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April 8, 2021

The Honorable Scott Wiener  
Chair, Senate Housing Committee  
California State Senate  
State Capitol, Room 5205  
Sacramento, CA 95814

**RE: SB 9 (Atkins) – Housing Development: Approvals - SUPPORT**

Dear Senator Wiener,

All Home writes in support of SB 9 which would promote small-scale neighborhood residential development by streamlining the process for a homeowner to create a duplex or subdivide an existing lot in all residential areas.

All Home is a Bay Area organization that advances regional solutions that will disrupt the cycle of poverty and homelessness, redress the disparities in outcomes as a result of race, and create more opportunity for economic mobility for extremely low-income (ELI) individuals and families within the Bay Area. Specifically, SB 9 requires that qualified applications to a local government to create a duplex or subdivide an existing residential parcel be approved ministerially without discretionary review. According to the McKinsey Global Institute, nearly 800,000 units could be developed by adding units in existing single-family zones. Per their projections, an additional 600,000 units could be developed in just three counties alone by building housing on small lots near existing residential development. These small-scale development policies build upon successful state housing measures like the promotion of Accessory Dwelling Units (ADUs), which grew to comprise one-fifth of all new housing stock in Los Angeles in just two years, increasing critically necessary housing supply. Additionally, this policy leverages valuable but previously untapped resources, such as developed but underutilized land, while creating more opportunities for homeownership and enabling existing homeowners to increase home equity.

California's continued housing shortage is a major source of stress on the state's economic recovery and fiscal health, as well as its social welfare and health care systems. The severe mismatch between demand and available housing supply disproportionately impacts the state's lowest-income households and puts them at greater risk for housing instability and homelessness, while limiting economic mobility options. In addition, the effects of the pandemic continue to highlight disparities in our state. Among households facing COVID-related loss of income, a disproportionate share are Black and Latinx, half were already struggling to afford rent pre-COVID and now face what could be an extended period of housing instability and vulnerability to homelessness.

SB 9 strikes an appropriate balance between respecting local control and creating the environment and opportunity for small-scale neighborhood development that benefits the broader community.

It is for these reasons that we urge your support on SB 9.  
Sincerely,

*Tomiquia Moss*

Tomiquia Moss  
Founder & CEO, All Home