOND WORSE BILL: 725 (Wicks/Wiener), the “Written By YIMBY” Bill

AB 725 requires cities to relocate 25% of their future “RHNA”-required growth into established single-family, duplex, and small-apartment neighborhoods. Upheaval will be unprecedented.

AB 725 opens working-class and middle-class areas to speculation to make way for:

- 30 units per acre in “metro” counties
- 20 units per acre in “suburban” counties
- 10 units per acre in unincorporated areas

NO transit service is required. That MUST from Wiener’s crowd in 2019 has been largely abandoned in 2020.

AB 725 continues the efforts of mostly Bay Area legislators to force Southern California and all other areas to adopt Bay Area mistakes, statewide.

Wiener's SB 902: "Luxury 10-Unit Apartments on All Streets"

- Scott Wiener is using the rushed and ill-attended hearings in Sacto to push through his failing Bay Area housing concepts
- **SB 902 would allow cities to override single-family and other zoning, and override existing voter-approved zoning laws, to approve 10-unit luxury apartments of any height** on thousands of residential streets statewide.
- The bill takes in **all communities considered "transit rich," "jobs-rich," or "urban infill"** — definitions that encompass vast swaths of California.
- Wiener's desire to transform neighborhoods into **10-unit luxury rentals was at the core of his disastrous SB 50. He will not let it go.**
- SB 902 hails from pre-COVID, when Bay Area legislators wrote bills aimed at the crush of well-off workers in Silicon Valley. **Facebook is telecommuting. SoCal is overbuilt.**
- **NOBODY** needs narrow dictates from the Bay Area.

SB 1085: “A Bay Area Concept Forced on Every City — Huge Luxury Apartment Buildings”

- Misguided Bay Area legislator Nancy Skinner, a Wiener acolyte, attempts to reward developers to **GO HUGE** on “**density bonus**” buildings that contain **an oversupply of luxury units while badly skimping on low-income** units.
- Silences working-class communities by cutting public review, **yet assures just 12% of the resulting units are affordable** to them.
- Skinner ignores [crucial 2019 research into the state’s Housing and Community Development data, showing that California “density bonus” law is badly backfiring, creating far too much luxury housing and little low-income.](#)
- Density Bonus is a FAIL. **Skinner should not double-down on Density Bonus failure.**

AB 1279 (Bloom), the “120 Units on Your Block” Bill

- AB 1279 targets hundreds of cities with drastic up-zoning, in essence a punishment, **if cities were unable to approve enough housing units to meet the badly-inflated targets set by the *Regional Housing Needs Assessment*.**
- In hundreds of unsuspecting middle-class and working-class **communities who have never heard of “RHNA,” AB 1279 would have to squeeze in 50-units per $\frac{1}{4}$ acre and 120 units per $\frac{1}{2}$ acre.**
- Studies show cities are failing to hit their arbitrary “RHNA” housing-approval targets because developers don’t bring them enough projects. **Cities don’t “build” housing. Assemblymember Bloom and Scott Wiener are in denial of this fact.**

SB 995 (Wiener-Atkins): “Crushing Environmental Laws to Build Luxury Towers”

- **Wiener-Atkins** tear apart the California Environmental Quality Act (CEQA) to reward “**environmental leadership projects**” — big housing and office towers that don’t help the environment.
- SB 995 **fails to create a single unit of affordable** housing.
- Silences working-class and poor areas far more than those who can afford to fight back.
- **Appears to have been written before the pandemic, failing even to reference telecommuting.** Telecommuting will be the real “environmental leadership project”

SB 1385: “Your Local Store Becomes a Giant Apartment”

- Sen. Anna Caballero misreads the COVID-19 pandemic by **stripping almost all California cities’ land-use rules to replace neighborhood stores with outsized, mostly luxury housing projects** — with very few affordable units.
- This bill began not long ago as a suggestion to cities, and now it’s a top-down state mandate.
- **SB 1385 turns private developers into local land-use panels guiding their own projects and destroys idled businesses and restaurants** which should be provided a path to return after the pandemic.
- **We believe Sen. Caballero is NOT part of the Bay Area fanaticism toward upzoning and crushing local control. Reach out to her politely with good info.**

We Like SB 1299 by Anthony Portantino. It's NOT a Mandate. It HELPS cities build housing!

