

April 11, 2018

Office of Senator Nancy Skinner  
State Capitol, Room 2059  
Sacramento, CA 95814

Office of Assembly Member Philip Ting  
State Capitol, Room 6026  
Sacramento, CA 95814

**RE: SB 1469 / AB 2890 – ACCESSORY DWELLING UNITS – SUPPORT**

Dear Senator Skinner and Assembly Member Ting:

**SPUR is pleased to offer support to SB 1469 / AB 2890, which we believe will help grow the number of homes in California in a form that is cost-effective, low-impact and appropriate in many kinds of neighborhood environments. Based on the experience of property owners and practitioners, SB 1469 / AB 2890 would address many of the remaining legislative barriers that property owners face when creating accessory dwelling units in localities across the state.**

SPUR (San Francisco Bay Area Planning and Urban Research Association) is a member-supported nonprofit organization that promotes good planning and good government. We bring people together from across the political spectrum to develop solutions to the big problems our cities face. With offices in San Francisco, San Jose and Oakland, we are recognized as a leading civic planning organization and are respected for our independent and holistic approach to urban issues.

As you well know, California is facing a severe housing shortage, which has created affordability issues not only for households with low incomes but also for moderate and middle-income households. There are no silver bullet solutions — we must pursue many efforts at the state, regional and local levels to grow our housing supply sustainably and efficiently. Creating more accessory dwelling units (ADUs) is one of those important efforts that will help make a dent in the housing shortage.

SPUR has been a long-time supporter of ADUs, and we have appreciated recent state (and many local) efforts to make them easier to build. We have written extensively on the benefits of ADUs, including:

- ADUs are typically less expensive to rent than other market-rate housing units
- ADUs are less expensive to build than new construction housing units
- ADUs meet the needs of many kinds of households and families at different phases of life

- ADUs appropriately add density in many kinds of neighborhoods with little impact on traffic, neighborhood aesthetics or character
- ADUs can be approved and constructed more quickly than new construction homes

SB 1469 / AB 2890 builds on great state legislation from 2016 that took steps to reduce and eliminate barriers to the creation of ADUs. We're pleased to see that these bills would go even further, including but not limited to: allowing ADUs in more places, allowing owners to add both an ADU and a junior ADU to their property, allowing more flexibility (zoning and parking requirements) to deal with existing site constraints, addressing property tax assessment concerns, limiting fees that can be levied on new ADUs, addressing potential conflicts between current regulations and existing uses and buildings, and requiring issuance of ADU building permits within 120 days.

SPUR believes this legislation takes real, concrete steps that would make the creation of new ADUs easier by addressing some of the barriers that ADUs continue to face today.

**SPUR supports Senator Skinner and Assembly Member Ting's efforts to expand opportunities to create accessory dwelling units statewide. While no silver bullet, ADUs are an important part of the set of solutions we need to address California's housing shortage.** Please let me know if you have any questions. I can be reached at [kwang@spur.org](mailto:kwang@spur.org) or 415-644-4884.

Thank you for your work on this critical issue.

Sincerely,



Kristy Wang  
Community Planning Policy Director