



March 31, 2024

The Honorable Dave Min
Chair, Senate Natural Resources and Water Committee
1021 O Street, Room 3220
Sacramento, CA 95814

RE: SB 1077 (BLAKESPEAR) ADUs IN THE COASTAL ZONE – SUPPORT

Dear Chair Min,

The California Home Building Alliance (HBA) is committed to supporting legislation and administrative actions that will increase housing production in our state and **we write to you in support of SB 1077, which will streamline the creation of ADUs and JADUs on qualified sites within the Coastal Zone as much-needed more affordable and more equitable housing.**

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.

Currently, homeowners in the Coastal Zone looking to build ADUs for family flexibility or as long-term rentals are required to apply for Coastal Development Permits, a costly, uncertain and time-consuming process that can add years and tens of thousands of dollars to a project, excluding lower-resourced homeowners most in need of ADU benefits. Homeowners willing to take on developing a naturally affordable housing unit should be incentivized and encouraged, especially in the Coastal Zone, where scarcity of affordable rentals is particularly acute.

In alignment with state policy that all regions need to plan for affordable homes, and the Coastal Commission's own stated commitment to improving the *'availability of affordable housing as a dimension of achieving equal access,'*¹ SB 1077 will responsibly exempt ADUs and JADUs on qualified sites from the additional permitting requirements and cost of Coastal Development Permits, reducing the time and cost burdens for homeowners willing to add long term more affordable housing to their properties.

¹ <https://documents.coastal.ca.gov/reports/2022/6/TH6d/Th6d-6-2022-report.pdf>

For these reasons, HBA is pleased to support SB 1077 (Blakespear).

Sincerely,



Howard Ahmanson
President
Fieldstead and Company, Inc.



Will Moore
Policy Counsel
Circulate San Diego



Laura Foote
Executive Director
YIMBY Action



Cornelius Burke
Vice President, Government Affairs
California Building Industry Association



Michael Lane
State Policy Director
SPUR



Azeen Khanmalek
Executive Director
Abundant Housing LA



Louis Mirante
Vice President of Public Policy
Bay Area Council



Adam Briones
Chief Executive Officer
California Community Builders



Corey Smith
Executive Director
Housing Action Coalition



Matthew O. Franklin
President and CEO
MidPen Housing

A handwritten signature in black ink, appearing to read 'Adam Regele', with a stylized, cursive script.

Adam Regele
Vice President Advocacy and Strategic
Partnerships
California Chamber of Commerce