



## Support and Opposition of Housing Bills 2020

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## **INTRODUCTION:**

**SOHA** is fully aware of California's affordable housing crisis. We feel all communities must play a role in helping to solve this problem.

## We will support bills that allow

- The use of transit corridors,
- The use of commercial corridors,
- The use of publicly owned land (Metro),
- Opening up school properties
- Developing empty retail/commercial for affordable housing use.

There is plenty of land to add housing without opening up single-family zoned neighborhoods.

These discussions need to be local.

Current housing bills are only concerned about developer profits. They do not add affordable housing. We must protect people's needs before developers'.

Zoning decisions need to be local.

## **SOHA Supports:**

**SB 1299** –This bill allows affordable housing to be built on abandoned big-box retail property. Offers a funding stream for cities that lose this commercial tax base.

## **SOHA Supports:**

**SB 1385** –This bill allows utilization of unused retail and office space for affordable housing if the building is 50% empty for three years.

## **SOHA Supports if Amended:**

**SB 899** (Wiener) This bill allows religious institutions and institutions of higher learning to build 100 % affordable housing on their properties. We support this if the property is adjacent to the nonprofit's campus or on their campus. For example, if a church with large parking lots and a clergy residence next door wants to develop affordable housing on their property, we see no reason to object. However, this bill would allow a property owned by a nonprofit on a remote site from their campus to build a fourplex in a single-family neighborhood. Many of these institutions own property remote from their main campuses and many could use lot-ties to make larger developable sites.

This bill could encourage institutions operating under a conditional use permit to expand their use by right.

**Amend:** To limit housing on their campus or immediately adjacent sites. Prevent expanding existing CUP by right.



## **SOHA Opposes:**

**SB 902 (Wiener)** This bill authorizes City Councils to pass an ordinance that allows ten-unit apartment buildings in single-family zoned neighborhoods that are defined as “job rich” or “transit rich”. No affordable units mandated. Promotes land speculation.

**Our concerns:** Breaches a firewall that protected single family zoned neighborhoods. No justification for up-zoning single family zones. Definition of “job rich” is too ambiguous to identify what areas of a community are impacted. No affordable units are required.

## **SOHA Opposes:**

**SB 1120** (Atkins) This bill would allow the subdivision of parcels in single-family neighborhoods as long as the split is equal and does not create lots smaller than 1,200 square feet. Each single family zoned lot could be split in half with two living units on each lot. Allowing only four foot setbacks from side and rear lot lines.

**Concerns:** No affordable requirement. Major land speculation concerns because potential funding stream for a developer. Displacement fears. Infrastructure impacts. No criteria to meet existing zoning setbacks that the existing neighboring lots had to adhere to.

## **SOHA Opposes:**

**AB 725**(Wicks) This bill would require that at least 25 percent of a metropolitan's jurisdiction share of their RHNA goal for moderate to above moderate housing be allocated to sites with zoning that allows for 4 to 35 housing units per acre (single family zones). Even if a community was to find moderate income housing in other areas, this bill would mandate that 25% still comes from single family zones. This bill opens up single family zones to future bills...see AB 3040.

**Additionally:** Accessory Dwelling Units (ADUs) must be counted towards the jurisdiction's RHNA goals for moderate housing.

## **SOHA Opposes:**

**AB 3040** (Chiu) This bill allows for four dwelling units per lot to be built where zoning allows 2 to 35 housing units per acre (single-family zoned neighborhoods).

**Our concerns:** We do not need this bill. ADUs and junior ADUs are already allowed. Three units on one lot is more than sufficient to help meet the RHNA goals.

A reasonable amount of time is not being given to analyze the effects of recently passed bills before more intrusive bills are introduced.

As density increases in our cities, single family zoning must be protected.

Our legislature should be laser focused on COVID relief, not on destroying single family neighborhoods.

**soha**

Thank You