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Note to Users: This is a word.doc so you can easily use it as template for revising and submitting as your own individual or group letter. The [Livable CA website](https://www.livablecalifornia.org/how-to-use-the-california-legislatures-position-letter-portal/) has directions on how to sign up for and use the Legislative Portal.

March 12, 2024

**RE: SB-1211: Land use: accessory dwelling units (Skinner): OPPOSE**

Dear Senate Housing Committee:

There was a time we thought there might be a shared goal between legislators and constituents to find solutions to the crisis of housing affordability. ADU’s were consider a potential part of the solution. We’ve removed the rosy glasses.

**What is this bill about?**  The text of the bill is about ADUs and ministerial review of attached and unattached ADUs. But the dark underbelly of this bill exposes three common themes in California’s floundering housing policy.

* Theme #1: Give legislators beholden to developers an inch and they’ll take a mile. Read any part of this legislation and you’ll see what I mean. Initially ADU legislation had guardrails that offered some hope of reasonable development. But developers work in extremes. For example, in Palo Alto, a single-family home called Orme House is being replaced with two large homes with 4 BRs each, two ADUs with 2 BRs each. A single-family home expands to 12 bedrooms. Except for the previous two parking spaces, more parking is not required. It’s unlikely any of these units will be affordable to low-income, wage-earners.
* Theme #2: Micro-management curtails creativity, overwhelms modest staff capacity, and squelches trust. Track how much record-keeping is required to fulfill the endless details of this bill. Instead of legislation that creates policy, this bill dives headfirst into micro-management.
* Theme #3: Passing this bill as another unfunded mandate (we estimate 150 housing bills since 2017) is a display of callous short-sightedness and disregard for the economic welfare of your constituents. Perhaps you believe in a tooth fairy who leaves new tax money under the pillow of the city finance director. The veracity of the housing crisis is growing thin. The agreement is about an economic crisis that unfairly burdens the already poor. This law, like so many others, is doing slim to nothing to address the need for housing that is affordable to low-income wage-earners.

**We urge you to OPPOSE SB1211.**

Sincerely,



Susan Kirsch, Director, Catalysts

Legislative Team: Ray Lorber