

Date of Hearing: July 12, 2023

ASSEMBLY COMMITTEE ON LOCAL GOVERNMENT

Juan Carrillo, Chair

SB 684 (Caballero) – As Amended July 3, 2023

SENATE VOTE: 34-0

SUBJECT: Land use: streamlined approval processes: development projects of 10 or fewer residential units on urban lots under 5 acres.

SUMMARY: Requires local agencies to ministerially approve subdivision maps associated with a housing development project of 10 or fewer units, and requires local agencies to issue building permits at the tentative map phase of the subdivision process. Specifically, **this bill:**

- 1) Requires a local agency to issue a building permit for a housing development project on a proposed site to be subdivided if the applicant has met the following conditions:
 - a) The applicant has received a tentative map approval or parcel map approval for the subdivisions.
 - b) The applicant has submitted proof to the satisfaction of the local agency of a recorded covenant and agreement that states the following:
 - i) The applicant and the applicant's successors and assignees agree that the building permit is issued on the condition that a certificate of occupancy for the building will not be issued unless the final map has been recorded.
 - ii) The total number of units created by the subdivision will not exceed 10.
- 2) Requires a local agency to issue a building permit based upon a tentative or parcel map and its conditions of approval. Specifies that any dedication, improvement and sewer requirements identified in the approved tentative or parcel map or its conditions of approval shall be guaranteed to the satisfaction of the local agency at the time the building permit is issued.
- 3) Requires a local agency to ministerially approve, without discretionary review or a hearing, a parcel map or a tentative and final map for a housing development project that meets all of the following requirements:
 - a) The housing development project on the proposed site to be subdivided contains 10 or fewer residential units.
 - b) The housing development project on the proposed site to be subdivided is located on a lot that meets both of the following sets of requirements:
 - i) The lot is either zoned for multifamily residential development or the lot is vacant and zoned for single-family residential development.
 - ii) The lot is no larger than five acres and is substantially surrounded by qualified urban uses, as specified.

- c) The housing units on the proposed site to be subdivided are one of or will be a part of one of the following:
 - i) Constructed on fee simple ownership lots.
 - ii) A common interest development.
 - iii) Owned by a community land trust, as specified.
- d) The proposed development will meet one of the following:
 - i) If the parcel is identified in the local agency's housing element for the current planning period, and the housing element is in substantial compliance with Housing Element Law, the development will result in at least as many units as projected for that parcel in the housing element.
 - ii) If the parcel is not identified in the local agency's housing element for the current planning period, and the housing element is in substantial compliance with Housing Element Law, the development will result in at least as many units as the maximum allowable residential density.
- e) The residential properties within a radius of 500 feet of the site are zoned to have an allowable residential density of less than 30 units per acre.
- f) The proposed site is not identified in the jurisdiction's housing element for the current planning period, and the housing element is in substantial compliance with Housing Element Law, as a site to accommodate any portion of the jurisdiction's regional housing need for low-income or very low-income households.
- g) The average total area of floor space for the proposed housing units on the proposed site to be subdivided does not exceed 1,750 net habitable square feet.
- h) The housing development project on the proposed site to be subdivided complies with any local inclusionary housing ordinances adopted by the local agency.
- i) The housing development project complies with existing anti-demolition provisions contained in the Housing Crisis Act.
- j) The parcel proposed for subdivision is not located on a site that is any of the following:
 - i) Prime farmland or farmland of statewide importance.
 - ii) Wetlands, as defined by the US Fish and Wildlife Service.
 - iii) A very high fire hazard severity zone (VHFHSZ), as defined by the Department of Forestry and Fire Protection (CALFire).
 - iv) A hazardous waste site, as defined, unless specified agencies clear the land for residential use.

