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June 21, 2023

The Honorable Buffy Wicks
Chair, Assembly Housing Committee
1020 N Street, Room 156
Sacramento, CA 95814

RE: SB 450 (Atkins) Housing Development Approvals – OPPOSE

Dear Chair Wicks:

While C/CAG appreciates President pro Tempore Atkin's desire to further streamline the provisions of SB 9 (Atkins, 2021), unfortunately this bill will further reduce 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) and the consideration given to housing approvals.

The City/County Association of Governments of San Mateo County (C/CAG) do not believe this is a proper solution for achieving more housing and is writing to respectfully **OPPOSE** SB 450 (Atkins), which would make numerous changes to existing state law that requires cities and counties to ministerially approve, without condition or discretion, a housing development containing two residential units on an individual parcel or an urban lot split in single-family zones. The primary change we have concerns with is the 60-day review timeline placed on local agencies that must be met or else a project is deemed approved. C/CAG is committed to being part of the solution to the housing shortfall across all income levels and will continue to work collaboratively on legislative proposals that will spur meaningful housing construction. Currently, San Mateo County has a pipeline of approximately 14,000 housing units.

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.

Thank you for your consideration and please contact Sean Charpentier, C/CAG Executive Director at scharpentier@smcgov.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Davina Hurt', with a large, sweeping flourish extending from the bottom right.

Davina Hurt, Chair
City/County Association of Governments of San Mateo County