



**1 North San Antonio Road  
Los Altos, California 94022-3087**

July 11, 2023

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

The Honorable Buffy Wicks  
Chair, Assembly Housing and Community Development Committee  
1020 N Street, Room 156  
Sacramento, CA 95814

RE: SB 423 (Wiener) - Land use: streamlined housing approvals: multifamily housing development; SB 35 Expansion --Support

Dear Senator Wiener and Chair Wicks:

On behalf of the Los Altos City Council, I write in support of Senate Bill 423. SB 423 extends the provisions of SB 35 (Wiener, 2017) to January 1, 2036. SB 35 created streamlined, ministerial approvals for infill developments in local jurisdictions that had failed to meet their Regional Housing Needs Assessment (RHNA) goals. We support that SB 423 extends the current sunset and makes additional changes to ensure that the law's application is more equitable.

SB 423 ensures the successful provisions of SB 35 continue to streamline affordable housing where it's needed most, while maintaining local planning. All SB 35 projects must be consistent with local General Plans—and housing can only be built on sites that are both urban infill and already zoned for residential or mixed-use, following height, density, and design standards set by local governments. Since its passage in 2017, SB 35 has become an engine of subsidized affordable housing production, leading to the streamlined approval of over 11,000 new homes, most of which are subsidized homes affordable to low-income households. The law is set to expire on January 1, 2026. Without an extension, one of the driving forces of affordable housing production will cease.

As our state continues to grapple with a housing crisis, it would be unconscionable to allow a successful housing bill, proven to increase housing production, to lapse. SB 423 improves on the original law in a few ways. The ministerial provisions of the bill will now apply to the coastal zone, but only if the development is infill and the underlying zoning already authorizes housing. This requirement will create parity between more affluent coastal cities and inland cities, and ensure the housing that is desperately needed in these jurisdictions is built and that Californians are not priced out of living in coastal communities. Additionally, SB 423 will create new opportunities for the next generation of construction workers. The bill requires that developers pay a prevailing wage for all projects above 10 units. On projects with 50 units or more, contractors must also offer apprentices employment and pay for health care. This bill also methodically increases the pool of residential construction workers that belong to a skilled and trained workforce by requiring mixed-income projects that are over 85 feet use this type of



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workforce, as long as the developer receives at least 3 bids. SB 423 is a straightforward solution that will ensure continued development of both 100% deed restricted affordable housing and housing that is affordable to families of all income levels while also including critical labor standards that will protect and help grow this much needed workforce. For these reasons, the City of Los Altos supports SB 423.

Additionally, we all know that streamlining the housing approval process alone will not solve the housing crisis. That is why Los Altos continues to call on the Governor and lawmakers to establish targeted, ongoing funding to spur affordable housing developments. Our cities need a sustainable investment from the state that matches the scale of this long-term crisis. My colleagues and I look forward to working with you and other stakeholders on legislative proposals that will produce much needed housing.

Sincerely,

Sally Meadows  
Mayor  
City of Los Altos