

July 21, 2020

The Honorable Toni Atkins  
California State Senate  
State Capitol  
Sacramento, CA 95814

**Support – SB 1120 – Subdivisions: tentative maps.**

Senator Atkins,

I write on behalf of California YIMBY to support SB 1120, which will allow duplexes on lots currently zoned for single family use only in California.

California YIMBY is a statewide organization of 80,000 neighbors who welcome more neighbors. We believe an equitable California begins with abundant, secure, affordable housing. We focus on housing and land use policy at the state and local level to ensure grassroots organizers and city leaders have the tools they need to accelerate home building, fight displacement, and fight for a California for everyone.

As you know, California has a statewide housing shortage of nearly 3.5 million homes.<sup>1</sup> Low- and middle-income households face historic rent burden in California, and the problem worsens by the day as middle-income households move into naturally affordable housing previously occupied by low-income renters – forcing these households to move further away from their jobs, and in some cases, onto the streets. Undersupply of “Missing Middle” housing, or medium density housing near jobs and transit, is one of the key factors contributing to the displacement and rent burden of Californians across the state. This sort of housing is banned in over 70 percent of the state.<sup>2</sup> SB 1120 adopts best practices from housing experts at the University of California Los Angeles for resolving California’s housing shortage.<sup>3</sup> It will also help California respond to historic job loss and a 45-percent decrease in home construction due to COVID-19<sup>4</sup>.

SB 1120 allows two important major changes to state law. First, it allows someone to build a second home on a parcel that a local government has determined is for single family use only, allowing more housing growth in places that need it. Second, it allows a lot to be split into two lots under specific circumstances, allowing those who meet the criteria to build even more housing on otherwise unused land. SB 1120 contains important protections against displacement of existing tenants

We look forward to working with you and your office in future sessions to ensure that the law accomplishes its goals as effectively as possible. We feel that work in future sessions may be needed because of our experience observing and working on the gradual development of ADU law. We feel that SB 1120 is one of the most important housing bills currently pending before the Legislature and we wish to help you however we can. Thank you for bringing this important bill forward.

Best wishes



Louis John Mirante  
California YIMBY Legislative Director  
[louis@cayimby.org](mailto:louis@cayimby.org) | (510) 908-0537

<sup>1</sup> <https://www.mckinsey.com/featured-insights/urbanization/closing-californias-housing-gap>

<sup>2</sup> <https://www.nytimes.com/2019/06/20/us/single-family-zoning-los-angeles.html>

<sup>3</sup> <https://www.tandfonline.com/doi/full/10.1080/01944363.2019.1651216>

<sup>4</sup> [http://dof.ca.gov/Forecasting/Economics/Economic\\_and\\_Revenue\\_Updates/documents/2020/Jul-20.pdf](http://dof.ca.gov/Forecasting/Economics/Economic_and_Revenue_Updates/documents/2020/Jul-20.pdf)