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July 7, 2023

The Honorable Chris Holden
Chair, Assembly Committee on Appropriations
1021 O Street, Room 8220
Sacramento, CA 95814

**Re: SB 450 (Atkins) – Housing development: approvals
As Amended March 16, 2023 – SUPPORT
Set for Hearing – July 12, 2023 – Assembly Committee on Appropriations**

Dear Assemblymember Holden:

The California State Association of Counties (CSAC), representing all 58 of the state's counties, writes in support of SB 450 by Senator Toni Atkins, which would make several changes to the ministerial approval of a housing development of no more than two units in a single-family zone, the subdivision of a parcel zoned for residential use into two parcels, or both.

In 2021, the California Housing Opportunity and More Efficiency (HOME) Act [SB 9 (Atkins) (Chapter 162, Statutes of 2021)] was signed into law, which streamlined a homeowner's ability to build a duplex or split their current residential lot, allowing for a maximum of four units on a single-family parcel. SB 450 would update the HOME Act by:

- Establishing timelines that either approve or deny an application for a new SB 9 unit or lot split within 60 days, and require homeowners to receive a reason and remedies if their application is denied. This would align SB 9 with accessory dwelling unit (ADU) law and make it easier for homeowners to navigate the application process.
- Ensuring that the California Department of Housing and Community Development's Housing Law Unit has accountability and enforcement authority.
- Requiring consistency in local objective zoning, subdivision, and design standards to prevent overly burdensome requirements on units and lot splits created using SB 9.
- Making other technical language updates to SB 9, including deleting unnecessary and redundant language related to demolition of a property.

To make meaningful progress in helping those who are unhoused, CSAC developed the '[AT HOME](#)' Plan. The six-pillar plan (Accountability, Transparency, Housing, Outreach, Mitigation, and Economic Opportunity) is designed to effectively address homelessness at

every level – state, local, and federal. Through the AT HOME Plan, CSAC is working to identify the policy changes necessary to build a comprehensive homelessness system that is effective and accountable, including specific recommendations related to prevention, housing, the unsheltered response system, and sustainable funding. SB 450 aligns with our AT HOME efforts, specifically as it relates to the Housing pillar.

It is for these reasons that CSAC supports SB 450 and respectfully urges your support. If you have any questions or concerns about our position, please do not hesitate to reach me at mneuburger@counties.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Neuburger". The signature is fluid and cursive, with the first name "Mark" being more prominent than the last name "Neuburger".

Mark Neuburger
Legislative Advocate

cc: The Honorable Toni Atkins, Senate President pro Tempore
The Honorable Members, Assembly Committee on Appropriations
Jennifer Swenson, Principal Consultant, Assembly Committee on Appropriations
William Weber, Consultant, Assembly Republican Caucus