

Hon. -----
State Capitol
Sacramento, CA 95814

Subject: OPPOSE SB 9 (Atkins)

Dear -----,

We believe in bills that create truly affordable housing, respect self-determination of local governments and protect the equity and livability of communities. We strongly opposes SB 9 for these reasons:

- SB 9 breaks a contract with, and harms, 7.4 million homeowners of all income levels and backgrounds. Described when this bill was SB 1120 as creating affordable-sounding “duplexes,” SB 9 is now widely known to *allow 8 separate market-rate homes, townhomes or a mix of those*.
- State ADU law already lets any homeowner create *a duplex or an unattached house* to create inexpensive housing for a relative. SB 9 is an untried and unlike ADUs, a reckless invitation to speculators and rental giants to bid for homes against families trying to buy a home. Why not, since they can create a market rate density project and not pay a penny for infrastructure>
- Unlike ADU law, SB 9 will severely erode homeownership and working-class and middle-class family wealth by creating a major barrier to buying a home —*direct competition from rental giants* buying homes to build 8 market-rate rental homes.
- SB 9 will gentrify and harm old, diverse communities — still-affordable areas. This, at a time when protecting home ownership in sensitive areas should be an overriding legislative concern.
- Vast areas of trees, greenery and yards would be paved over, worsening GHG emissions. Yards are not an enemy, as Sen. Wiener has said, but make up much of the urban tree canopy in the Inland Empire, L.A., Ventura, San Diego, Orange and other counties, lowering temperatures and improving health. SB 9’s effects on our GHG load have been very poorly vetted by its authors.

It is wrong to advance such a profoundly controversial bill at this time, that doubles down on crowded, dense, market-rate housing where stable neighborhoods exist today.

Sincerely.

From: Group name or person's name
Mailing address

To: Committee Chair name
Committee name
Sacramento and zip code

Subject: OPPOSE SB 9 (Atkins)

Dear Hon. -----

Our group (name AND description) advocates that cities and their communities work together to encourage equitable and affordable housing. We strongly oppose the reckless and untried SB 9, which creates the opposite outcomes. Our key concerns:

- This bill eliminates single-family zoning statewide, letting investors and speculators split any lot of 2,400 sq. ft or more to build 8 market-rate homes without yards or garages.
- As larger investors move in to buy and split lots, older solid housing stock will be destroyed and replaced by market-rate houses more expensive than the ones lost, *fueling a state-created contribution to California's affordability crisis.*
- SB 9 bans public hearings, silencing communities, whether wealthy or low-income, including dozens of heavily working-class Latino and Black suburbs in Southern California that house 1M residents who fought hard to be homeowners.
- Requiring no garage or yard, and just one parking space per house, SB 9 adds severe mobility problems for the elderly and for breadwinners who work with tools and need trucks or work equipment. These folks can't afford this Uber bill.
- SB 9 bans cities from requiring parking within ½ mile of transit — a failed concept that sputtered to tremendous rider losses in the Bay Area and LA County long before the pandemic. *Hard-working parents need, and will keep buying, cars.*
- SB 9 creates risk-filled outcomes, allowing investors to build 8 dense for-rent houses. No other state is remotely considering this. Oregon this year will allow duplexes. *California beat Oregon by a year, with our popular ADU duplex law.*

Please vote against SB 9 and please take a closer look at how well the ADU law is producing duplexes before you add confusion and divisiveness to the picture.

Sincerely,

DATE
Hon. LEGISLATOR
COMMITTEE NAME

Dear -----,

We believe in self-determination of local government, with robust citizen input, to protect equity and strength of our Latino communities. We oppose SB 9 and ask that you consider its potent, if inadvertent, harm to Latino homeownership and community.

SB 9 will disproportionately break up Latino homeowner areas that play a key role in stabilizing working-class areas, provide healthy outlets for youths, and build family wealth for their children — who are, even now, becoming California’s new leaders.

