

Communication from Public

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Comments for Public Posting: As a homeowner in a residential neighborhood of Northridge, CA, I strongly oppose Senate Bill 9. This bill will pave the way for the commoditization of tens of thousands of units of single-family parcels to be sold at market rate with no affordability requirements. Rather than solve our affordability crisis in California, we will be exacerbating it, as this bill does not limit the size of units on a lot, and encourages large market-rate housing. SB 9 is not meant to help homeowners but to pave the way for developers, with available debt financing in hand, to buy up even more residential properties. SB 9 does not limit the size of construction on these properties, and they now become easy major investment opportunities. Communities will have well financed institutions competing with individual home buyers for property. SB 9 will lead have severe, negative impact on our beautiful residential neighborhoods in California in the following ways:

- Displacement/Gentrification of Communities of Color: SB 9 will disproportionately impact single-family neighborhoods of color in South and East Los Angeles where institutional and foreign investors have gobbled up many foreclosed properties.
- Environmental Damage: California declares itself a steward in environment protection and yet this bill allows up-zoning the entire state without any CEQA review. The environmental damage is significant: (1) loss of backyards, which in Los Angeles accounts for 80 percent of the tree canopy; (2) loss of permeable surfaces, which affect our replenishment of our aquifers; and (3) increased heat islands resulting from fewer trees and more concrete surfaces. In parts of Los Angeles, between 2000 and 2009, 55 percent of our tree canopy was lost due to construction. As we densify our residential communities we must account for the massive destruction of our environment. CEQA prevents the piecemeal of developments, forcing a development's impacts to be studied as a whole even if not built all at once. Yet we will piecemeal the entire state with no regard for the environmental impacts.
- Overwhelmed Infrastructure: As more development is allowed in our communities, our infrastructure will simply be overwhelmed. The state has an obligation to prepare for future needs before this happens. Developers must be asked to carry the burden of upgrading any infrastructure their construction requires. They do, after all, profit from being allowed to densify

communities. We cannot make it easier for a developer to build in R1 zones than in commercial areas where upgrading infrastructure is the developer's responsibility. Broken sewer lines and water mains are real consequences we face with unlimited new density. We need a projection of what the fiscal impact will be. • Degraded Water Availability: With a drought forecast by the US Government, and water rationing in our near future, it is important to take stock of our water availability. Because of concerns over future water shortages, State Water Plan 2100 suggests the rationing of agricultural water for urban use. What is the impact to our State's Agriculture Business? Is there a dollar value in loss of agricultural production caused by lands being mandated to go fallow to accommodate increase water needs in growing urban areas? • Unrealized Outcomes: We are currently allowed to build an ADU and a Junior ADU on every property in California. This alone has yielded thousands of units of housing. The state has granted homeowners the right to build two units on an existing lot to help them augment their income by providing small housing alternatives to others. We don't yet have a full assessment on how effective these ADU laws are before throwing yet another bill into the mix. Perhaps the idea that "less is more" may be a good guiding principle for lawmakers when making housing policy. • Zero Affordable Housing: There is no data – NONE anywhere in the world – showing that more market-rate housing has brought down the price of homes. On what basis are California's lawmakers basing their claims. NONE! SB 9 is a dangerous experiment waiting to fail. Thank you! Jay Basinger