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May 8, 2021

Senator Anthony Portantino
Chair, Appropriations Committee
State Capitol Room 5050
Sacramento, CA 95814

RE: Senate Bill 10

Dear Senator Portantino,

Since 1972, Allied Neighborhoods Association has worked to preserve the unique nature of Santa Barbara's location and architectural heritage as reflected in our neighborhoods. Representatives from our neighborhoods speak for thousands of residents. We are opposed to SB 10, a bill that will end single-family neighborhoods with no beneficial result.

Certainly, there is a need for more housing—especially moderate income affordable housing. There is nothing in SB 10 requiring new units to be affordable. Nor is there any data to prove that simply increasing density lowers housing costs, especially in high demand coastal cities. We also see harm from SB 10 to our neighborhoods through displacement and gentrification.

The up-zoning of single-family neighborhoods with a 10-unit apartment building solely benefits developers and land speculators. Developers will find that this bill offers lucrative incentives to no longer build housing in commercial areas, that require infrastructure improvements, and instead will focus on single-family zones that do not.

Since our current 2015 Housing Element was adopted, the City has significantly increased new housing capacity through changes to our multi-unit housing program, as well as State laws on ADUs. With ADU law, our single-family zoned areas allow multi-family housing and 3 units on each lot. ADU requirements and recent local zoning changes, are focused to hopefully provide the type of housing needed in Santa Barbara. At a recent meeting on RHNA goals, Santa Barbara city staff said we have sufficient zoning capacity to meet the upcoming requirements (Cycle 6, 2023-2031). And in addition, we are in the process of updating our multi-family housing program, to provide even more housing.

SB 10 offers no solution to our affordable housing crisis. This bill attempts to up-zone the entire state of California with no CEQA review, no infrastructure upgrade, no public input, and no affordable housing component.

We respectfully ask you to vote "No" on this bill.

Sincerely,

Allied Neighborhoods Association

Cc: Senator Monique Limon
Assemblyman Steve Bennett