

March 15, 2019

The Honorable Assemblymember Phil Ting  
California State Assembly  
State Capitol  
P.O. Box 942849  
Sacramento, CA 94249  
**Sent Via Email: [Tara.Gamboa-Eastman@asm.ca.gov](mailto:Tara.Gamboa-Eastman@asm.ca.gov)**

**RE: Assembly Bill 69 (Ting) – Accessory Dwelling Units - Building Standards - SUPPORT**

Dear Assemblymember Ting,

We support a package of bills that address protection, preservation and production of all levels of housing. Thus we specifically support AB 69, which will help to address California's housing crisis by setting up helpful guidelines for the construction of accessory dwelling units (ADUs).

SPUR (San Francisco Bay Area Planning and Urban Research Association) is a member-supported nonprofit organization that promotes good planning and good government. We bring people together from across the political spectrum to develop solutions to the big problems our cities face. With offices in San Francisco, San Jose and Oakland, we are recognized as a leading civic planning organization and are respected for our independent and holistic approach to urban issues.


Through AB 69, the Department of Housing and Community Development will be tasked with creating a Small Home Building Standard Code with an emphasis on cost-effectiveness such as guidelines for small kitchens and bathrooms with small appliances. This is critical to lower the cost of ADU construction.

ADUs, also referred to as secondary units, in-law suites, or granny flats, are smaller, independent units on the same lot as a single or multi family home. SPUR has a long history of advocating for more ADUs in San Francisco and across the Bay Area, starting with our *Secondary Units* paper in 2001. Studies show that ADUs cost less to both build and rent, making them an affordable and ecofriendly source of new housing. For example, utilities cost less for those living in ADUs due to greater energy efficiency. ADUs utilize existing space on lots and maximize land use to minimize impacts on growing communities. The smaller size of ADUs allows them to be built faster and be on the market sooner. Residents will have greater choice in where they want to live as ADUs present more affordable options in neighborhoods.

Recent state efforts to incentivize the construction of ADUs have resulted in more communities and families building ADUs as a cost efficient way to address the affordable housing crisis. Providing cost effective guidelines and incentivizing local agencies to follow them will help combat California's housing

shortage. This legislation will help add thousands of new units to California's housing stock. For these reasons and more, SPUR is proud to support AB 69.

Sincerely,



Alicia John-Baptiste  
President & CEO