



February 24, 2021

The Honorable Scott Wiener  
Chair, Senate Housing Committee  
State Capitol, Room 2209  
Sacramento, CA 95814

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

Dear Senator Wiener,

The Home Building Alliance, a coalition of organizations committed to supporting legislation that will increase housing production in California, strongly supports and thanks your SB 10, which allows local governments a streamlined path to zone neighborhoods for gentle, middle income density — up to ten units per parcel — if they choose. The Home Building Alliance is made up of prominent organizations all throughout the state that are committed to advocating for policy changes that will increase housing production, and we believe this bill is an important tool to help address California's increasing need for additional housing units.

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 rezoning's 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 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 the Home Building Alliance, and the organizations listed below, support and thank your SB 10.



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Louis Mirante, California YIMBY



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Debbie Arakel, Habitat for Humanity California



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Michael Lane, San Francisco Bay Area Planning and Research Association (SPUR)



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Todd David, Housing Action Coalition



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Matt Regan, Bay Area Council



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Michael Gunning, California Building Industry Association



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Leslye Corsiglia, Silicon Valley @ Home



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Vince Rocha, Silicon Valley Leadership Group



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Mike Kingsella, Up for Growth



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Robert Apodaca, California Community Builders and The Two Hundred



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Meca Kang, Council of Infill Builders



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Adam Regele, California Chamber of Commerce



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Colin Parent, Circulate San Diego