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DATE

The Honorable Buffy Wicks

Chair, Assembly Housing and Community Development Committee

1020 N Street, Room 156

Sacramento, CA 95814

**RE: Senate Bill (SB) 423 Land use: streamlined housing approvals: multifamily housing**

**development - SUPPORT**

Dear Chairwoman Wicks,

On behalf of [YOUR ORGANIZATION], I write in support of Senate Bill 423. SB 423 extends the provisions of SB 35 (Wiener, 2017) to January 1, 2036. SB 35 created streamlined, ministerial approvals for infill developments in local jurisdictions that have failed to meet their Regional Housing Needs Assessment (RHNA) goals. SB 423 extends the current sunset and makes additional changes to ensure that the law’s application is more equitable.

[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.]

SB 423 ensures the successful provisions of SB 35 continue to streamline affordable housing where it’s needed most, while maintaining local planning. All SB 35 projects must be consistent with local General Plans—and housing can only be built on sites that are **both** urban **infill** and **already zoned** for residential or mixed-use, following height, density, and design standards set by local governments.

Since its passage in 2017, SB 35 has become an engine of subsidized affordable housing production, leading to the streamlined approval of over 11,000 new homes, most of which are subsidized homes affordable to low-income households. The law is set to expire on January 1, 2026. Without an extension, one of the driving forces of affordable housing production will cease.

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

SB 423 improves on the original law in a few ways. The ministerial provisions of the bill will now apply to the coastal zone, but only if the development is infill and the underlying zoning already authorizes housing. This requirement will create parity between more affluent coastal cities and inland cities, and ensure the housing that is desperately needed in these jurisdictions is built and that Californians are not priced out of living in coastal communities.

Additionally, SB 423 will create new opportunities for the next generation of construction workers. The bill requires that developers pay a prevailing wage for all projects above 10 units. On projects with 50 units or more, contractors must also offer apprentices employment and pay for health care. This bill also methodically increases the pool of residential construction workers that belong to a skilled and trained workforce by requiring mixed-income projects that are over 85 feet use this type of workforce, as long as the developer receives at least 3 bids.

SB 423 is a straightforward solution that will ensure continued development of both 100% deed restricted affordable housing and housing that is affordable to families of all income levels while also including critical labor standards that will protect and help grow this much needed workforce.

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

Sincerely,

[Signature]

[Typed Name]

[Title, Organization]