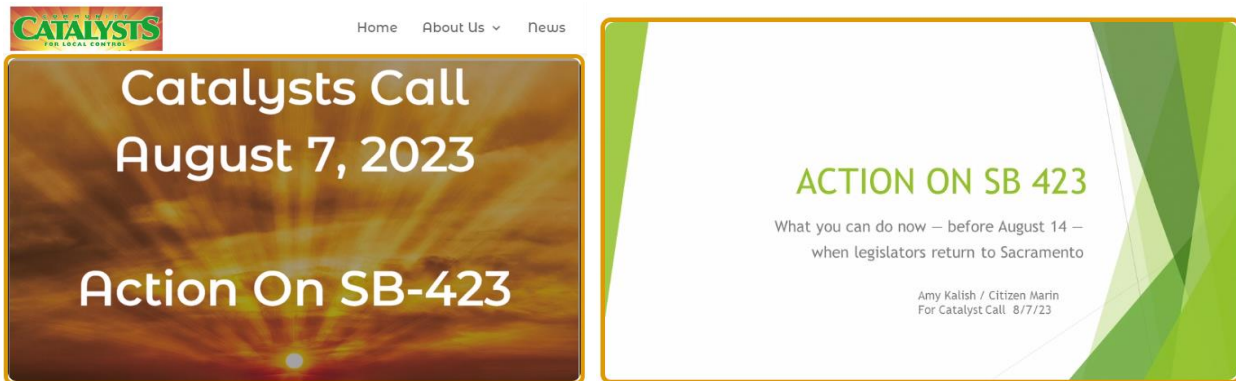


Exact points on each slide presented by Amy Kalish – of Catalyst CA in August 7, 2023, <https://catalystsca.org/housing-bills/#video1>



Refresher on SB35

- SB35 is a 2027 law authored by Senator Wiener that give tremendous power to developers
- It is a tool to force cities to accept massive developments **if they missed their past RHNA mandates**
- Cities must ministerially approve multi-unit projects that **add 20% affordability** – no notice, no hearings – based on objective design standards.
- CEQA and other impact studies are waived
- Density can greatly exceed local zoning standards
- No height, setbacks, parking or shade requirements
- Citizens are cut out of the process completely.
- Note: Marin City has an example

SB35 is a Punishment

- Cities lose control of responsible planning
- Cities are required to provide infrastructure without compensation
- Neighborhoods must accept out of scale projects, no appeals
- No impact studies considered regardless of obvious impacts
- Developer's interest take the place of responsible city planning
- Disregard for water/drought, fire, evacuation routes, sea level rise, drainage, flooding, landslides, sewage, power, traffic, the environment, neighborhoods, views, aesthetics... and more.

SB423 makes SB35 Worse

- The law would extend SB35 through 2036, with changes
- The percentage of affordable housing units **drops to 10%**
- It extends SB 35 to the coast and **overrules the 51-year-old voter approved Coastal Commission**
- No occupancy requirements – 90% of units could be market-rate coastal vacation homes – without adding to the local housing stock.
- Will apply to cities without a complaint housing element.

Current Status of SB423

- SB423 previously sailed through State and Assembly committees
- August 14 – Legislators return to Sacramento
- SB 423 will go quickly through Appropriations, it's final committee
- It will then move to an Assembly floor vote
- If it passes, it is sent to Governor Newsom
- He has until October 14th to sign or veto

Impact of Passage

- Since the 6th Cycle RHNA is impossibly large, cities have been set up to fail – especially with high interest rates and no insurance providers.
- SB35 – with the new SB423 provisions – will soon apply to ALL cities, and the coast.
- SB35 becomes streamlined de facto method of development, cutting out planning, citizen input, and CEQA.

Note: the full video continues to take questions from the audience – that is also insightful.