



March 12, 2021

The Honorable Senator Scott Wiener
Senate Housing Committee
State Capitol, Room 2209
Sacramento, CA 95814

RE: SB 477 (Wiener) Housing Data Act - SUPPORT

Dear Senator Wiener,

The undersigned coalition, the California Home Building Alliance (HBA), 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. This coalition is committed to supporting legislation that will rapidly and predictably increase housing production in our state, and we strongly support and thank you for your leadership on SB 477, which requires local governments to provide the Department of Housing and Community Development with critical data needed to evaluate the impact of state laws on housing stock. The Home Building Alliance is made up of prominent organizations all throughout the state that are committed to advocating for policy changes that will increase housing production, and we believe this bill is an important tool to help address California's increasing need for additional housing units.

Over the past few years, California has adopted significant measures to address the state's historic 3.5-million-home shortage, including laws to accelerate the developments of Accessory Dwelling Units, Density Bonus Law, and laws to streamline the process for getting housing approved. These laws are important, but advocates, researchers, and legislators struggle to quantify their efficacy. For example, a report from the Controller of LA found that very little housing is actually built under the Density

Bonus Law, and that the program "has not lived up to its potential".¹ In order to improve Density Bonus Law and build more affordable housing, it is important to understand the extent of this issue by collecting data from other jurisdictions.

By passing SB 477, the Legislature will be able to tell when and where these laws are effective. Knowing exactly where these laws are successfully contributing to new housing stock is critically important, particularly as we look to address the legacy of racial and economic inequities housing.

Unfortunately, we currently lack statewide data to support those efforts.

SB 477 will resolve this data gap by requiring more information on California's existing Annual Progress Report, which local governments send to the state every April 1st to demonstrate their progress toward meeting their Regional Housing Needs Assessments. SB 477 helps advance our progress toward ending the housing crisis by measuring the efficacy of state laws, allowing the Legislature to make informed decisions about the future of those laws.

It is for these reasons that the undersigned organizations are proud to support SB 477 and thanks you for your leadership on this important issue.



Michael Lane, San Francisco Bay Area Planning and Research Association (SPUR)



Meea Kang, Council of Infill Builders



Leslye Corsiglia, Silicon Valley @ Home



Louis Mirante, California YIMBY



Debbie Arakel, Habitat for Humanity California

¹https://lacontroller.org/wp-content/uploads/2019/05/R17_10_DensityBonus.pdf

