PLACE ON LETTERHEAD

[INSERT DATE]

Honorable Scott Wiener

California State Senate

1021 O Street, Suite 8620

Sacramento, CA  95814

## RE: Support for SB 677 – Housing development: streamlined approvals

Dear Senator Wiener,

On behalf of [ORGANIZATION], we write in strong support of Senate Bill 677. This bill makes various changes and improvements to Senate Bill 9 (Atkins, 2021) and Senate Bill 423 (Wiener, 2023) to ensure California is meeting its housing goals.

[Include 1-2 sentences to briefly describe your organization: You may include how many people you serve and where, how many people you employ and where, etc.]

Since the passage of SB 35 and SB 423, housing production in communities that are failing to meet their state-mandated housing goals has increased and created a crucial source of new affordable units. However, some affordability restrictions make multifamily housing projects financially infeasible, limiting the development of affordable units in jurisdictions failing to meet their lower-income RHNA goals.

The implementation of SB 9 has proven even more difficult. While SB 9 aimed to encourage duplexes and lot splits, the Terner Center reports that very few SB 9 applications have been filed since the legislation passed four years ago. Some provisions, such as the owner-occupancy requirement, have made the law difficult to utilize effectively. Developers have faced significant barriers securing financing due to this requirement.

In addition to these technical hurdles impeding development, the Terner Center reports that many local jurisdictions and NIMBY (Not In My Backyard) groups are blocking SB 9 projects to limit construction in their neighborhoods. SB 677 aims to enhance the effectiveness of SB 9 by extending its protections to better align with those afforded to accessory dwelling units (ADUs).

Our organization lends our voice to the broad coalition calling for your support for Senate Bill 677. Thank you for considering our support for this important legislation.

Respectfully,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization’s Name]