

October 14, 2026

Senator Cabaldon  
1021 O St. Suite 7320  
Sacramento, CA 95814

**IN OPPOSITION of Senate Bill 40: To increase high density housing development and reduce zoning process**

Dear Senator Cabaldon of District 3,

Upon reading your proposed bill to fix the housing concerns, I was particularly disappointed in the lack of specification that ultimately made this bill unsatisfactory. The lacking statement of clear landlord accountability or tenant rent protection guidelines additionally does not help your case for this bill, as I would argue this would be a disservice to your constituents facing housing trouble.

Though I understand the housing concerns District 3 faces, I believe that you are confusing approval shortcuts with effective, quality housing. Your bill says that, “a qualifying high density friendly zone will be permitted to contain at least 6 dwelling units per parcel,” but there is zero mention of what the said dimensions of each parcel will be— this is especially important to know to consider the space-awareness. I find it atypical for the bill to state: “a qualifying high density friendly zone will be subject to ministerial approval by the city or county in which it was passed, and will not require a permit or discretionary approval on whether residential use itself shall be permitted.” This statement alone completely ignores the environmental impact of the proposed housing development. Overall, I find this bill to be underdeveloped and had a lack of compensational thought of its constituents— from no specific numeric range of “low-income” to the juxtaposition of “low interest loans at 8%” considering state funding.

**That said, I am in opposition to SB-40.**

In likeness of other pending housing bills, I would suggest refocusing the details of SB-40. As idealistic we would want society to be, setting a clear underline for who this bill will support and the prices that come with it can be helpful to concretely pin the blueprints down. Through the concern of statutory vagueness, cost burdens, and other parallels, I hope for the best possible housing future for District 3.

Sincerely,

*Phoenix Wright*

Phoenix Wright - Lobbyist  
**Consumer Attorneys of California**



**CONSUMER ATTORNEYS  
OF CALIFORNIA**