



City Council

Mike Anderson, Mayor  
Susan Candell, Vice Mayor  
Steven Bliss, Council Member  
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July 13, 2020

The Honorable Cottie Petrie-Norris  
Assembly Member, 74<sup>th</sup> District  
State Capitol, Room 4144  
Sacramento, CA 95814

**RE: AB 1063 (Petrie-Norris) – SUPPORT**

Dear Assembly Member Petrie-Norris,

On behalf of the City of Lafayette, I am writing to express our support for AB 1063, your measure that 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 are given flexibility to allow them to boost housing construction. This bill will take important steps to implement five objectives that will allow cities to facilitate housing and help the State meet the Governor's goal to create additional housing units by 2025. The bill:

- Expands the ability for cities to count accessory dwelling units (ADUs) as affordable units towards RHNA requirements by establishing an accepted assumption for estimating ADU production and affordability levels.
- Increases the 25% cap, to 50%, for local governments to count projects that have been rehabilitated, converted, or preserved towards their Regional Housing Needs Assessment (RHNA) figures.
- Presents clear, objective standards for the review and certification of Housing Elements by providing guidance to local governments in the selection of appropriate sites, while minimizing local government's administrative time and cost.
- Require jurisdictions, which have voter-approved growth measures, to submit a draft Housing Element to the Department of Housing and Community Development by their statutory deadline. This will ensure penalties for non-compliance will not be considered until after voters consider a measure to approve housing development needed to satisfy RHNA, but will not delay the process as a draft Housing Element will still be required.

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

It is for these reasons that the City of Lafayette is glad to support AB 1063. If you have any questions, or need more information, about the City's position, please contact our City Manager, Niroop Srivatsa, at (925) 299-3206.

Sincerely,

A handwritten signature in black ink, appearing to be 'Mike Anderson', followed by a horizontal line extending to the right.

Mike Anderson  
Mayor  
City of Lafayette

cc: Senator Steve Glazer  
Assembly Member Rebecca Bauer-Kahan