



August 22, 2021

Mayor Kamei and Members of the City Council
City Hall
500 Castro Street
Mountain View, CA 94041

Re: SB 9 Atkins bill re subdivisions, Re: SB 10 - Wiener bill re rezoning for small multifamily developments, AB 1401 - Friedman bill re parking requirements near transit

Dear Mayor Kamei and Members of the City Council:

The League of Women Voters California (LWVC) is supporting SB 9, SB 10 and AB 1401 and we hope you will too. We highly encourage the Council to send a letter to local state representatives expressing your support.

The main reasons for our support are as follows:

1. **Housing affordability:** California's housing crisis is fueled by restrictive zoning. We currently have a statewide housing shortage of approximately 3.5 million homes. Mountain View has a significant shortage of housing. Every year, fewer households earn enough to purchase even an entry-level home. As a result, many renters have little to no option to enter the housing market and begin to build equity.
2. **Diversity, equity and inclusion:** The legacy of housing discrimination and systemic racism - who had access to what housing and when - is seen in communities across California and the United States. These bills are positive steps towards giving communities the tools to provide housing opportunities for people of various income levels and backgrounds.
3. **Climate:** Encouraging development near transit and eliminating parking requirements helps to reduce greenhouse gas emissions and traffic as does giving people access to housing near where they work.

SB 9 would ease some of the barriers to building smaller homes by streamlining approval of single-family lot splits as well as allowing 2 units on these newly created lots.

SB 10 would make it easier to build small multifamily developments by allowing cities to adopt resolutions to rezone neighborhoods for increased density of up to 10 homes per parcel in transit-rich areas or urban infill sites. This bill would provide Mountain View with a new tool to rezone for gentle, middle-income density in a streamlined, expedited way, as the rezoning ordinances are not subject to CEQA.

AB 1401 would prohibit a local government from imposing or enforcing a minimum parking requirement for developments close to high quality public transit, decreasing costs and reducing barriers to building affordable housing. The bill also encourages developers to install infrastructure for electric vehicles and ride-sharing.

Our local LWV urges the Council to endorse SB 9, SB 10 and AB 1401 as important steps toward an efficient, state-wide effort to lower housing costs, create more diverse and equitable communities and reduce pollution. (Please submit any questions about this letter to Donna Yobs at dmyobs@yahoo.com)

Relevant LWV Positions

The LWVC supports:

- action at all levels of government for the provision of affordable housing for all Californians as well as removal of barriers which inhibit the construction of low and moderate-income housing.

- land use planning that recognizes land as a resource as well as a commodity and supports the state assuming authority for land use planning and control where local governments fail to regulate land use of local concern.
- actions and policies designed to reduce pollution and greenhouse gas emissions.

Karin Bricker, President LWV of Los Altos Mountain View
Donna Yobs, Co-Chair, Housing Committee

cc: Kimbra McCarthy Aarti Shrivastava Wayne Chen