XXXX, 2024

The Honorable Maria Elena Durazo

Chair, Senate Local Government Committee

California State Senate

California State Capitol, Room 407

Sacramento, CA 95814

**Re: Senate Bill 1123 (Caballero) – Planning and zoning: subdivisions: ministerial review as amended 4/10/2024**

Dear Senator Durazo,

On behalf of (Name of Organization/Municipality), I am pleased to offer our strong support of SB 1123, which incorporates several technical changes to SB 684 (Caballero, 2023) to improve implementation and expands the ministerial approval for the subdivision and construction of small projects up to 10 units on vacant single-family zoned parcels.

(Brief statement describing what the organization/municipality does and its nexus to housing production/homeownership).

State and local laws make it extremely challenging, time-consuming, and resource intensive for local governments that wish to reshape their general plans and zoning designations. SB 1123 enables local governments to approve the subdivision and construction in a streamlined manner for the construction of small, naturally occurring homes available for homeownership on vacant single-family zoned parcels. Coupled with additional technical feedback to improve implementation of SB 684, SB 1123 will help to end decades of discriminatory zoning policy that has made it nearly impossible for low-income families, especially families of color, to enter into homeownership opportunities.

Specifically, SB 1123 adds needed clarity to ensure that if a local jurisdiction allows ADU’s on a project, those units do not count towards the project cap of 10 units, that tenancy in commons are included as eligible projects, and corrects language regarding community land trusts. Additionally, SB 1123 expands the bill’s application to vacant parcels zoned for single-family residential development. This bill also grants additional authority to local governments to impose height requirements on projects built in single-family neighborhoods, as long as those standards reflect those imposed on the development of the surrounding community.

For these reasons, SB 1123 (Caballero) would further (Name of Organization’s) goal of... (Insert short statement of bill’s importance as it relates to organization), and we are proud to support SB 1123 (Caballero) and encourage your “aye” vote when it is heard in your committee.

Best regards,

Signature

Name, Title

Organization