- SB 1299 encourages cities and counties to **voluntarily rezone and reuse idled** shopping centers and empty big-box retail buildings for housing.
- Rather than punish or place mandates on struggling cities, **SB 1299 provides cities grants to replace lost sales taxes** from commercial sites-turned-housing.
- Cities in turn would **agree to allow these developments “by right,” but cities would oversee the building’s design review.**

SB 50 is back, piecemealed in about 10 bills. Below are some SoCal reps who could/should discourage Wiener's champion, Pro Tem TONI ATKINS!

Call NOW, meet in district offices.

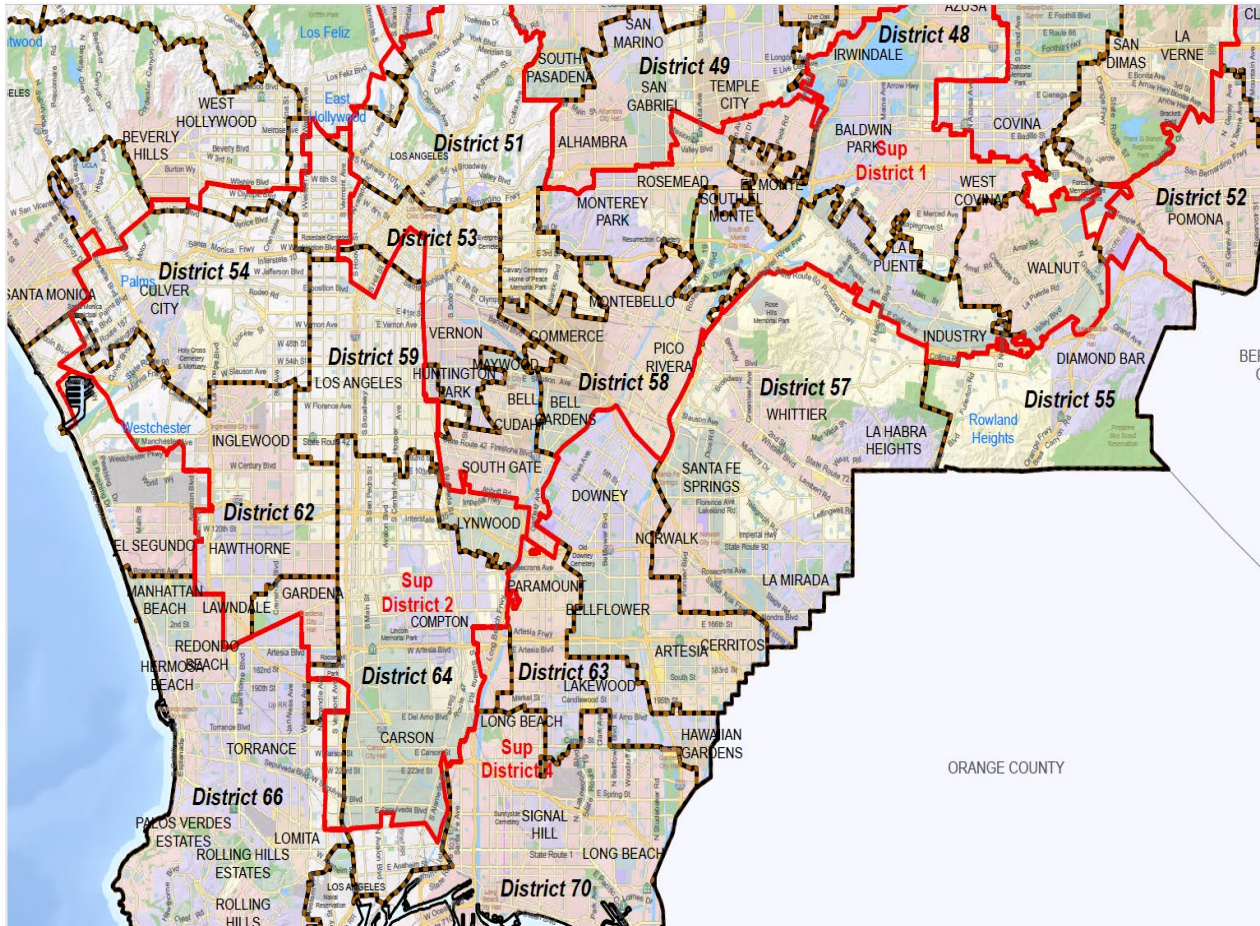
- **Holly Mitchell**, Culver City and South LA, (213) 745-6656
- **Steven Bradford**, Compton to Wilmington, (310) 412-6120
- **Maria Elena Durazo**, East LA to Koreatown, (213) 483-9300
- **Bob Archuleta**, Pico Rivera to Bellflower, (562) 406-1001
- **Ling Ling Chang**, Diamond Bar to Fullerton, (714) 671-9474
- **Connie Leyva**, Chino to San Bernardino, (909) 469-1110
- **Susan Rubio**, Baldwin Park to Covina, (626) 430-2499
- **Tom Umberg**, Santa Ana to Garden Grove, (714) 558-3785
- **John Moorlach**, Costa Mesa/The OC, (714) 662-6055

