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March 7, 2021

Senate Government and Finance Committee

Subject: Torrance Southwood Homeowners Association Opposes Senate Bill 10

Dear Senators,

The Southwood Homeowners Association, representing 2200 homes on the west side of the City of Torrance, opposes California Senate Bill 10. Our voting members overwhelmingly supported the sending of this position statement opposing SB 10 to you, our State elected officials.

California State Senate Bill 10 would allow 10-unit apartments in single-family neighborhoods.

We would like to make the following points in opposition to SB 10:

- SB 10's premise is that the abundance of any type of housing will eventually produce affordable housing. Other cities have implemented this theory in a similar, heated housing market and have not seen a reduction in housing prices. More density increases the value of land and therefore, does not lower the cost of housing.
- SB 10 exempts developers of 10-unit apartments in single-family neighborhoods from infrastructure or off-site improvements. The financial burden for these improvements falls on local jurisdictions not the developer.
- Targeting cities for densification with the disingenuous definition "job rich" is deceitful. The term "Job Rich" qualifies nearly every community in California for upzoning.
- SB 10 claims to allow local control. We have learned from prior similar bills that this is just a place holder bill that will be followed by another bill next year that will "mandate" SB 10's sanctions.

We respectfully insist that you allow local leaders to identify specific locations in their own communities to satisfy local housing needs. The mass deregulation of zoning laws must stop! Please stand up for the tens of millions of Californians that will be adversely impacted by SB 10.

Thank you.

Sincerely,

A handwritten signature in dark ink that reads "Laurie Craig". The signature is written in a cursive, flowing style.

Laurie Craig
President
Southwood Homeowners Association