

NEW CALIFORNIA HOUSING DEVELOPMENT LEGISLATION

And how it could impact Homeowner Associations

California legislators are currently working on bills that could have a significant impact on homeowner associations by increasing housing density in existing master-planned communities, decreasing property values, placing an additional strain on roads, water and power utilities and impacting public safety. These actions could be taken without detailed analysis and approvals from the City. Additionally, existing governing documents and rules/regulations of homeowner associations would become null and void. WE NEED OUR COMMUNITY MEMBERS TO ACT NOW BY LETTING THEIR ELECTED REPRESENTATIVES KNOW THEIR THOUGHTS ON THIS IMPORTANT MATTER!

In response to the potential negative impacts this legislation could have to our community, the Trabuco Highlands Community Association (THCA) Board has become a signatory to a white paper entitled "Communities for Responsible Development" (CRD). The purpose of this paper is to advise all of our elected officials the importance of pursuing reasonable development where it is practical and does not impact our current quality of life. It further defines four primary outcomes that we would expect when additional housing density is being considered. This paper has been supported by the majority of HOAs in Rancho Santa Margarita and a copy can be provided upon request.

In addition to many other efforts to address concerns with this pending legislation, an action group called "Livable California" has been asking community members to contact their local elected officials to express their issues and concerns. Since THCA cannot take a formal position on pending legislation, we ask that you take some time to review the white paper and Livable California's materials (see below) so you can contact your local electeds with your position on this very important matter.

A couple of the key pieces of legislation under consideration are noted below:

SB 10 (Wiener) – WITH COMMITTEE

- This bill would authorize a city or county to pass an **ordinance to zone any parcel for up to 10 units of residential density**, if the parcel is located in a transit-rich area, jobs rich area or an urban infill.
- The bill also **voids any language in a Community Association's governing documents** that restricts or prohibits an individual from any such development after an ordinance is adopted.

SENATE BILL 9 (ATKINS) – PROPOSED

Proposed Senate Bill 9 picks up where last year's SB 1120 left off. Both bills remove local control over housing, and promote higher housing density. If enacted, SB 9 **would allow for the construction of two homes on any parcel within a single-family residential zone**, and would allow for the splitting of a single residential lot into two equally sized lots. The Bill requires that cities approve these actions ministerially and overrides local zoning in certain instances. This bill would effectively eliminate single-family zoning statewide.

The Bill does not address community associations, or the restrictions found in most CC&Rs and Architectural Guidelines, leaving open the question of whether restrictions limiting the number of homes on any parcel, as well as restrictions regarding parking, and preservation of views will be enforceable.



Hi folks,

As we head toward critical Assembly votes on SB 9 and SB 10 in August, we will be providing some quick daily actions you can take to help kill these bad bills.

Today's action is to call each of the following assemblymembers' local district offices and ask them to Oppose SB 9 and SB 10. This is a new list for today! Leaving a message on the district office voicemail after hours is also effective:

<u>Name</u>	<u>Dist</u>	<u>Phone</u>	
Randy Voepel	71	619 258 7737	R
James Gallagher	3	530 895 4217	R
Franklin Bigelow	5	209 267 0500	R
Kevin McCarty	7	916 324 4676	D
Marc Levine	10	415 479 4920	D
Jim Frazier	11	707 399 3011	D
Heath Flora	12	209 599 2112	R
Carlos Villapudua	13	209 948 7479	D
Marc Berman	24	650 324 0224	D
Alex Lee	25	408 262 2501	D
Ash Kalra	27	408 277 1220	D
Robert Rivas	30	831 759 8676	D

You can also send an email to your own assembly member:

[Email to Oppose SB 9](#)

[Email to Oppose SB 10](#)