- v) An earthquake fault zone as determined by the State Geologist, unless the development complies with existing applicable building standards.
 - vi) A special flood hazard area as defined, unless certain conditions are met.
 - vii) A regulatory floodway as defined by the Federal Emergency Management Agency (FEMA), unless certain conditions are met.
 - viii) Land identified for conservation pursuant to the Federal Endangered Species Act.
 - ix) Habitat for protected species, as defined.
 - x) Land under a conservation easement.
- 4) Specifies that a housing development project on a proposed site to be ministerially subdivided pursuant to the authority provided by this bill shall not be subject to any of the following:
- a) A setback requirement between the units, except as required in the California Building Code.
 - b) A minimum requirement on the size, width, depth, or dimensions of an individual lot created by the development.
 - c) A requirement that parking be enclosed or covered.
 - d) The formation of a homeowners' association, except as required by Section 4200 of the Civil Code.
- 5) Specifies the following regarding a local agency's review and approval of an application for a parcel map or a tentative map for a housing development project authorized by this bill.
- a) A local agency shall approve or deny an application for a parcel map or a tentative map for a housing development project submitted to a local agency within 60 days from the date the local agency receives a completed application.
 - b) If a local agency does not approve or deny a completed application within 60 days, the application shall be deemed approved.
 - c) If a local agency denies an application, the local agency shall, within 60 days from the date, the local agency receives the completed application, return in writing a full set of comments to the applicant with a list of items that are defective or deficient and a description of how the applicant can remedy the application.
- 6) Authorizes local agencies to impose objective zoning, objective subdivision, and objective design standards on housing development projects subject to the ministerial map approval provisions created by this bill, as specified.
- 7) Requires the Department of Housing and Community Development (HCD) to notify a local government if it has taken an action in violation of provisions created by this bill, and authorizes HCD to notify the Attorney General (AG) if the local government is in violation.

- 8) States that the provisions of the bill address a matter of statewide concern rather than a municipal affair and therefore its provisions are applicable to all cities, including charter cities.
- 9) Provides that no reimbursement is required by this bill, pursuant to Section 6 of Article XIII B of the California Constitution, because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this bill.

EXISTING LAW:

- 1) Requires each city or county to adopt a general plan for the physical development of the city or county and authorizes the adoption and administration of zoning laws, ordinances, rules, and regulations by cities and counties (Government Code (GC) § 65300 – 65404).
- 2) Provides, pursuant to the Subdivision Map Act (SMA), the following related to the subdivision of land:
 - a) Requires a city or county to require a tentative and a final map for all subdivisions of land creating five or more parcels, except for subdivisions which meet specified conditions.
 - b) Requires a city or county to require a parcel map for subdivisions meeting specified conditions.
 - c) Allows a city or county to require a tentative map where only a parcel map is required.
 - d) Limits the improvements a city or county may require for a subdivision of land that is less than five parcels.
 - e) Requires a legislative body of a city or county to deny approval of a tentative map or a parcel map if it makes any of the following findings:
 - i) That the proposed map is not consistent with applicable general and specific plans.
 - ii) That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
 - iii) That the site is not physically suitable for the type of development.
 - iv) That the site is not physically suitable for the proposed density of development.
 - v) That the design of the subdivision or the proposed improvements are likely to cause environmental damage, injure wildlife, or are likely to cause serious public health problems.
 - vi) That the design of the subdivision or the type of improvements will conflict with certain easements providing access through or use of property within the proposed subdivision (GC § 66410-66499.40).

- 2) Requires, pursuant to SB 9 (Atkins), Chapter 162, Statutes of 2021, a city or county to ministerially approve either or both of the following, as specified:
 - a) A housing development of no more than two units (duplex) in a single-family zone, as specified.
 - b) The subdivision of a parcel zoned for residential use into two approximately equal parcels (lot split), as specified (GC § 65852.21 & 66411.7).
- 3) Requires, under the California Environmental Quality Act (CEQA), lead agencies with the principal responsibility for carrying out or approving a proposed project to prepare a negative declaration, mitigated negative declaration, or an environmental impact report (EIR) for this action, unless the project is exempt from CEQA (Public Resources Code § 21000 – 21189.70.10).

FISCAL EFFECT: This bill is keyed fiscal and contains a state-mandated local program.

COMMENTS:

- 1) **Bill Summary and Author’s Statement.** This bill contains three major provisions:
 - a) ***SMA Streamlining.*** This bill requires local agencies to ministerially approve the tentative and final map associated with a housing development project that will contain 10 or fewer residential units provided that the parcel and the housing development meet specified conditions and objective standards.
 - b) ***Building Permit Streamlining.*** This bill requires local agencies to issue a building permit for a housing development on a proposed site to be subdivided if the developer has received a tentative map approval for the subdivision and meets other specified conditions.
 - c) ***HCD Enforcement.*** This bill requires HCD to notify a local government if it has taken an action in violation of any of the provisions created by this bill, and authorizes HCD to notify the AG if the local government is in violation.

