



OFFICERS

President

Chuck Washington
Riverside County

1st Vice President

Bruce Gibson
San Luis Obispo County

2nd Vice President

Jeff Griffiths
Inyo County

Past President

Ed Valenzuela
Siskiyou County



CEO

Graham Knaus

September 12, 2023

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

**RE: AB 1033 (Ting) Accessory dwelling units: local ordinances: separate sale or conveyance
As Amended – August 24, 2023 – Request for Signature**

Dear Governor Newsom:

The California State Association of Counties (CSAC), representing all 58 of the state's counties, respectfully requests your signature on AB 1033 by Assemblymember Phil Ting, which would authorize local governments that have a local accessory dwelling unit (ADU) ordinance to allow ADUs to be sold separately or conveyed from the primary residence as condominiums.

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 make true progress to effectively address homelessness at every level - state, local and federal. Through the AT-HOME Plan, CSAC is working to identify the policy changes needed to build a homelessness system that is effective and accountable including specific recommendations related to prevention, housing, the unsheltered response system, and sustainable funding. AB 1033 aligns with our AT HOME efforts, specifically as it relates to the Housing pillar.

Homelessness is an urgent humanitarian crisis with an estimated 172,000 unhoused individuals and countless others who are housing insecure up and down the state. This situation is due in part to the state's housing affordability crisis. Research shows that California needs millions of more homes than it currently has just to house the people already here. This shortage of homes has caused homelessness to skyrocket and homeownership opportunities to plummet.

Since 2017, ADUs have shown themselves to be an effective method for reversing this trend on overall production. Because of state reforms, they have increased from about 1,000 homes per year to about 20,000. They

provide homes to people that are typically affordable to low-income people, because they are cheap to build, easy, and naturally smaller. However, current law prohibits, with a narrow exception, an ADU from being sold or otherwise conveyed separate from the primary residence. AB 1033 would repeal the state's prohibition against selling ADUs. This would allow local governments to choose how and if to allow for-sale ADUs through a local ordinance. Local governments that want to allow smaller starter homes for sale will take this chance to use ADU law to create more affordable for-sale options in their communities.

It is for these reasons that CSAC respectfully requests your signature on AB 1033. If you have any questions or concerns about our position, please do not hesitate to reach me at mneuburger@counties.org.

Respectfully,

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
California State Association of Counties

CC: Ronda Paschal, Deputy Legislative Secretary, Office of the Governor
The Honorable Assemblymember Phil Ting, Author
Linda Rios, Senior Legislative Aide, Office of Assemblymember Phil Ting