

May 14, 2019

The Honorable Phil Ting
California State Assembly
State Capitol
Sacramento, CA 95814

Support – AB 68 – Land use: accessory dwelling units.

Assembly Member Ting,

I write on behalf of California YIMBY to sponsor AB 68, which will allow a new Junior Accessory Dwelling Unit on most lots in California, making these important housing options easier to build.

California YIMBY is a statewide organization of 60,000 neighbors who welcome more neighbors. We believe that an equitable California begins with abundant, secure, affordable housing. We focus on housing and land use policy at the state and local level to ensure grassroots organizers and city leaders have the tools they need to accelerate home building, fight displacement, and fight for a California for everyone.

According to independent researchers at McKinsey, California needs 3.5 million new homes to catch up with our shortfall and meet our growing state's needs by 2025 (Woetzel). California is not on track to meet this goal, meaning California is likely to get even more expensive. ADU provide a quick and easy option for increasing the amount of housing in California, and AB 68 will help build them.

ADUs, also referred to as secondary units, casitas, in-law suites, or granny flats, are smaller, independent units on the same lot as a single or multi family home. Research from UC Berkeley shows that ADUs cost less to both build and rent, making them an affordable and ecofriendly source of new housing (Garcia).

ADUs utilize existing space on lots and maximize land use to minimize impacts on growing communities. The smaller size of ADUs allows them to be built faster and be on the market sooner. Residents will have greater choice in where they want to live as ADUs present more affordable options in neighborhoods. They also allow families to build multi-generational housing, dignifying the aging process and making life a little easier for young parents who can get child raising help from their parents.

AB 68 will create more housing in California by:

- Requiring permits to be issued in 60 days, rather than the 120 days in existing law;
- Prohibiting local ordinances that apply lot coverage, lot size, or floor area ratio requirements to ADUs;
- Eliminating the requirement that parking spaces be replaced if a garage is converted to an ADU;
- Allowing ministerial approval for:
 - ADU/Junior ADUs within an existing space
 - An ADU that is new construction of up to 800 sq. ft. and no taller than 16 ft.
 - ADUs in multi-family building areas not currently used as livable space; and

- Prohibiting ministerially-approved ADUs from being used as short-term rentals.

Recent state efforts to incentivize the construction of ADUs have resulted in more communities and families building ADUs. With further legislation, ADUs can become a reliable, cost-efficient way to address the affordable housing crisis, if they are not a major part of the solution already.

By providing cost-effective guidelines and incentivizing local agencies to follow them, AB 68 will help combat California's housing shortage. This legislation will help add thousands of new units to California's housing stock. For these reasons and more, California YIMBY is proud to support and sponsor AB 68.

Thank you.



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Sources:

1. Woetzel, Jonathan, et al. "Closing California's Housing Gap." McKinsey & Company, McKinsey Global Institute, Oct. 2016, www.mckinsey.com/featured-insights/urbanization/closing-californias-housing-gap.
2. Garcia, David. ADU Update: Early Lessons and Impacts of California's State and Local Policy Changes. UC Berkeley Turner Center for Housing Innovation, Dec. 2017, turnercenter.berkeley.edu/uploads/ADU_Update_Brief_December_2017_.pdf.