According to the author, “Homeownership is the primary way in which most Americans build wealth, but People of Color, who make up more than 60% of the state’s population, pay the heaviest price for California’s broken housing market. African American and Latino homeownership rates are 26% and 19% lower, respectively, than White Californians. SB 684 streamlines the permitting process and removes burdensome barriers under the [SMA] that extend the development timeline, limiting the ability to create new homeownership opportunities. This bill enables the construction of more homes for sale on a single parcel of land as long as the appropriate legal assurances and protections are provided. By increasing the supply of small, low-cost, homes for sale, SB 684 opens the door to generational wealth for so many who have historically been excluded from achieving the California Dream.”

This bill is sponsored by the following organizations: California Community Builders, California YIMBY, Central Valle Urban Institute, and LISC San Diego.

2) **Statutory Background.** State Planning and Zoning Law, CEQA, and the SMA all establish parameters that govern local development.

- a) ***Planning and Zoning Law.*** Planning and approving new housing is mainly a local responsibility. The California Constitution allows every city and county to “make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws.” It is from this fundamental power (commonly called the police power) that cities and counties derive their authority to regulate behavior to preserve the health, safety, and welfare of the public – including land use authority.

State law provides additional powers and duties for cities and counties regarding land use. Planning and Zoning Law requires every county and city to adopt a general plan that sets out planned uses for all of the area covered by the plan. A general plan must include specified mandatory “elements,” including a housing element that establishes the locations and densities of housing, among other requirements. Cities’ and counties’ major land use decisions – including most zoning ordinances and other aspects of development permitting including subdivisions of land – must be consistent with their general plans.

- b) ***CEQA.*** CEQA requires a lead agency to prepare and certify an EIR on a project that it proposes to carry out or approve that may have a significant effect on the environment. Alternatively, the lead agency may adopt a negative declaration if it finds that the project will not have a significant effect on the environment. Amendments to zoning ordinances and approval of large subdivision maps are typically considered projects and are therefore subject to CEQA review.

Generally, an EIR must accurately describe the proposed project, identify and analyze each significant environmental impact expected to result from the proposed project, identify mitigation measures to reduce those impacts to the extent feasible, and evaluate a range of reasonable alternatives to the proposed project. If mitigation measures are required or incorporated into a project, the agency must adopt a reporting or monitoring program to ensure compliance with those measures.

- c) ***The SMA.*** The SMA establishes a statewide regulatory framework for controlling the subdividing of land, which generally requires a subdivider to submit, and have approved by the city or county in which the land is situated, a tentative map. Cities and counties approve tentative maps that are consistent with their general plans, attaching scores of conditions. Once subdividers comply with those conditions, local officials must issue final maps. Approving tentative maps is a discretionary action. However, once the conditions of a tentative map are met, a final map is typically approved ministerially.

For smaller subdivisions (lot splits), the level of improvements local governments can require for the subdivisions are statutorily limited and local officials issue parcel maps rather than tentative and final maps. Parcel maps may be approved through a one-step discretionary process at the local level. However, local governments may, at their discretion, require a tentative parcel map followed by final parcel map for these subdivisions.

3) **Small Lot Ordinances.** In response to the growing housing affordability crises, several cities have considered adopting small lot ordinances to allow streamlined development

of smaller single-family homes that can be built at a greater density than traditional single-family neighborhoods.

Notably, the City of Los Angeles developed a small lot ordinance in the early 2000s to encourage the development of smaller townhomes and bungalows on undeveloped lots within the City. The ordinance reduced the minimum lot size substantially for single family homes and allowed small lot homes to be built in undeveloped commercial and multifamily lots. From 2010 - 2020, 1,413 small lot units were issued a certificate of occupancy in the City. Small lot subdivisions in the City are permitted at the existing residential density allowed in the zone. The City has found that approved small lot subdivisions in multifamily residential zones have an average density of 39 dwelling units per acre and approved small lot subdivisions in medium or medium-high density multifamily zones have an average density of 61 dwelling units per acre. While this density is lower than the maximum density allowed for in these zones, it is substantially higher than the eight-unit-per-acre density in single-family zones in the City.

Local ordinances and efforts notwithstanding, under the SMA, creating higher density small lot homes on undeveloped parcels typically requires a developer to go through a two-step tentative and final map process before construction can proceed. This is the case even if the small lot homes would achieve the same density as a multifamily dwelling complex built on the same existing parcel. For example, a one acre parcel in an area zoned for a density of 20 units per acre could be used to create a 20 unit apartment complex. However, to develop small lot homes at the same density on that parcel, the SMA requires a developer to first apply for a tentative and final map to create separate lots before small lot homes can be built.

