

SB 1120: (Atkins-Wiener): Upzones All Single-Family Areas, Subdividing into 4 Homes or 4 Units.” Or is it 8 Homes or 8 Units?

- 1) **Ends single-family zoning in California. Allow lots now containing 1 home to be subdivided to 4 homes (not a duplex – we’ll explain today).**
- 2) **The authors do not acknowledge the bonanza for speculators in this rash experiment that destabilizes California’s 8 million homeowners.**
- 3) **No garages. One parking spot per house. No yards, just a “setback.” Local granny flat laws can be applied, allowing up to 8 units on single-family streets.**
- 4) **SB 1120 passed the senate amidst WIDE IGNORANCE among senators.
On Aug. 11, it will be heard by the Assembly Local Government Committee. You can and should testify!**

SB 902 (Scott Wiener): Cities Can Allow 10-Unit Luxury Buildings Everywhere AND Nullify Open Space Ballot Victories

- 1) Lets any municipality nullify citizen-initiated, VOTER APPROVED laws protecting shores, hills, open space or any other land. At least 40 open spaces are at threat.
- 2) Allows any municipality to override zoning, to approve a 10-unit market-rate building on ANY urban infill parcel or ANY PARCEL within a jobs-rich or transit-rich area.
- 3) What is urban infill? It is *underutilized land* common in most cities and towns. “Underutilized” is a term of art, widely abused to justify demolitions.

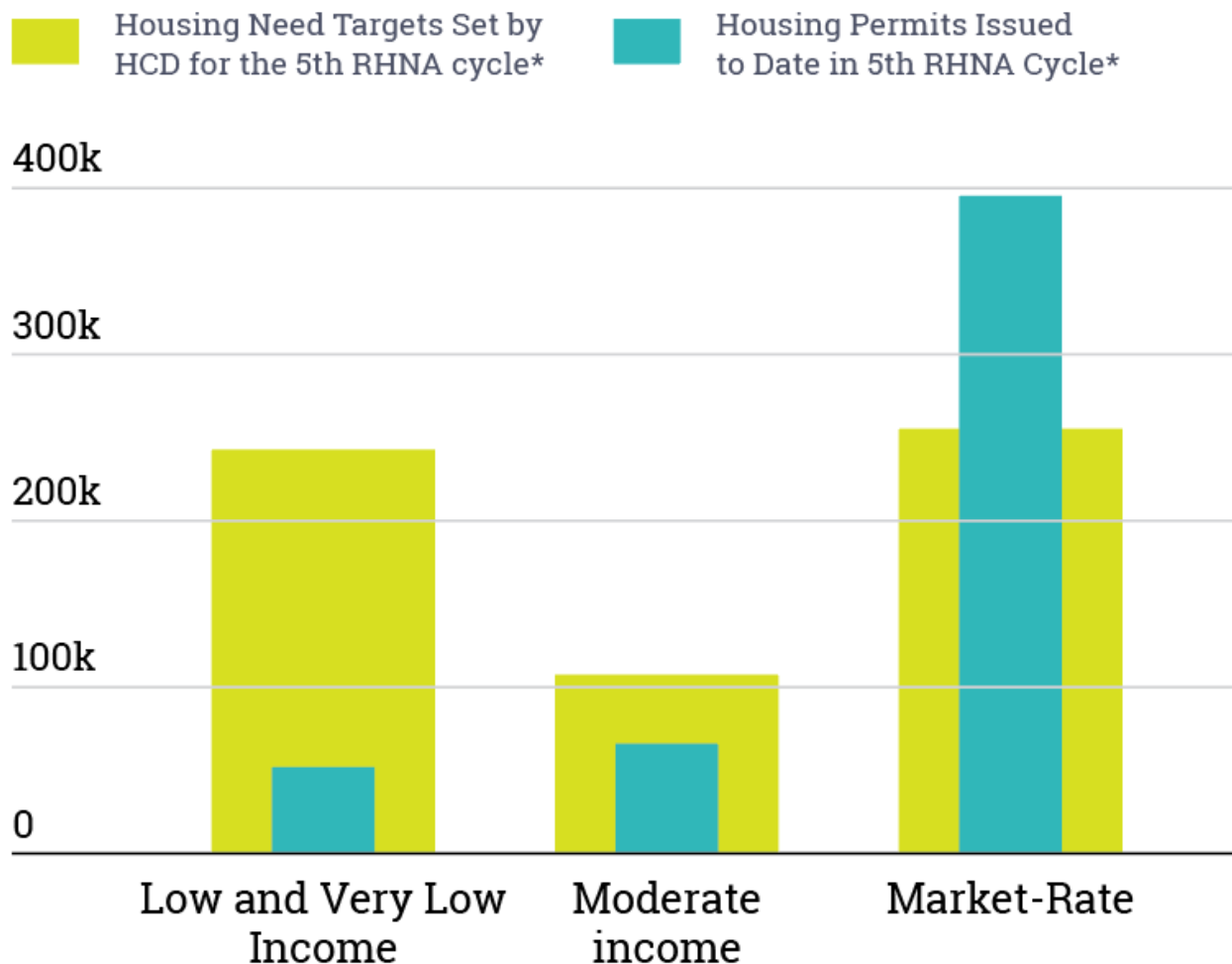
4)

