



March 26, 2024

The Honorable Isaac Bryan
Chair, Assembly Natural Resources Committee
1020 N Street, Room 164
Sacramento, CA 95814

RE: AB 3057 (Wilson) California Environmental Quality Act: exemption: junior accessory dwelling units ordinances. – SUPPORT

Dear Chair Bryan,

The California Home Building Alliance (HBA) is committed to supporting legislation and administrative actions that will increase housing production in our state. We write in support of Assembly Bill 3057, which closes the gap in existing law by allowing Junior Accessory Dwelling Unit (JADU) ordinances to benefit from the same California Environmental Quality Act (CEQA) exemption as Accessory Dwelling Unit (ADU) ordinances.

This coalition includes trade associations representing small and large businesses, for-profit and not-for-profit home builders, realtors, developers, employers, affordable housing infill builders, and non-profit research, education, and advocacy organizations focused on increasing the supply of new housing and improving the quality and affordability of housing in California.

JADUs are smaller accessory units (no more than 500 square feet) created entirely within the envelope of existing single-family homes, often to create privacy for multi-generational households living under one roof. While state law treats these housing projects similar to attached or detached ADUs, offering the same provisions for ministerial approvals and limiting local governments' discretion to deny permits, JADU regulations fall under a different state code section.

As such, the adoption of local JADU ordinances remains subject to CEQA challenges, even when those ordinances are adopted to conform with state law. The concern over potential CEQA litigation may inhibit some cities from updating their JADU ordinance to comply with state law.

AB 3057 is a technical fix to existing law that will grant Junior ADU ordinances the same exemption to environmental review that is already granted to standard ADUs.

For these reasons, the HBA supports AB 3057 (Wilson).

Sincerely,



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Executive Director
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