**PLEASE ADD YOUR LETTERHEAD AND SEND EMAIL TO** Mehgie.Tabar@sen.ca.gov **and SUBMIT TO** <https://calegislation.lc.ca.gov/Advocates/>

DATE, 2023

The Honorable Scott Wiener

California State Senate

1021 O Street, Suite 8620

Sacramento, CA 95814

**RE: SB 294 (WIENER) HOUSING DEVELOPMENT: FLOOR AREA RATIOS – SUPPORT**

Dear Senator Scott Wiener

On behalf of [YOUR ORGANIZATION], I write in support of Senate Bill 294. This important measure will put an end to local jurisdictions’ misuse of floor area ratios and minimum lot size requirements. These barriers imposed by locals have prevented the construction of multifamily buildings of more than 10 homes in areas already zoned to allow them, limiting critically-needed housing.

[OPTIONAL: INSERT BRIEF STATEMENT ABOUT WHY YOUR ORGANIZATION SUPPORTS SB 294 AND/OR HOW IT WILL IMPACT YOUR MEMBERS. IF YOU DO NOT WANT TO INCLUDE A STATEMENT, PLEASE DELETE THIS PARAGRAPH.]

Recent changes to the Regional Housing Needs Assessment (RHNA), which now require regional housing goals to account for unmet existing housing needs (rather than just projected needs), have significantly increased the number of housing units that most local jurisdictions are required to produce. However, many of these targets cannot be met because local zoning laws that define the Floor Area Ratios do not reflect these desired outcomes for future development.

Unreasonably small Floor Area Ratios (FAR) have long been a creative tactic used by local jurisdictions to skirt the responsibility of building more housing. Although SB 478 (Wiener, 2021) addressed this issue for multi-family homes of 3 to 10-units, restrictive FARs continue to stall projects of more than 10 homes.

SB 294 is a straightforward solution that will ensure that areas already zoned to allow multi-unit housing can accommodate this type of housing, doing away with abusive requirements that make it impossible to build anything other than large single-family homes.

For these reasons, [YOUR ORGANIZATION] supports SB 294 (Wiener).

Sincerely,

[Signature]

**[Typed Name]**