



CITY OF NEWPORT BEACH

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September 9, 2024

The Honorable Gavin Newsom
Governor, State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

Mayor

Will O'Neill

Mayor Pro Tem

Joe Stapleton

Council Members

Brad Avery

Noah Blom

Robyn Grant

Lauren Kleiman

Erik Kenneth Weigand

**RE: AB 1893 (Wicks): Housing Accountability Act: Housing Disapprovals:
Required Local Findings. City of Newport Beach – Request for Veto**

Dear Governor Newsom,

The City of Newport Beach requests your veto of AB 1893 (Wicks). AB 1893 places guardrails on “builder’s remedy” projects, reduces affordable housing minimums and prohibits local jurisdictions from denying certain housing developments even if they are meeting or exceeding the state’s allocated housing goals.

We believe AB 1893 would unjustly restrict a local agency’s ability to manage housing projects within its jurisdiction. The use of a “reasonable person” standard to judge local agency actions creates a sense of ambiguity that undermines decision making. Further ambiguity has arisen surrounding builder’s remedy projects and a local agency’s limited ability to deny housing projects that are inconsistent with zoning plans. Only agencies with compliant housing elements are able to deny these projects. This provides barriers for agencies unable to approve housing elements due to a number of factors including affordability and time constraints.

We object to provisions within AB 1893 that reduce the overall level of affordable housing that must be included in a project. Throughout California, there is a limited number of parcels that are suitable for housing development and reducing the number of affordable units contained within projects will result in fewer housing options for individuals at lower income levels.

Sincerely,

Will O'Neill
Mayor

cc: Assemblymember Buffy Wicks
Newport Beach City Council