



June 19, 2021

Honorable Chair David Chiu and Members  
Housing and Community Development Committee  
California State Assembly  
VIA PORTAL

### **WPRA Opposition to SB 9**

Honorable Chair Chiu and Committee Members –

The West Pasadena Residents' Association **strongly opposes SB 9** as an excessive, misguided and fatally flawed attempt to pre-empt local land use decisions, with the outcome of promoting market rate housing at the expense of homeowners, renters, neighborhoods and the critical goal of producing very low-, low- and moderate-income housing.

**SB 9 is not an equity bill.** It is the exact opposite. Its emphasis on expensive market rate construction would constitute an unprecedented and destabilizing attack on 7 million California single-family households with 20 million residents—white, Black, Latino and Asian—at all income levels.

**NONE of the units constructed under SB 9 will be required to be affordable.** Any benefit to low- and moderate-income families is purported to be through the thoroughly-discredited “trickle-down” theory, an economic failure of no more benefit in housing as in any other endeavor.

**SB 9 is deceptively misrepresented** as a minimally-impactful “duplex” bill, but in fact between lot splits, duplexing on the split lots, and allowing accessory dwelling units, as many as six or even eight units — four full homes and four accessory units – could be built on one former lot.

While promoted as housing relief, in fact neighborhoods of all income levels are threatened with excessive development and in many cases, gentrification as well. Street parking, fire safety and our beautiful trees would also be at risk. Fanciful justifications based on transit and car sharing will not make up for the loss of vehicle use that so many working people and families depend upon.

SB 9 would not benefit the hard-working people of California but instead profits developers and foreign and domestic investment entities.

WPRA urges you to oppose this attempt to promote unacceptable and destructive concepts. WPRA understands and supports the critical need for additional affordable housing in California, but not through mass bulldozing of neighborhoods. There are better solutions than statewide, cookie-cutter giveaways to developers.

Thank you for considering our points of view.

Respectfully,

A handwritten signature in black ink that reads "Dan Beal". The signature is written in a cursive, flowing style.

Dan Beal  
President, West Pasadena Residents Association  
For the Board of Directors

The WPRA is an all-volunteer organization dedicated to maintaining and enhancing the quality of life in southwest Pasadena. We represent over 7,000 households, including 1,000 paid members

**WEST PASADENA RESIDENTS' ASSOCIATION**  
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