Call NOW, meet in district offices.

- **Henry Stern**, Calabasas/Valley, (818) 876-3352
- **Bob Hertzberg**, SFV, Majority Leader, (818)901-5588
- **Anthony Portantino**, L.A. to San Dimas, (818) 409-0400
- **Ben Allen**, Pico-Robertson to Redondo, (310) 318-6994
- **Scott Wilk**, Santa Clarita to Palmdale, (661) 729-6232
- **Brian Jones**, Escondido to El Cajon, (619) 596-3136
- **Patricia C. Bates**, Orange & S.D. counties (949) 598-5850
- **Jerry Hill**, Bay Area, (916) 651-4013
- **Bob Wieckowski**, Bay Area, (916) 651-4910

Senators in green sit on the powerful Appropriations Committee — where **Chair Anthony Portantino** stopped **Wiener** in 2019. Approps will be under SEVERE pressure from **Atkins** to agree to statewide upzoning & killing single-family — for trickle-down luxury apartments.

Power in numbers: L.A. County has so MANY Assembly members, they could kill the 2020 BAD BILLS. *SoCal outweighs Bay Area.* Pressure this bloc of legislators:



- **48 - Blanca Rubio** W. Covina, Baldwin Park (626) 960-4457
- **49 - Ed Chau** Alhambra, Temple City, S. Marino (323) 264-4949
- **51 - Wendy Carrillo** Echo Park (213) 483-5151
- **52 - Freddie Rodriguez** Chino, Pomona (909) 902-9606
- **53 - Miguel Santiago** DTLA (213) 620-4646
- **54 - Sydney Kamlager** Leimert Park, View Park, C. City, Palms, Baldwin Hills, Ladera Hts, M. Vista, Westwood (310) 641-5410
- **55 - Phillip Chen** Brea, Yorba Linda (714) 529-5502
- **57 - Calderon** Whittier, Norwalk, LaPuente (562) 692-5858
- **58 - Cristina Garcia** Downey, Cerritos (562) 861-5803
- **59 - Reggie Jones-Sawyer** S. Central, Florence (213) 744-2111
- **62 - Autumn Burke** Inglewood, Hawthorne, El Segundo (310) 412-6400
- **63 - Rendon** Lakewood, Paramount (562) 529-3250
- **64 - Mike Gipson** Gardena, Compton (310) 324-6408
- **66 - Al Muratsuchi** Torrance, Redondo, Hermosa, P. Verdes, Rolling Hills, Lomita (310) 375-0691