[Insert Date]

The Honorable Scott Wiener

California State Senate

1021 O Street, Suite 8620

Sacramento, CA  95814

**Re: Support for SB 423 – Land use: Streamlined housing approvals: multifamily housing developments – SUPPORT**

Dear Senator Wiener,

On behalf of [Organization Name], we write in support of Senate Bill 423 which would remove the sunset of SB 35 (Wiener, 2017) and make the law permanent, allowing affordable housing to continue accessing streamlined, ministerial approvals in cities that have not met their Regional Housing Needs Assessment (RHNA) goals or adopted a compliant housing element.

Include 1-2 sentences to briefly describe your organization

With your leadership and the support of other affordable housing champions in the Legislature, California has made significant progress in recent years toward addressing its housing and homelessness crises. But with the state still facing a gap of more than one million homes affordable to lower-income households — and more than 170,000 people in California experiencing homelessness — there is much more to be done to provide shelter, support, and community to the state’s most vulnerable populations, from seniors and veterans to teachers, firefighters, and many other hard-working families.

SB 423 addresses this by providing streamlined, ministerial approvals for affordable housing projects in cities that have not built sufficient housing, as determined by the state. This approach has led to increased housing production in communities where it is needed most, and importantly, has been a crucial source of new affordable units. The Terner Center for Housing Innovation at UC-Berkeley has reported that through the end of 2021, over 18,000 affordable housing units have been proposed under SB 35, with 13,000 or nearly three-fourths being affordable to those in the very low- or low-income categories.

Equally important, your bill’s strong labor standards will help our state’s construction workforce rise and thrive – with new requirements that construction workers on these projects are paid prevailing wages and receive health benefits, while also expanding opportunities for graduates of the state’s apprenticeship programs.

SB 423 is smart policy and will help support the creation of affordable housing and high-wage jobs in every community. The members of the California Housing Consortium are eager to use its provisions to build safe, affordable homes for the many Californians who need them.

Thank you for your leadership on this critical issue.

Sincerely,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization’s Name]