Q: Why does Scott Wiener want 10 market-rate units on every street? The same number at the core of his SB 50?

A: Because at 11 units, developers would include affordable housing. This is another 2020 luxury housing bill. Scott Wiener calls SB 902 “local control.”

State Legislature FAIL Shown by the State's own Data: 'Density Bonus' Law Has Built a Luxury Housing Glut

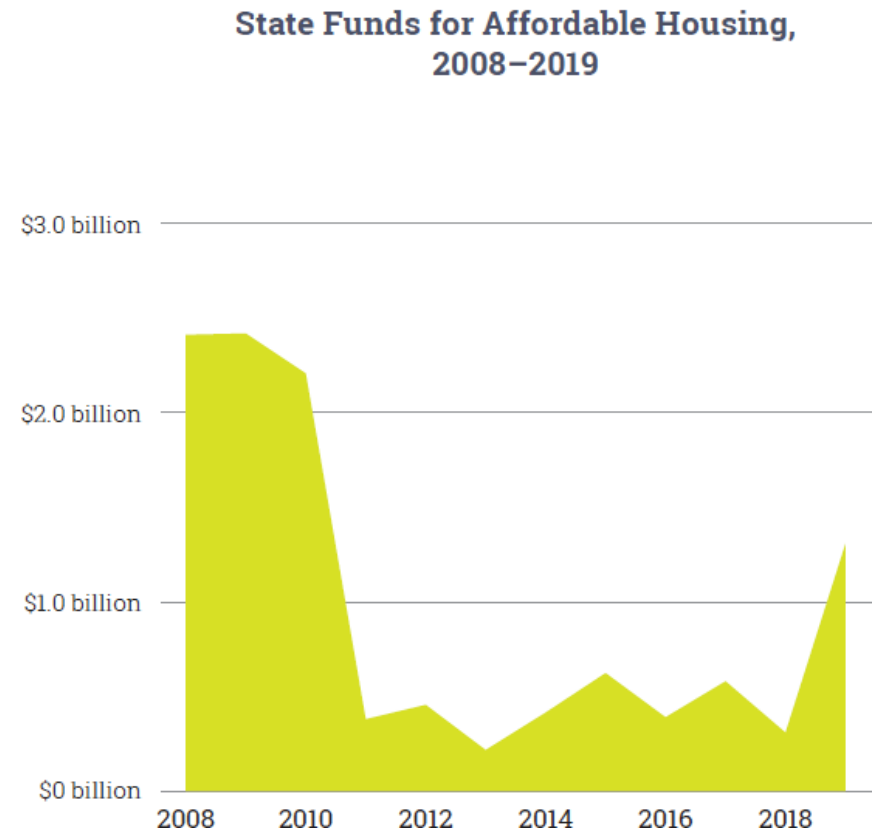
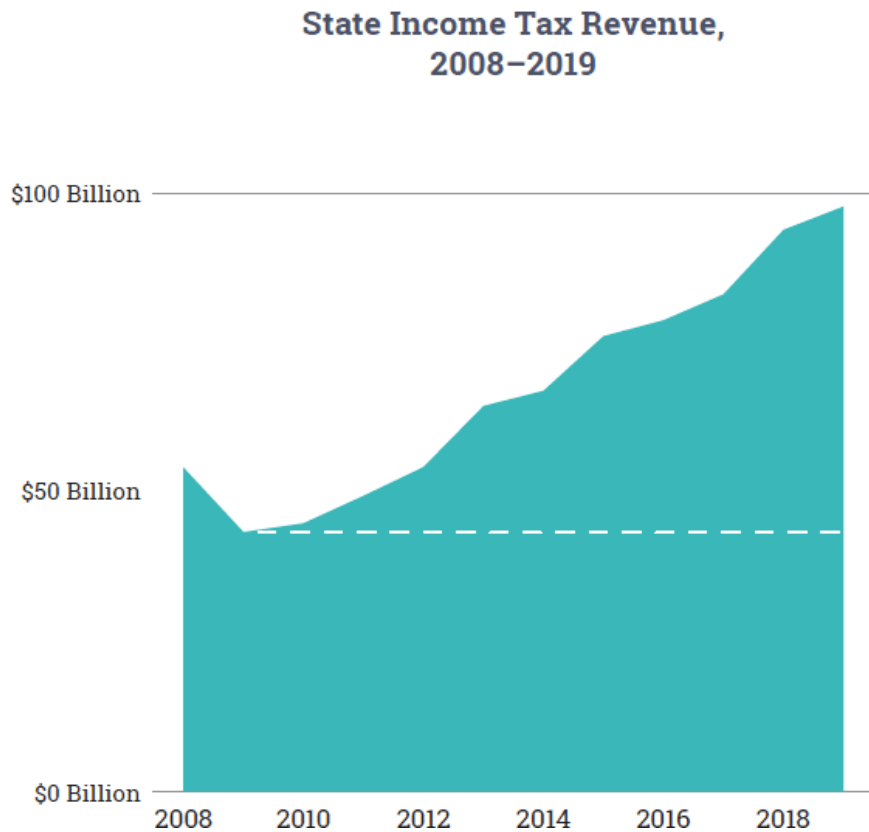
STATEWIDE HOUSING TARGETS VERSUS PERMITS



