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DATE, 2023

The Honorable Scott Wiener

California State Senate

1021 O Street, Suite 8620

Sacramento, CA 95814

**RE: SB 423 (WIENER) LAND USE: STREAMLINED HOUSING APPROVALS: MULTIFAMILY HOUSING DEVELOPMENTS – SUPPORT**

Dear Senator Scott Wiener,

On behalf of [YOUR ORGANIZATION], I write in support of Senate Bill 423, which removes the January 1, 2026 sunset provisions of SB 35 (Wiener, 2017). SB 423 would continue to authorize streamlined, ministerial approval process for infill developments in local jurisdictions that have failed to meet their Regional Housing Needs Assessment (RHNA) goals or adopt a compliant housing element, provided that the development is located on a site that is both, urban infill and zoned for residential or mixed-use.

[OPTIONAL: INSERT BRIEF STATEMENT ABOUT WHY YOUR ORGANIZATION SUPPORTS SB 423 AND/OR HOW IT WILL IMPACT YOUR MEMBERS. IF YOU DO NOT WANT TO INCLUDE A STATEMENT, PLEASE DELETE THIS PARAGRAPH.]

Since its passage in 2017, SB 35 has become an engine of subsidized affordable housing production, leading to the streamlined approval of over [18,000 new homes](https://www.hcd.ca.gov/planning-and-community-development/housing-open-data-tools/housing-element-implementation-and-apr-dashboard), most of which are subsidized homes affordable to low-income households. Although SB 35 has been used successfully across the state since its passage, it is set to expire on January 1, 2026. Without an extension, one of the driving forces of affordable housing production will cease.

The consensus among researchers is that housing scarcity pushes up housing costs. In other words, many cities have high rates of homelessness because they have high housing costs; and they have high housing costs because they haven’t built enough housing to meet the demand. California YIMBY recently published a report titled “[Housing Abundance as a Condition for Ending Homelessness](http://cayimby.org/wp-content/uploads/2022/12/Housing-Abundance-as-a-Condition-for-Ending-Homelessness-FINAL.pdf)”, which looked at why Houston has better results than California when it comes to reducing homelessness. The report found that Houston has more liberal land use policies that have allowed the city to add large quantities of new housing stock as its population has grown.

As our state continues to grapple with a housing crisis it would be unconscionable to allow a statutory tool, proven to increase housing production, to lapse.

SB 423 is a straightforward solution that will remove the sunset date indefinitely to permit streamlining for both 100% subsidized affordable housing and mixed-income housing that sets aside units for lower-income residents. Additionally, SB 423 will remove the current coastal zone exemption in SB 35, which will ensure the housing that is desperately needed in these jurisdictions is built and that Californians are not priced out of living in coastal communities.

For these reasons, [YOUR ORGANIZATION] supports SB 423 (Wiener).

Sincerely,

[Signature]

[Typed Name]