July, 1 2020

Assemblymember Cottie Petrie Norris

California State Capitol

Room 4144

Sacramento, CA, 95814

Dear Assemblymember Petrie Norris,

**RE: Support for AB 1063 Housing Production Bill**

I am writing to express my support for AB 1063 which will provide necessary streamlining and flexibility to cities to be able to accelerate housing production.

The State has taken aggressive steps to promote housing production in the State. Further, in the current health pandemic, it is even more important that cities and counties are given flexibility to realistically allow them to boost housing construction. This bill will take important steps to implement four objectives that will allow local jurisdictions to facilitate housing and help the State meet the Governor’s goal to create additional housing units by 2025.

* Allow jurisdictions increased flexibility to utilize an existing provision of State law that allows a portion of RHNA requirements to be met through either rehabilitation, conversion and/or preservation alternatives. Use of this “alternate sites” option could prove to be a more feasible option to provide a net increase in affordable units given high land and construction costs in California. As currently codified, this option is rarely used due to prohibitive prerequisites making qualifications of sites infeasible.
* Present clear, objective standards for the review and certification of Housing Elements by providing guidance to jurisdictions in the selection of appropriate sites, while minimizing local government’s administrative time and cost.
* Expand the ability for jurisdictions to count ADUs towards RHNA requirements based on demonstrated capacity and establishing an accepted assumption for estimating ADU production and affordability levels.
* Provide flexibility for the jurisdictions that have local voter-approval requirements, to submit a draft Housing Element by the October 2021 timeline.

This bill will provide critical clarifying language and establish clear standards that will help local jurisdictions have clarity on how they can move forward in identifying viable sites for development. Further, this bill builds on existing State policy. The Legislature updated ADU and junior law effective January 1, 2020 to clarify and improve various provisions in order to promote the development of ADUs and junior accessory dwelling units (JADUs). This bill will clarify current law to ensure that jurisdictions can count ADU’s towards their housing element compliance. As an affordable home option, and one that the Legislature has focused on establishing, it is important that jurisdictions are able to receive credit for facilitating the development of ADU’s and JADU’s.

With the impacts of COVID-19 and the continued focus on housing, this bill is a common-sense solution that will help cities facilitate and expedite additional housing supply. For these reasons, I support AB 1063.

Sincerely,