



MAYOR STEVEN SCHARF
sscharf@cupertino.org

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
TELEPHONE: (408) 777-3191 • FAX: (408) 777-3366
CUPERTINO.ORG



July 28, 2020

The Honorable Cottie Petrie-Norris
Assemblymember, 74th District
State Capitol, Room 4144
Sacramento, CA 95814

RE: AB 1063 (Petrie-Norris) – SUPPORT

Dear Assemblymember Petrie-Norris,

On behalf of the City of Cupertino, 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 throughout California. 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 allow cities to facilitate housing production and help the state meet the Governor's goal to create additional housing units by 2025.

Specifically, AB 1063:

- 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. Furthermore, this bill builds on existing state policy. The legislature updated ADU and junior accessory dwelling unit (JADU) laws effective January 1, 2020 to clarify and improve various provisions in order to promote the development of ADUs and JADU's. This bill will clarify current law to ensure that cities can count ADU's towards their housing element compliance. It is important that cities are able to receive credit for facilitating the development of ADU's and JADU's. This is an affordable housing option that the legislature has focused on establishing.

It is for these reasons that the City of Cupertino is glad to support AB 1063.

Sincerely,



Steven Scharf
Mayor
City of Cupertino

cc: Senator Jim Beall
Assemblymember Evan Low
Assemblymember Marc Berman