- 4) **Objective Standards and CEQA.** CEQA requires the state and local governments to study and mitigate, to the extent feasible, the environmental impacts of discretionary projects, providing a key protection for the environment and residents of California. This bill requires local agencies to ministerially approve specific types of subdivisions. Ministerial approvals remove a project from all discretionary decisions of a local government. Thus, establishing processes to approve certain types of projects ministerially also creates exemptions from CEQA.

A CEQA exemption provides a tremendous benefit to property owners, developers, local governments and other parties involved in the approval of a project as it allows for the project to be completed in an expedited fashion and can insulate the project from CEQA lawsuits. In light of the state's ongoing housing crisis, the Legislature has created several exemptions to CEQA that are designed to increase the production of housing. The protection of resources afforded by CEQA is not exempted lightly. The Legislature balances the risk of allowing projects to proceed without a full environmental review by limiting exemptions to projects that comply with scores of objective standards and criteria. These standards and criteria are an expression of the state's values and ensure that CEQA exempt projects do not result in harm to public health and safety and the environment.

- 5) **Ministerial Approval under This Bill.** This bill continues the practice of limiting CEQA exemptions to projects that meet specific objective environmental criteria. The bill excludes projects on parcels that are located on or within any of the following:
 - a) Prime farmland or farmland of statewide importance.

- b) Wetlands.
- c) Land within the VHFHSZ.
- d) A hazardous waste site.
- e) An earthquake fault zone, unless the development complies with existing state mitigation requirements.
- f) Land within the 100-year floodplain or a floodway.
- g) Land identified for conservation under a natural community conservation plan, or lands under conservation easement.
- h) Habitat for protected species.

The bill additionally limits ministerial streamlining benefits to parcels that meet or comply with non-environmental criteria related to the type of units developed on the parcel, the ownership structure of the developed units, the habitable square footage of the developments, the underlying zoning, as well as other criteria including objective zoning, objective subdivision, and objective designs standards adopted by the local agency.

6) **Policy Considerations.** The Committee may wish to consider the following:

- a) **Geographic Constraints.** In order to limit the bill to infill settings the bill specifies that parcels eligible for the streamlining provisions must be substantially surrounded by qualified urban uses, as defined. While this provision creates some geographic parameters, most streamlining legislation is also limited to urbanized areas as defined by the US Census Bureau. The Committee may wish to consider limiting this bill to urbanized areas defined by the US Census Bureau.
- b) **Specific Adverse Impacts.** The Legislature codified several bills enacting new streamlined housing approval processes in the last few years. These bills either ministerialize the approval process, thus exempting the approval from CEQA, (e.g. SB 9 (Atkins)), or establish permit review shot clocks, (e.g. AB 2234 (Robert Rivas) Chapter 651, Statutes of 2022), or other parameters intended to accelerate the production of housing. These bills all include language that allows local agencies to deny a project, or delay approval, if doing so is necessary to avoid specific adverse impacts to public health and safety. This is an important safeguard to ensure streamlining does not create unintended consequences. This bill similarly streamlines the subdivision process for projects that meet specified criteria, but it does not include the same language allowing for local agencies to deny a project that could create specific adverse impacts. The Committee may wish to consider amending the bill to incorporate language from SB 9 that allows local agencies to deny projects that may have a specific adverse impact on public health and safety.
- c) **Building Permit Sequencing.** This bill requires local agencies to issue building permits prior to the recordation of the final subdivision map. This creates an opportunity for expediting the housing development process, as it will allow residential construction to begin under a tentative map while site improvements necessary to secure a final map are

completed. However, this may also create potential issues if physical construction on a housing development commences but the developer is unable to complete the infrastructure improvements necessary to secure a final map. If the developer fails to complete the improvements required for the issuance of a final map, the structures on the parcel will not receive a certificate of occupancy and will likely include substandard and dangerous living conditions. Local governments have argued that such structures could be illegally occupied without the necessary infrastructure, creating a public health and safety issue.

To prevent this scenario, the bill allows local agencies to require improvement guarantees. However local governments have cautioned that the guarantees included in the bill may be insufficient to ensure the construction of infrastructure due to the difficulties (from surety companies), rapid cost escalation, and the significant expenses attendant to requiring the local government take over a half-complete project. The Committee may wish to consider requesting that the author continue to work with representatives of local agencies to refine and bolster the financial assurances and improvement guarantees the bill authorizes local agencies to require and to incorporate those revised provisions into the bill prior to taking the bill up on the Assembly Floor.