Courtesy of Embarcadero Institute. The Institute has conducted the deepest study to date, of California's Housing and Community Development (HCD) internal database -- public information almost never studied. This data is clearly UNKNOWN to our current legislative leaders.

2011: Legislature DEFUNDED Affordable Housing. 2016: Wiener Dreamed Up “Blame the Communities”

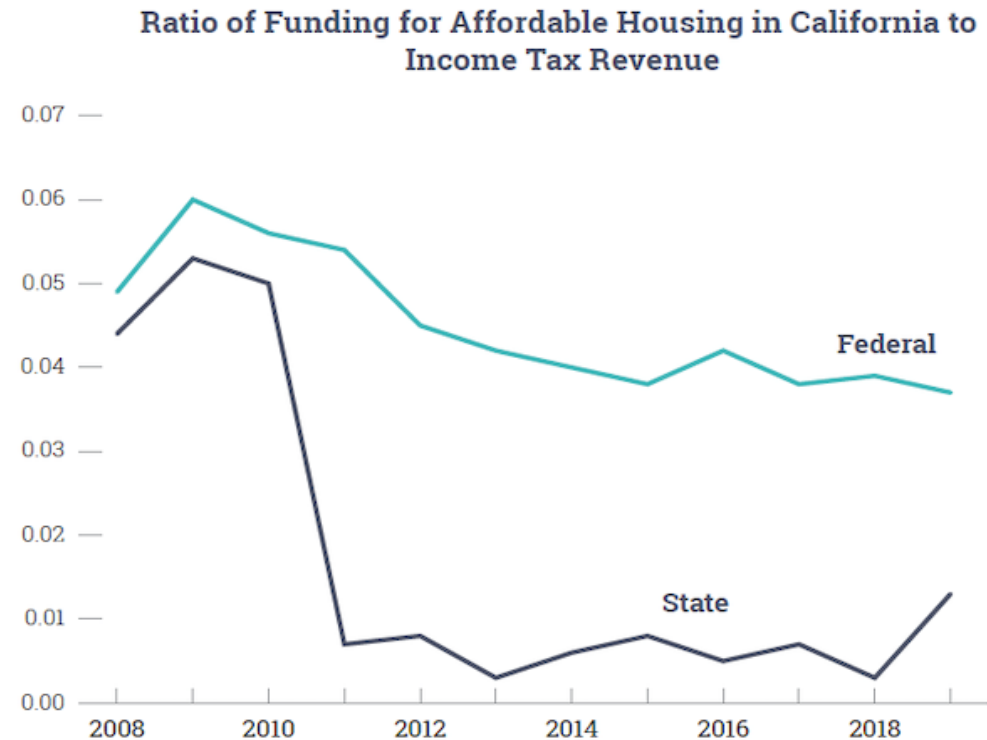
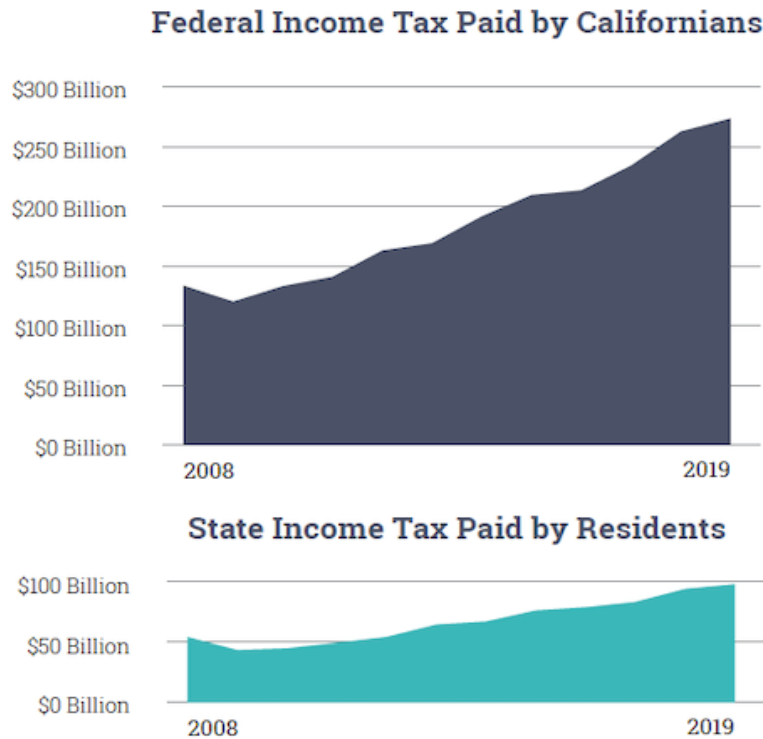
INCOME TAX REVENUE DOUBLES WHILE STATE FUNDING FOR AFFORDABLE HOUSING STAGNATES



