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April 10, 2018

The Honorable Jim Beall, Chair
Senate Transportation and Housing Committee
State Capitol, Room 2082
Sacramento, CA 95814

RE: Senate Bill 831 (Wieckowski) – Accessory Dwelling Units – SUPPORT/HOUSING CREATOR

Dear Senator Beall,

The California Building Industry Association (CBIA) is pleased support Senate Bill 831, and we have identified it as a “Housing Creator.” As you know, CBIA has recently instituted its “Housing Killer” and “Housing Creator” lists to be used as a tool to highlight bills that will either exacerbate or ameliorate the current housing crisis. We have found that SB 831, which incentivizes the production of accessory dwelling units (ADUs) by eliminating barriers, will have a favorable impact on the number of units available in California, and it has therefore been deemed a “Housing Creator.”

In order to place bills on either list, we enumerated several criteria with which to judge a bill’s merits as it relates to housing. With regard to SB 831, we found the following:

- **Will the bill stimulate housing production and supply? YES.** ADUs increase supply, which offsets demand and allows for more production by permitting the production of ADUs on any lot that has an existing or proposed home.
- **Will it decrease the cost to build houses? YES.** SB 831 allows for housing units to be produced at a lower price point, which in turn, decreases the cost to build homes.
- **Will it make housing less expensive for Californians? YES.** This will provide an affordable option for many Californians.
- **Will it make any of the processes associated with homebuilding such as the entitlement, approval, or permitting processes less complicated, easier, and expeditious? YES.** This bill states that a permit for an ADU is automatically approved if a local agency has not acted upon the application within 120 days. It also creates an amnesty program that says that any pre-existing unpermitted ADU would be evaluated under the building code of the year of its construction, as determined by a local building official.
- **Does it encourage homeownership? YES.** SB 831 allows for the creation of an ADU on any lot that already has an existing or proposed home, potentially doubling up on lots and providing housing options for young or old families.
- **Does it decrease regulatory barriers? YES.** It will decrease regulatory barriers by eliminating all local agency, school district, special district, and water corporation fees for an ADU. It also holds the local agencies accountable by granting the Department of Housing and Community Development the authority to submit written findings to local agencies if their ADU ordinances are not in compliance with state law. It also allows HCD to create guidelines to implement uniform standards for ADU ordinances. SB 831 eliminates the setback requirements for any accessory structure that is converted to an ADU.
- **Does the bill propose to resolve the housing crisis fairly, with an egalitarian distribution of the solution? YES.** This bill does not balance the burden of the housing crisis unfairly on any housing segment.

We thank you for your consideration and respectfully request your support of SB 831 in committee.

Sincerely,

Alyssa Stinson

Alyssa Stinson
Legislative Advocate

CC: The Honorable Senator Wieckowski, Author
Members, Senate Transportation and Housing Committee
Alison Hughes, Consultant, Senate Transportation and Housing Committee
Doug Yoakam, Consultant, Senate Republican Office of Policy