



April 10, 2024

The Honorable María Elena Durazo
Chair, Senate Committee on Local Government
State Capitol, Room 407
Sacramento, CA 95814

RE: Senate Bill 1211 (Skinner) Optimizing Multifamily ADUs – (SUPPORT)

Dear Chair Durazo,

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 in support of SB 1211 (Skinner) which will provide more flexibility for ADU configuration on underutilized multifamily sites, adding to the State's housing supply.**

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.

Current law allows the addition of ADUs on multifamily properties in unoccupied areas of existing structures. However, only two multi-family site ADUs can be detached from the structure. Underutilized site areas such as carports, surface parking, and other areas cannot be modified to add more than two ADUs under current law, regardless of how large the site is or whether it has large areas for trash, surface parking or carports.

SB 1211 will create more flexibility in where the multifamily ADUs can be located, subject to the total number of units allowed under existing law. This will make multifamily ADU law more comparable to single family law where ADUs can be built as interior, attached or detached configurations, up to the total ADU cap applicable to the property. Current law provisions for single family properties where replacement parking is not required would also be extended to multifamily ADUs under this bill. SB 1211 will result in more ADUs built, more underutilized land developed as smaller more naturally affordable homes, to help ease the State's housing crisis.

It is for these reasons that the HBA is pleased to **support** SB 1211 (Skinner).

Sincerely,



Louis Mirante
Vice President of Public Policy
Bay Area Council



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Vice President, Government Affairs
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Michael Lane
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