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

DATE, 2023

The Honorable Toni Atkins

President Pro Tempore

California State Senate

1021 O Street, Suite 8518

Sacramento, CA 95814

**RE: SB 450 (ATKINS) HOUSING DEVELOPMENT: APPROVALS – SUPPORT**

Dear Senator Toni Atkins,

On behalf of [ORGANIZATION NAME], I write in support of Senate Bill 450, which will clarify the purpose and intent of SB 9 (Atkins, 2021), making it more accessible to homeowners, and enhance the Department of Housing and Community Development’s authority to enforce critical oversight provisions in bad actor cities.

[OPTIONAL: INSERT BRIEF STATEMENT ABOUT WHY YOUR ORGANIZATION SUPPORTS SB 450 AND/OR HOW IT WILL IMPACT YOUR MEMBERS. IF YOU DO NOT WANT TO INCLUDE A STATEMENT, PLEASE DELETE THIS PARAGRAPH.]

SB 9, passed in 2021, eliminated single-unit zoning by allowing homeowners to split their lots, and build a duplex on each new lot. Although SB 9 created an important tool to produce critically needed homes in existing neighborhoods, cities have found creative ways to circumvent the law, effectively banning SB 9 projects in their jurisdictions.

Following the passage of SB 9, many bad actor cities intentionally enacted subjective standards, taking advantage of a loophole and making it impossible to actually build housing in their communities. Some of these standards, such as onerous design reviews, create prohibitive costs; others, such as unrealistic building setbacks and low height limits, make it physically impossible for homeowners to proceed with SB 9 projects.

SB 450 strengthens SB 9 by imposing an application approval “shot clock”, similar to ADU law, limits the design and zoning standards cities can impose on SB 9 projects, and gives the Department of Housing and Community Development (HCD) oversight and enforcement authority to ensure critical housing gets built where we need it most.

For these reasons, [YOUR ORGANIZATION] supports SB 450 (Atkins).

Sincerely,

[Signature]

**[Typed Name]**