

C/CAG

CITY/COUNTY ASSOCIATION OF GOVERNMENTS OF SAN MATEO COUNTY

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September 1, 2021

The Honorable Gavin Newsom
Governor, State of California
1303 10th Street, Suite 1173
Sacramento, CA 95814

Re: SB 9 (Atkins) Housing developments: approvals – VETO

Dear Governor Newsom:

The City/County Association of Governments of San Mateo County (C/CAG) is writing to respectfully ask that you **VETO** SB 9 (Atkins), which 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.

C/CAG is a joint powers agency whose members comprise the County of San Mateo and the twenty incorporated cities and towns in San Mateo County. C/CAG works on issues of countywide significance, including reducing traffic congestion, addressing regional housing needs, and promoting transit-oriented development with sustainable transportation options.

While C/CAG appreciates President pro Tempore Atkin's desire to pursue a housing production proposal, SB 9 as currently drafted, unfortunately will not effectively spur the 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).

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.

Municipalities in San Mateo County and throughout the state are accustomed to public processes as a necessary component to thoughtfully address concerns from all stakeholders on proposed housing projects, from local residents to businesses to developers. Removing the public process

from housing development decisions, even if only for two-unit projects, is counterproductive to the larger goal of increasing housing production and would set a precedent for diverting local landuse authority that our member agencies cannot support.

C/CAG is committed to being part of the solution to the housing shortfall across all income levels and will continue to work collaboratively with your administration, the State Legislature, and other stakeholders on legislative proposals that will spur meaningful housing construction.

If you have any questions, please contact Sean Charpentier, C/CAG's Executive Director at scharpentier@smcgov.org.

Sincerely,

A handwritten signature in blue ink that reads "Marie Chuang".

Marie Chuang, Chair
City/County Association of Governments of San Mateo County