

October 7, 2026

Senator Roger Niello
1021 O Street, Room 7110
Sacramento, CA 95814

IN OPPOSITION of Senate Bill 4: An act relating to Rural Housing Expansion Act

Dear Senator Niello of District 6,

Upon reading your proposed bill of *SB-4*, what particularly stood out to me was its overall planning of expansion and its failure to realistically recognize “sensitive areas.”

Housing is an important necessity for human beings, but with the great compromise of farmland, sensitive habitats, and water resources, the balance is severely compromised. Though the bill mentions it, “does not reduce protections for water, wildfire safety, farmland, habitat, or tribal resources,” the leftover options are very much limited with those said restrictions. To put it further into perspective, it heavily undermines the “unseen” resource richness of open, rural land.

Though it may seem like “nothing”—miles and miles of grasslands and valleys—it functions as an important natural infrastructure: flood containment, fire suppression, groundwater, etc. Building homes in those kinds of areas actually set itself up for failure as it creates future hazards for said homebuyers. It is ignorance and blindness that this bill be put in place.

That said, I am in opposition to *SB-4*.

In likeness of other pending housing bills, if the focus is on rural communities, using existing, empty apartment spaces is ideal. As such, units stay vacant due to high cost, especially in urban or metropolitan areas. Sadly, housing conditions are also not in the best shape in rural areas or have overgrown surroundings. By implementing a program of renovation or remodeling, it curates an ideal space that people would like to live in and can afford. But until that happens, this bill—*SB-4*—goes against the legal protections and the wellbeing of rural residents.

Sincerely,

Phoenix Wright

Phoenix Wright - Lobbyist
Consumer Attorneys of California



**CONSUMER ATTORNEYS
OF CALIFORNIA**