

May 5, 2019

Office of Senator Bob Wieckowski
State Capitol, Room 4085
Sacramento, CA 95814

RE: SB 13 (Wieckowski) – ACCESSORY DWELLING UNITS – SUPPORT

Dear Senator Wieckowski:

SPUR is pleased to offer support to SB 13, which we believe will help grow the number of homes in California in a form that is cost-effective, low-impact and appropriate in many kinds of neighborhood environments. Building on SB 1069, SB 13 would address many remaining barriers that property owners face when creating accessory dwelling units in localities across the state.

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.

As you well know, California is facing a severe housing shortage, which has created affordability issues not only for households with low incomes but also for moderate and middle-income households. There are no silver bullet solutions — we must pursue many efforts at the state, regional and local levels to grow our housing supply sustainably and efficiently. Creating more accessory dwelling units (ADUs) is one of those important efforts that will help make a dent in the housing shortage.

SPUR has been a long-time supporter of ADUs, and we have appreciated recent state (and many local) efforts to make them easier to build. As you well know, these units provide many benefits:

- ADUs are typically less expensive to rent than other market-rate housing units
- ADUs less expensive to build than new construction housing units
- ADUs meet the needs of many kinds of households and families at different phases of life
- ADUs appropriately add density in many kinds of neighborhoods with little impact on traffic, neighborhood aesthetics or character

SB 831 builds on great state legislation from 2016, including your SB 1069, that took steps to reduce and eliminate barriers to the creation of ADUs. We're pleased to see that SB 13 would go even further, reducing or eliminating local impact and connection fees for ADUs, requiring a ministerial approvals

process to take place within 60 days, deeming ADU permit applications automatically approved if an agency has not acted upon the application within 60 days, eliminating or loosening replacement parking requirements under certain conditions, clarifying that fire sprinklers are not required if the primary residence does not have them, prohibiting local agencies from requiring owner occupancy of either the primary or accessory dwelling unit, allowing non-health-and-safety building code violations to remain uncorrected for up to 10 years and holding local agencies accountable through the Housing and Community Development Department. SPUR believes this legislation takes real, concrete steps that would make the creation of new ADUs easier.

SPUR supports Senator Wieckowski's diligent efforts to expand opportunities to create accessory dwelling units statewide. While no silver bullet, ADUs are an important part of the set of solutions we need to address California's housing shortage. Please let me know if you have any questions. I can be reached at kwang@spur.org or 415-644-4884. Thank you again for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'KWANG', with a large, stylized flourish extending from the end.

Kristy Wang
Community Planning Policy Director