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March 7, 2021

Housing Committee

Subject: Torrance Southwood Homeowners Association Opposes Senate Bill 9

Dear Senators,

The Southwood Homeowners Association, representing 2200 homes on the west side of the City of Torrance, opposes California Senate Bill 9 introduced December 7, 2020. Our voting members overwhelmingly supported the sending of this position statement opposing SB 9 to you, our State elected officials.

SB 9 dictates that multi-family, market-rate housing developments be allowed in single-family neighborhoods, overriding any local control of zoning and without any regulatory, environmental or discretionary community reviews.

We would like to make the following points in opposition to SB 9:

- SB 9 negatively impacts single-family neighborhoods while not addressing the real issue, affordable housing. Building market-rate housing on land which will only increase in value due to allowing more density on a single parcel will not decrease the cost of housing.
- SB 9 requires no infrastructure improvements by the developer. The existing sewer, water, power and gas infrastructure cannot handle the new demands.
- SB 9 only requires a minimal number of off-street parking spots. The assumption that very few people moving into multi-unit housing will not have cars is not realistic.

Here are some other options for adding housing without ruining existing neighborhoods:

- Build more units in our commercial corridors and multi-family zones where capacity is under-utilized
- Reinstate redevelopment funds from the State that support building affordable housing. Do not depend on private developers to provide a small, insufficient percent of affordable housing in return for huge density bonuses.

Existing neighborhoods such as ours add character and vibrancy to a city. Protecting them from up-zoning is something we should expect from our elected representatives given there are so many other options available to solve our housing crisis.

Thank you.
Sincerely,

A handwritten signature in cursive script that reads "Laurie Craig".

Laurie Craig
President
Southwood Homeowners Association