



March 10, 2025

Honorable Scott Wiener
California State Senate
1021 O Street, Suite 8620
Sacramento, CA 95814

Re: SB 677 (Wiener) Housing development: streamlined approvals - SUPPORT

Dear Senator Wiener:

On behalf of the Council of Infill Builders, a statewide organization of real estate professionals committed to improving California through infill development, I write in support of SB 677.

The Council of Infill Builders is dedicated to championing policies that make high-quality, transit-oriented infill development easier, cheaper and faster to build. Your bill boosts this kind of development by making various changes and improvements to Senate Bill 9 (Atkins, 2021) and Senate Bill 423 (Wiener, 2023) to ensure California is meeting its housing goals.

Since the passage of SB 35 and SB 423, some affordability restrictions still make multifamily housing projects financially infeasible in communities that are failing to meet their state-mandated housing goals, limiting the development of affordable units in these jurisdictions.

The implementation of SB 9 has proven even more difficult. While SB 9 aimed to encourage duplexes and lot splits, UC Berkeley's Turner Center reports that few SB 9 applications have been filed since the legislation passed four years ago. Some provisions, such as the owner-occupancy requirement, have made the law difficult to utilize effectively. Developers have faced significant barriers securing financing due to this requirement.

In addition to these technical hurdles impeding development, the Turner Center reports that many local jurisdictions and anti-housing groups are blocking SB 9 projects to limit construction in their neighborhoods. SB 677 aims to enhance the effectiveness of SB 9 by extending its protections to better align with those afforded to accessory dwelling units (ADUs).

For these reasons, the Council of Infill Builders supports SB 677 and thanks you for your work to champion them.

Sincerely,

A handwritten signature in black ink, appearing to read "A. Malick".

Andrew Malick, Board of Directors
Council of infill Builders