



Tomiquia Moss
tmoss@allhomeca.org

5/7/2021

The Honorable Chair Anthony Portantino
Senate Appropriations Committee
State Capitol, Room 2206
Sacramento, CA 95814

Re: SB 10 (Wiener) Local Control for Increased Housing Density - SUPPORT

Dear Honorable Chair Anthony Portantino,

I write on behalf of All Home to support SB 10, which allows duplexes and other modest, affordable “Missing Middle” housing types in places that currently exclude them and the residents who can only afford these more affordable homes. Importantly, SB 902 also establishes a streamlined path to zone neighborhoods for gentle, middle income density — up to ten units per parcel — if they choose, helping them comply with existing housing element law.

All Home is a Bay Area organization that advances regional solutions to disrupt the cycle of poverty and homelessness, reduce racial disparities among people who experience homelessness, and create more economic mobility opportunities for extremely low-income (ELI) people. We work across counties, sectors, and silos to advance coordinated, innovative solutions and build a movement to challenge the status quo that perpetuates homelessness. We at All Home believe in breaking down barriers to housing production. The state needs to use all opportunities to promote and support more housing production, as California faces a housing crisis. This bill would bring us one step closer to achieving a more equitable state.

California has descended into a suffocating housing crisis, contributing to mass migration out of the state, skyrocketing eviction rates, record levels of chronic homelessness, and a growing class of lower-income commuters unable to afford or access housing within several hours of their jobs. Meanwhile, many California neighborhoods remain racially segregated, and the density that cities plan for is often concentrated in low-income communities of color, especially those with poor air quality. This leads to deep health and educational inequities, as well as increased displacement pressures in vulnerable areas. Various state and local laws make it extremely difficult to do common-sense reasoning quickly – even very mild efforts are often mired in expensive, decades-long legal appeals and litigation.

SB 10 is a simple bill that authorizes local governments to rezone neighborhoods for increased housing density, up to ten homes per parcel. This authorization will require that a legislative body pass a resolution to adopt the plan and exempts that zoning action from being considered a project under the California Environmental Quality Act. To be eligible for this local action, an area must be urban infill, consistent with the definition used in Senate Bill 35 (2017) or be near high quality public transportation or a job-rich area. When the local government passes this resolution, it can choose whether the individual projects will be ministerial/by right or subject to discretionary approval.

SB 10 does not change local height limits, setbacks, objective design standards, historic standards, or demolition restrictions. SB 10 creates a path to adding modest density to address California’s housing shortage, preserves significant local control for local jurisdictions, and makes it faster, less expensive, and less risky for a city to undertake a community process to increase

density in our communities. SB 10 is an effective step forward in fixing what has been a historic problem throughout the entire state.

It is for these reasons that All Home urges your support on SB 10.

Sincerely,

A handwritten signature in black ink that reads "Tomiquia Moss". The signature is written in a cursive, flowing style.

Tomiquia Moss
Founder & CEO, All Home