- d) **Serial Lot Splits.** The bill seeks to allow a parcel to be split in a manner that allows the development of up to 10 units. This could take several forms, whether the parcel is subdivided into fee simple single-family lots, or condominiums subject to Common Interest Development (CID) law. SB 9 (Atkins), which also allowed for streamlined subdivisions, included parameters that prevented serial lot splits. Serial lot splits occur when a newly created parcel is further subdivided into additional parcels. This bill is intended to allow a single parcel to be subdivided into 10 individual parcels. Absent language preventing serial lot splits, this bill could allow a single parcel to be subdivided into 10 parcels and then allow each of the newly created parcels to be subdivided into 10 more parcels, ultimately converting a single parcel into 100 parcels. The Committee may wish to consider amending the bill to establish a minimum lot size requirement and other provisions that prevent serial lot splits.
- e) **Timing.** Local subdivision standards required for tentative and final maps are typically subjective in nature, as they are not reviewed ministerially. To successfully implement the streamlining provisions of this bill, local agencies will need time to incorporate objective subdivision standards into their local subdivision ordinances. The Committee may wish to consider delaying implementation of the bill to July 1, 2024.
- f) **Creating Maps or Building Housing?** This bill seeks to expedite housing development by streamlining the subdivision map process for housing developments with fewer than 10 units. The provisions streamlining the subdivision process require the housing development project proposed on the site to meet certain conditions. However, the legislation does not require that a housing development is constructed in order for a developer to access the streamlined map process. This could allow developers to create new subdivision maps solely as financial instruments to create paper assets for the purpose of generating revenue rather than building housing. In order to ensure that map streamlining created by the bill is used for the production of housing, the Committee may wish to condition a developers ability to access the bill's map streamlining provisions on the production of actual housing units.

- g) **Low Income Zoning.** The bill prohibits subdivision streamlining on parcels that are zoned for low-income housing. This prohibition is designed to ensure that parcels zoned for low-income housing are not converted into middle or upper income developments. However, this bill only applies this prohibition to local agencies that have a compliant housing element. It is unclear why this restriction should be ignored in jurisdictions that lack a compliant housing element. The Committee may wish to consider amending the bill to remove this language.
 - h) **Organizational and Technical Issues.** Several of the objective zoning standards the bill authorizes local agencies to impose are incorporated in the proposed subdivision map sections of the bill. Similarly, objective subdivision criteria are incorporated in the proposed zoning section of the bill. The Committee may wish to amend the bill to reorganize the placement of zoning and subdivision standards in the appropriate sections. Additionally, the bill seeks to amend GC 66411.1 to add significant new provisions. The Committee may wish to incorporate these new provisions into a new GC section.
 - i) **Outstanding Issues.** The SMA is an extremely technical body of law. This bill is making significant amendments to the SMA by ministerializing aspects of the subdivision process that are normally subject to discretionary review. Additionally this bill is allowing construction on residential structures to begin prior to the recordation of a final map. These changes require careful consideration and review. Many of the significant changes to the SMA were added to this bill on July 3, 2023. While these changes present an opportunity to modernize the SMA, they require careful review to ensure the legislation does not create unintended consequence. The Committee may wish to request that the author and sponsors continue to work with Committee staff, technical experts on the SMA, and representatives of local agencies to identify and address any additional issues prior to taking the bill up on the Assembly Floor.
- 7) **Committee Amendments.** To address some of the policy considerations noted above, the Committee may wish to amend the bill as follows:
- a) Apply the urbanized area limitations that exist in GC 66411.7 to proposed GC 66499.41.
 - b) Apply the specific adverse impact safety valve language that exists in GC 66411.7 [as currently proposed to be amended by SB 450 (Atkins)] to the subdivision streamlining and building permit streamlining provisions of the bill.
 - c) Apply serial lot split prevention language that exists in GC 66411.7 to proposed GC 66499.41 and specify that newly created lots shall be no smaller than 600 square feet.
 - d) Move objective zoning standards currently proposed in GC 66499.41 to proposed GC 65852.27.
 - e) Clarify that a developer must submit a complete building permit application before requiring a local agency to issue a permit at the tentative map phase.
 - f) Remove language that allows lots zoned for low-income development to be subdivided if the local agency has a noncompliant housing element.
 - g) Update the cross reference to CID law to reference Civil Code 4000-6150.

