

FLOOR ALERT

SB 1069, Wieckowski,
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SB1069 quickly helps homeowners ease the affordable housing crisis with no subsidy. Accessory Dwelling Units (ADUs) are the only affordable housing deliverable in a year, costing less than half of new homes, in existing communities consistent with SB 375, with zero subsidy.

SB 1069 removes barriers preventing homeowners from constructing ADUs. Action by the State is necessary to remove local barriers that exist despite 14 years of State law encouraging ADUs. The bill allows ADUs by building permit in existing structures. The bill restricts utility connection fees that can double the cost of building running by as high as \$10,000-75,000/unit.

Helps seniors age in place. SB 1069 helps the over 3.3 Million CA members of AARP who want an accessory dwelling so they can age in their homes and communities, retain independence, lower health care costs, and reduce institutional care that is straining the state.

UCB & UCLA document ADU benefits and need for State action. SB 1069 narrowly removes the most significant local barriers to ADUs; creates net fiscal benefits from increased property and sales taxes; improves enforceability of building codes and local laws; and reduces underutilization of existing housing-- ¾ of CA neighborhoods have more bedrooms than residents, contributing to State housing pressures.

Supported by Governor. The Governor's 2016-17 May Revision supported SB1069 as a policy that without public subsidy "increases the availability of accessory dwelling units with expanded ministerial approval, shortened permitting timelines, reduced duplicative fees, and relaxed parking requirements".

Endorsed by wide range of State leaders: environmental, housing, equity, poverty, senior and business advocates have united behind SB 1069 as a small step to immediately ease the housing crisis.

The Bill:

- Allows a local agency to require owner-occupancy and restrict short term rentals.
- Requires a local agency to ministerially approve an ADU within an existing structure that is safe and to code according to local officials without added parking or utility connections and fees.
- Utility fees when imposed must be proportionate to the size of the ADU.
- Sprinklers cannot be required unless required for the primary home.
- Relieves parking near transit, car share, in a historic/architecturally important district.



(Sponsor)



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<p>Bay Area Council (Sponsor) AARP Abode Services Apartment Association of Greater Los Angeles Bishop Ranch Blue Shield of California BRIDGE Housing Building Industry Association of the Bay Area California Association of Realtors California Building Industry Association California Council for Affordable Housing California Housing Consortium California Infill Federation California Renters Legal Advocacy and Education Fund California State Chamber of Commerce California Teachers Association Carol Galante, Faculty Director, UC Berkeley Terner Center of Housing Innovation Center for Creative Land Recycling Chase Communications City of Berkeley City of Oakland City of San Francisco Colliers International Comcast Cushman & Wakefield Dana Cuff, Director, CityLAB - UCLA East Bay Leadership Council Eden Housing Emerald Fund Facebook Greenbelt Alliance Hallisey & Johnson Law Hason Bridgett HKS Architects The Home Depot Housing Trust Silicon Valley Joint Venture Silicon Valley Network Kaiser Permanente Karen Chapple, Professor, UC Berkeley City & Regional Planning LA-Más Lennar Urban Lily Pad Homes Local Government Control Commission Los Angeles Area Chamber of Commerce Los Angeles Mayor, Eric Garcetti Los Angeles City Councilmember, Gil Cedillo MacKenzie Communications, Inc. Main Street Property Services, Inc. Manatt, Phelps & Phillips LLP Marvell McKinsey & Company</p>	<p>Metropolitan Transportation Commission Natural Resources Defense Council Nehemiah Corporation of America New Avenue Homes NHA Advisors Nibbi Brothers Construction Non-Profit Housing Association of Northern California (NPH) North Bay Leadership Council North Lake Tahoe Resort Association Nossaman LLP Oakland Chamber of Commerce Orange County Business Council Pier 39 Planning and Conservation League Plant Construction Company, L.P. Plumbing-Heating-Cooling Contractors Association Polaris Pacific Radiant Brands Read Investments Redondo Beach Chamber of Commerce Rhoades Planning Group Richard Rosenberg, Chairman and CEO (RET) Bank of America Reuben, Junius & Rose, LLP Sares Regis Homes San Francisco Bay Area Planning and Research Association (SPUR) San Francisco Chamber of Commerce San Francisco Housing Action Coalition San Mateo County Economic Development Association Supervisor Scott Wiener, District 8 San Francisco SV Angel SV@Home Summer Hill Housing Group Technology Credit Union Terner Center for Housing Innovation TMG Partners The Two Hundred United Educators Association for Affordable Housing University of California – Los Angeles Professor Paavo Monkkonen UPS Virgin America Webcor Builders Western Center on Law and Poverty 2300+ individuals on change.org petition</p>
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