SB 9’s effects, by eliminating single-family zoning statewide, are inequitable and we are concerned may inadvertently carry potentially inequitable outcomes:

- We are deeply concerned that we in Latino communities are inequitably targeted because we do not have the resources to protect our communities from the potential upheaval of SB 9.
- Latino homeowner communities, whether East L.A., the Inland Empire, or City Heights, may not survive SB 9. The bill incentivizes market-rate developers to buy owner-occupied affordable homes, demolish them, split the lot in half and build 8 market-rate units where one older and far more affordable home now stands. It rewards developers to destroy affordability.
- SB 9 allows no hearing, silencing Latino communities. By requiring no garage, no yard and just one “parking space”, SB 9 creates severe problems where a car means holding onto a job. High-earners can more easily work from home. Many if not most Latino households cannot, and must have cars or trucks for their jobs.
- The Department of Housing and Community Development (HCD), Embarcadero Institute, and the director of SCAG in SoCal — three voices that often disagree — say California is creating more market-rate housing than needed. The need is in low-income units. This information is crucial for you lawmakers facing hard decisions. Please see SB 9 for the terrible mistake it is.

Signed,

The bottom line: SB 9 will force Latino home buyers to compete with luxury home-rental giants such as Irvine Co. and Blackstone, who will buy homes, split the lot, and build eight luxury units — four on each side of the split land — eroding homeownership and family wealth among Latino households at a time of severe economic loss.

There is a misunderstanding among the bill's authors about its effects in Latino and other diverse areas. We are in solidarity with Black homeowners in South LA in opposing SB 9.

Last August, the South LA Alliance for Locally Planned Growth held a 350-person teleconference against SB 9's twin, SB 1120, at which South LA real estate experts explained how, once a lot is split, this bill lets it be sold and resold, creating an impossible price barrier to brown and Black families seeking to buy in hard-earned homeowner areas.

Real estate expert John Gonzalez, of South LA Alliance for Local Planning of Growth, said that for his cohorts in real estate, including speculators, SB 1120 **“requires no ‘give’ and only provides ‘get.’”**

Of the 64 housing bills approved by the legislature in the past 4 years, the sweeping ADU housing production bill, AB 68, ALREADY ALLOWS DUPLEXES statewide, and has had only months to take effect. We're a year ahead of Oregon in allowing duplexes. Please, let's see the outcome of the ADU law!

With our world on edge, please wait for that dust to settle. Please kill SB 9.

From: Group name or person's name
Mailing address

To: Committee Chair name
Committee name
Sacramento and zip code

Subject: OPPOSE SB 9 (Atkins)

Dear Hon. -----

Please vote against SB 9, which many officials and organizations statewide have learned since the defeat of SB 1120, is based on serious misunderstandings among the bill's authors about its effects on stable and thriving working-class and middle-class communities.

SB 9 will force home buyers, from the San Fernando Valley to the Inland Empire to San Diego's older suburbs, to compete with home-rental giants such as Irvine Co. and Blackstone, who will bid on homes, split the lot, and build 8 luxury units — 4 on each side of the split — eroding homeownership and family wealth and shutting out families trying to buy the same home.

There is a misunderstanding among the bill's authors about its effects. Last August, the South LA Alliance for Locally Planned Growth held a 350-person teleconference of black community leaders in Greater Los Angeles, who strongly fought against SB 9's twin, SB 1120.

At this huge zoom conference, South LA real estate experts explained how, once a lot is split, this bill lets it be sold and resold, *creating an impossible price barrier to brown and Black families seeking to buy in hard-earned homeowner areas.*

Real estate expert John Gonzalez, of South LA Alliance for Local Planning of Growth, said that for his cohorts in real estate, including speculators, SB 1120 **“requires no ‘give’ and only provides ‘get.’”**

Of the 64 housing bills approved by the legislature in the past 4 years, the sweeping ADU housing production bill, AB 68, ALREADY ALLOWS DUPLEXES statewide. The legislature is acting in the dark, not understanding that ADUs are succeeding. We're a year ahead of Oregon in allowing duplexes.

Please, let's see the outcome of the ADU law! With our world on edge, please wait for that dust to settle. Please kill SB 9.

Sincerely,