- h) Authorize a local agency to condition the approval and recordation of a subdivision map upon the issuance of a certificate of occupancy for a residential structure.
 - i) Move the language that is proposed to be amended into GC 66411.1 into a new adjacent GC Section.
 - j) Fix erroneous references to GC 65852.26 to reference GC 65852.27.
 - k) Delay implementation of the provisions of the bill to July 1, 2024.
- 8) **Double-Referral.** This bill was double-referred to the Assembly Housing and Community Development Committee, where it passed on an 8-0 vote on June 21, 2023.
- 9) **Previous Legislation.** SB 9 (Atkins), Chapter 162, Statutes of 2021, required ministerial approval by a local agency of a duplex in a single-family zone and the lot split of a parcel zoned for residential use into two parcels.

AB 803 (Boerner Horvath), Chapter 154, Statutes of 2021, required that a local government must approve an application for the development of a project that involves the subdivision of a lot zoned for multifamily housing into smaller lots for single-family homes, and that meets specified criteria.

AB 3155 (Robert Rivas) of 2020 would have, among other things, amended the SMA to facilitate expedited development of homeownership units and facilitated the development of medium-density housing projects of 10 or fewer units.

- 10) **Arguments in Support.** California YIMBY writes in support, “SB 684 will enable more for-sale homes to be built on a single parcel of land as long as the appropriate legal assurances and protections are provided. Critical tenant protection laws in place under SB 35, SB 330, and SB 8 will apply under SB 684. This includes ensuring that new development does not remove low-income and rent-controlled housing, or housing occupied by tenants within the last 3 years in multifamily zones and only applies to vacant lots in [single-family neighborhoods]. In order to qualify for streamlining, these small infill developments of 10 units or fewer also must comply with local inclusionary requirements, setbacks, and height limits. They must also comply with environmental sustainability standards. Prioritizing development near job centers can also reduce greenhouse gas pollution from long commutes.”
- 11) **Arguments in Opposition.** None on file.

REGISTERED SUPPORT / OPPOSITION:

Support

California Community Builders [SPONSOR]
California Yimby [SPONSOR]
Central Valley Urban Institute [SPONSOR]
LISC San Diego [SPONSOR]
Abundant Housing LA
All Home

Asian Business Association of Silicon Valley
Bay Area Council
Buildcasa
California Association of Realtors
California Black Chamber of Commerce
California Building Industry Association (CBIA)
California Journal for Filipino Americans
California Reinvestment Coalition
Casita Coalition
Central City Association
Community Build, INC.
Community Consumer Defense League
Community Housing Opportunities Corporation
Cornerstone Construction
Council of Infill Builders
East Bay for Everyone
East Bay Yimby
Eastside Housing for All
Faith and Community Empowerment
Farmworkers Institute of Education & Leadership Development
Fieldstead and Company, INC.
Fremont for Everyone
Groundswell for Water Justice
Grow the Richmond
Habitat for Humanity California
Hope Through Housing Foundation
How to Adu
Inclusive Lafayette
Inland Empire Latino Coalition
Jesse Miranda Canter for Hispanic Leadership
Latino Community Foundation
Livable Communities Initiative
Mountain View Yimby
Napa-solano for Everyone
National Diversity Coalition
National Federation of Filipino American Associations
Neighborhood Housing Services of Los Angeles County
Neighborhood Partnership Housing Services, INC.
New California Coalition
New Way Homes
Northern Neighbors
Office of Lieutenant Governor Eleni Kounalakis
Orange County Business Council
Peninsula for Everyone
People for Housing Orange County
Progress Noe Valley
Rise Economy
Salef
San Diego Housing Commission

San Francisco Yimby
San Luis Obispo Yimby
Santa Cruz Yimby
Santa Rosa Yimby
Slo County Yimby
South Bay Yimby
Southern California Black Chamber of Commerce
Southern California Leadership Council
Southside Forward
Spur
Sustainable Growth Yolo
Tentmakers INC
Terrahome
The Two Hundred
The Unity Council
Unidosus
Urban Environmentalists
Urban League of San Diego County
Ventura County Community Development Corp
Ventura County Yimby
Westside for Everyone
Yimby Action
Yimby Democrats of San Diego County

Opposition

None on file.

Analysis Prepared by: Hank Brady / L. GOV. / (916) 319-3958