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September 4, 2024

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

RE: SB 450 (Atkins) Housing Development Approvals – VETO REQUEST

Dear Governor Gavin Newsom:

The City/County Association of Governments of San Mateo County (C/CAG) is writing to respectfully request that you please **VETO SB 450 (Atkins)**, which would make numerous changes to existing state law requiring 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. The bill provides no additional resources for our cities to meet this accelerated timeline.

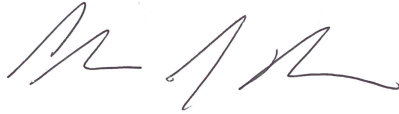
While C/CAG appreciates the author's desire to further streamline the provisions of SB 9 (Atkins, 2021), unfortunately this bill will further reduce local flexibility, decision making, and community input. The recent Senate Floor analysis cited a study on the impacts of SB 9 and found that its impact is limited. The City of Los Angeles only saw 211 applications in 2022. 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.

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.

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. 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 'A. Rak', written in a cursive style.

Adam Rak, Chair
City/County Association of Governments of San Mateo County