

2020-2021

CAL CITIES OFFICERS

President

Cheryl Viegas Walker
Mayor, El Centro

First Vice President

Cindy Silva
Council Member, Walnut Creek

Second Vice President

Ali Taj
Council Member, Artesia

Immediate Past President

John F. Dunbar
Mayor, Yountville

Executive Director and CEO

Carolyn M. Coleman

June 3, 2021

The Honorable Cecilia Aguiar-Curry
Chair, Assembly Committee on Local Government
State Capitol Building, Room 5155
Sacramento, CA 95814

**RE: SB 9 (Atkins) Increased Density in Single-Family Zones
Opposed (As Amended 04/27/21)**

Dear Assembly Member Aguiar-Curry:

The League of California Cities (Cal Cities) writes to express our opposition to SB 9. Unfortunately, after offering numerous amendments, we were unable to secure the needed changes to address our concerns.

SB 9 would require cities and counties to ministerially approve, without condition or discretion, a housing development containing two residential units on an individual parcel in single-family zones. Additionally, this measure would require local governments to ministerially approve an urban lot split, thus creating two independent lots that may be sold separately.

Housing affordability and homelessness are among the most critical issues facing California cities. Affordably priced homes are out of reach for many people and housing is not being built fast enough to meet the current or projected needs of people living in the state. Cities lay the groundwork for housing production by planning and zoning new projects in their communities based on extensive public input and engagement, state housing laws, and the needs of the building industry.

For the last few years, Cal Cities has persistently pursued solutions to the housing supply and affordability crisis that is gripping many regions of the state. These solutions include streamlining the housing approval process, creating a new state and local financial partnership to fund affordable housing and infrastructure projects, and consolidating important housing program grant applications. Some of these efforts have fallen short and require additional action from the Legislature and Governor.

While Cal Cities appreciates President pro Tempore Atkin's desire to pursue a housing production proposal, unfortunately, SB 9 as currently drafted will not spur much needed housing construction in a manner that supports local flexibility, decision making, and community input. State-driven ministerial or by-right housing approval processes fail to recognize the extensive public engagement associated with developing and adopting zoning ordinances and housing elements that are certified by the California Department of Housing and Community Development (HCD).

California cities are committed to being part of the solution to the housing shortfall across all income levels and will continue to work collaboratively with you, the



author, and other stakeholders on legislative proposals that will actually spur much needed housing construction. Please do not hesitate to contact me to discuss in greater detail at (916) 658-8264.

Sincerely,

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

Jason Rhine
Assistant Legislative Director

cc. Members, Assembly Committee on Local Government
The Honorable Senate President pro Tempore Toni G. Atkins
Misa Lennox, Consultant, Office of Senate President pro Tempore Toni G. Atkins
Hank Brady, Consultant, Assembly Committee on Local Government
William Weber, Consultant, Assembly Republican Caucus