



May 16, 2024

The Honorable Chair Maria Elena Durazo  
Senate Local Government Committee  
1021 O Street, Room 407  
Sacramento, CA 95814

**RE: SB 1123 –Planning and zoning: subdivisions: ministerial review - SUPPORT**

Dear Chair Durazo,

On behalf of All Home, I am proud to support SB 1123 (Caballero), which makes important technical changes to SB 684 (Caballero, 2023) to improve implementation and expands the ministerial approval for the subdivision and construction of small projects up to 10 units on vacant single-family zoned parcels.

**All Home advances solutions to disrupt the cycles of poverty and homelessness and to create more economic mobility for people with extremely low incomes in the Bay Area and across the state.** SB 1123 furthers our goals by making homes easier, faster, and less expensive to build, putting homeownership and economic mobility within reach for more Californians.

Owning a home is the primary way for Americans to build wealth, achieve economic security, and stabilize neighborhoods, but the skyrocketing cost of housing coupled with stagnating wages has left homeownership out of reach for many Californians. For low-income people of color, who have historically faced racist and discriminatory zoning policies in addition to the housing shortage, the homeownership disparity is even more daunting. California's severe shortage of housing is caused in part by state and local laws that make it extremely challenging, time-consuming, and resource intensive for local governments working to reshape their general plans and zoning designations to approve housing production projects.

In 2023, SB 684 expanded the Starter Home Revitalization Act - which requires local governments to approve an application to subdivide a lot zoned for multifamily housing into smaller lots for single-family homes if specific criteria was met - to require local agencies to ministerially approve subdivision maps with a housing development project of 10 or fewer units, and to issue building permits at the tentative map phase of the subdivision process. To qualify for the SB 684 streamlining benefits under current law, a project must be a housing co-operative, a common interest development, or ownership in fee simple, which is the outright ownership of land and the property on it. It does not include tenancy in common, which is a frequently used and important ownership model in California that allows two or more individuals to own property together, but with separate and distinct shares.

Additionally, there is uncertainty in current law regarding whether or not a project proposed under SB 684 allows for the construction of accessory dwelling units (ADUs), and if those ADUs factor in the overall unit count of the project. Because many California jurisdictions have made progress on developing ADU permitting policies and are beginning to utilize recent state and local legislation encouraging construction of ADUs on lots containing single family homes, it is necessary to clarify how SB 684 applies.

**SB 1123 addresses these issues by expanding SB 684's streamlining benefits to enable local governments to approve the subdivision and construction of small homes available for homeownership on vacant single-family zoned parcels.** To further improve the implementation of SB 684, SB 1123 provides clarifying and technical changes pertaining to project eligibility, project standards, and ADU development, ensuring that when permitted, ADU's are not counted towards the project cap of 10 units, that tenancy in commons are included as projects eligible for ministerial approval, and that language regarding community land trusts is clearly defined.

SB 1123 is an important step towards remedying decades of discriminatory zoning policy that has made it nearly impossible for low-income families, especially families of color, to enter into homeownership opportunities. We strongly support SB 1123, and urge you and your colleagues on the Senate Local Government Committee to approve and forward the bill.

Sincerely,



Brett Andrews  
Interim Chief Executive  
All Home