



March 16, 2022

The Honorable Bob Wieckowski
California State Senate
State Capitol
Sacramento, CA 95814

Re: SUPPORT Senate Bill 897 (Wieckowski) – Accessory Dwelling Units

Dear Senator Wieckowski,

On behalf of MidPen Housing Corporation, I am writing in support of SB 897 (Wieckowski). SB 897 will make it easier for homeowners to add Accessory Dwelling Units (ADUs) to their properties by eliminating remaining barriers to ADU construction. ADUs have proven to be an innovative solution to providing housing that is affordable by design.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 100 communities and 8,000 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

California is experiencing an unprecedented housing crisis that will worsen without significant intervention. The California Department of Housing and Community Development estimates that the state must plan for 2.5 million new housing units by 2030 to address the state's housing affordability crisis – an estimated 312,500 units annually and over 200,000 more units than we are currently permitting. Undersupply of “Missing Middle” housing, or medium-density housing near jobs and transit, is one of the key factors contributing to Californians' displacement and rent burden across the state. ADUs are a perfect response to these challenges.

SB 897 will, among other things:

- Permanently eliminate ADU and junior ADU (JADU) owner-occupant requirements.
- Eliminate parking requirements for JADUs.
- Provide grant funding for the construction of ADUs.

These provisions are essential for expanding ADU opportunities for homeowners and expanding our state's housing supply. For that reason, we are pleased to support SB 897.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew O. Franklin".

Matthew O. Franklin
President & CEO, MidPen Housing

CC: Nevada Merriman, Policy Director, MidPen Housing Corporation