



June 24, 2026

The Honorable Matt Haney, Chair
Assembly Housing and Community Development Committee
California State Assembly
1020 N Steet, Room 156
Sacramento, CA 95814
RE: SUPPORT FOR SB 1090 (PÉREZ) – ALTADENA REBUILDING PROTECTIONS ACT

Dear Chair Haney and Honorable Members of the Assembly Housing and Community Development Committee,

On behalf of the Altadena Town Council, we write in support of SB 1090, legislation that would establish a temporary moratorium on the application of SB 9 and SB 1123 within the unincorporated community of Altadena as our community continues its recovery from the devastating Eaton Fire.

The Altadena Town Council is not seeking permanent exemptions from California's housing laws. Rather, SB 1090 recognizes the extraordinary circumstances facing a community where a substantial portion of its housing stock was lost in a single disaster. These large-scale housing measures were never intended to be applied during the active recovery of a disaster area. The legislation provides a temporary opportunity for residents to rebuild and return home before additional development pressures are introduced.

The Eaton Fire displaced thousands of residents, destroyed homes, disrupted neighborhoods, and created extraordinary challenges for both homeowners and renters. More than a year after the fire, many residents remain displaced and continue to navigate insurance disputes, financing gaps, rising construction costs, and permitting challenges. During this critical rebuilding period, Altadena requires stability to support long-term community resilience.

Though unintentional, the protections afforded to the entirety of Pacific Palisades and only a small section of Altadena appeared to many residents as an inequitable outcome that left similarly impacted communities with different levels of protection. We are aware these distinctions were based on fire severity mapping; however, the practical effect is that much of Altadena remains without comparable safeguards despite experiencing widespread fire damage and displacement.

Following a major disaster, communities are often most vulnerable to displacement and speculative investment. Families facing insurance shortfalls, rising construction costs, and prolonged displacement may be pressured to sell properties before they have a fair opportunity to rebuild. Without appropriate safeguards during recovery, the cumulative effect of these pressures could permanently alter the character and stability of Altadena.

Altadena will continue to do its fair share in addressing California's housing crisis. Our community includes affordable housing developments, Section 8 housing opportunities, and a growing number of accessory dwelling units as part of the rebuilding process. Through the West San Gabriel Valley Area Plan, Altadena has also planned for significant future housing growth and expanded housing corridors to accommodate thousands of additional units. Once the community has stabilized, the tools provided under SB 9 and SB 1123 may again serve an important purpose. However, at this stage of recovery, Altadena remains particularly vulnerable due to the large number of fire-impacted properties currently on the market and the risk that opportunistic acquisition and redevelopment could result in disproportionate development pressure and increased residential density before the community has stabilized.

We recognize that Altadena residents hold a wide range of perspectives and concerns regarding housing, affordability, and community preservation. We are confident that the legislative process will continue to provide opportunities for those concerns to be considered as SB 1090 moves forward.

Support for SB 1090 is not opposition to housing. Rather, it reflects the belief that disaster recovery must come first. The legislation strikes an appropriate balance between California's housing goals and its responsibility to support disaster survivors. Recovery should prioritize helping families return home, preventing involuntary displacement, preserving community stability, and protecting vulnerable residents during an extraordinary period of rebuilding.

We respectfully urge the Legislature and Governor to support SB 1090 and provide Altadena the opportunity to recover thoughtfully, equitably, and with its long-term future in mind.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nic Arnzen', with a stylized, flowing script.

Nic Arnzen, Chair
Altadena Town Council