Gov. Newsom and the 2020 Legislature Embrace Wiener's Messaging "Communities are to blame." Even the Feds do a better job than the California Legislature.

A decade ago Californians saw a similar investment of state and federal income tax dollars go to affordable housing. Some have blamed municipalities for the failure to reach state affordable housing goals, but without the funding it is an impossible task.

FEDERAL GOVERNMENT VS. STATE GOVERNMENT COMMITMENT TO AFFORDABLE HOUSING IN CALIFORNIA



Newsom, Atkins & Wiener Now Get Unusual Pushback in High Places

In July, the CEO of Southern California Association of Governments (SCAG) was asked by transit leader Denny Zane: *“Don’t we need to subsidize affordable housing to make this work?”*

CEO Kome Ajise, of SCAG, stunned the webinar of 600 planners, transit advocates and policy makers, with this open hit on Sacramento:

“There is no way we get to it without subsidies. ... **Without question we have met market rate (goals) and in some cases overdone market rate.** ... You have to subsidize it. We're just tinkering at the edges.”

Peter Calthorpe, the leading urbanist in the Bay Area, told the same crowd:

“We must stop focusing on existing housing and destroying existing housing to build housing. **It has not worked, it does not work.**”

How Do Awake Californians, Given Very, Very Little Media Interest in Sacramento's Housing Debacle?

Housing Bills in Sacramento legislature

The 9 Bills

SB 902
(Scott Wiener)
Allows a majority on any city council to overturn voter-approved ballot measures that protect open space and shorelines – killing a 108-year-old voter right. Also allows any city council to rezone “any parcel” to 10-unit luxury apartments on any developed street, including single-family areas. Requires no affordable units.

SB 1120
(Toni Atkins/ Scott Wiener)
Bans single-family zoning, a threat to 7.4M homeowners across all incomes. SB 1120 lets developers buy and split home lots in half to build two market-rate homes on each new lot, creating four homes where one stands now. Cities with ADU laws can add up to one more unit per home, for eight dwellings. Requires no affordable units.

SB 995
(Toni Atkins/
Cuts the number of affordable units that developers must build to qualify for large “fast-track” projects that override the California Environmental Quality Act. Currently, developers of “fast-track” buildings must offer