



SB-9 and SB-10 What You Need To Know

This information affects ALL California neighborhoods - INCLUDING low-, moderate-, high-income, even GATED communities. This is not "someone else's problem". The legislation currently being enacted in our state senate will hurt homeowners and renters and will result in potentially devastating outcomes.

State Senate Bills 9 and 10, proposed by CA State Senators Toni Atkins and Scott Weiner, will permanently disrupt the quality of life throughout the state and will exacerbate the flight of taxpayers from California. Please read on.

OVERVIEW:

- SB-9 IS A "LOT-SPLITTING" BILL, although often misreported as a "duplex" bill. It allows a developer to split a single-family parcel into two equal parcels and build 6 (possibly up to 8) units—a mix of houses, duplexes, and granny flats—where 1 single-family home now stands. (Visit UnitedNeighbors.net and watch their 2-minute VIDEO.)
- SB-9 ENDS SINGLE-FAMILY ZONING STATEWIDE;
- OVERRIDES LOCAL ZONING AND CITY POWERS;
- NO REQUIREMENT FOR AFFORDABLE HOUSING. (A developer's dream in trendy and high-income neighborhoods);
- WAIVES DEVELOPMENT IMPACT FEES (DIFS) FOR DEVELOPERS. Those infrastructure fees can add up to more than \$15,000 PER UNIT along main transit boulevards. SB-9 incentivizes developers to build AWAY from main transit boulevards and INTO residential neighborhoods to avoid infrastructure upgrades and fees. As we've seen throughout SoCal, this almost always leads to market-rate or high-end housing developments along main transit routes, displacing and forcing working- and low-income families further away from transit lines.
- TAXPAYERS FOOT THE BILL for the infrastructure upgrades necessary to accommodate the new density in residential neighborhoods.
- CEQA REVIEW IS BYPASSED by these bills (the California Environmental Quality Act);
- CLEAR-CUTTING OF URBAN FORESTS (80% of urban trees are on residential properties) to make room for multi-unit structures on single-family lots, transforming residential yards into concrete and heat-inducing hardscapes. This also prevents water from draining naturally through the soil to replenish our aquifers;
- NO PARKING REQUIRED within ½ mile of "major transit". Please note that "major transit" includes a bus stop. This is not just near train/light-rail stations;

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- JUST 4-FOOT SETBACKS, crowding up against neighbors (mostly concrete hardscaping since setbacks need to be accessible). No yards required;
- NO PUBLIC NOTICE. You won't know until the developer builds next door to you;
- ALLOWS SPECULATORS TO SQUEEZE DENSITY on lots as small as 1,200 sq. feet. Land studies show that such state-ordered upzoning and speculation drives land costs very high, and in turn, housing costs will spiral upward, not down;
- SB-10 WOULD ALLOW CONSTRUCTION OF A 10-UNIT APARTMENT BUILDING on a 7,500 s.f. residential lot located in a "transit-rich, jobs-rich, or urban infill" area—these terms apply to most neighborhoods as defined. This means that a 10-unit apartment building can pop up on a residential lot where a single-family home now sits.

THERE ARE BETTER SOLUTIONS TO AFFORDABLE HOUSING:

Don't be fooled into thinking the destruction of California's residential neighborhoods is the solution to affordable housing. First and foremost, our main transit corridors should be utilized as vibrant live/work corridors with abundant affordable housing instead of underutilized land or outdated single-story storefronts.

Under SB-9 and 10, residential neighborhoods become the inexpensive, low-hanging fruit for developers, resulting in a domino-effect of market-rate and high-end, high-density development. Remember, these bills overrule local zoning and bypass CEQA review.

For SENSIBLE solutions to AFFORDABLE HOUSING and COMMON SENSE land management, please see the informative video presentation and diagrams on UnitedNeighbors.net. It's important to be informed on these bills before it's too late.

TAKE THESE EASY STEPS if you agree this is the WRONG solution for California's housing issues:

1. SHARE this information and these websites with other Californians you know:

NeighborsForABetterSanDiego.org • UnitedNeighbors.net • LivableCalifornia.org

2. CONTACT your state representatives (this is a state issue that will override any local power) and let them know you strongly OPPOSE these bills. DEMAND real sensible and affordable housing solutions that do not forever destroy California's residential neighborhoods.

Emailing or writing a personal letter of concern to your state representative is most effective. Calling and/or faxing is also good.

You can find your State Rep here: findyourrep.legislature.ca.gov

Info for this post was collected from SB-9, SB-10, livablecalifornia.org, and unitedneighbors.net.

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