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June 10, 2021

The Honorable Cecilia Aguiar-Curry
Chair, Assembly Committee on Local Government
State Capitol, Room 5155
Sacramento, CA 95814

**RE: SB 9 (Atkins) Increased Density in Single-Family Zones
Oppose Unless Amended (As Introduced 04/27/2021)**

Dear Assembly Member Aguiar-Curry,

The Cities Association of Santa Clara County (CASCC) represents the fifteen cities of Santa Clara County, which is home to over 1.9 million Bay Area Residents. Since 1990, councilmembers from each of the cities have met to find and build consensus around ways to address regional issues. Our cities are diverse and range from populations of a few thousand to one million people.

We write to express our opposition to SB 9 (Atkins). SB 9 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.

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.

While The Cities Association appreciates President pro Tempore Atkins' desire to pursue a housing production proposal, unfortunately, SB 9 as currently drafted will not spur 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).

The Cities Association has sought to continually adapt as the State's housing strategies have evolved, and views collaboration as key to addressing housing crisis. Towards this goal, we formed the Santa Clara County Planning Collaborative in 2019 to facilitate a cohesive effort to meet the State's RHNA allocations. Efforts such as these exemplify ways that the State and local governments can work together towards solutions that recognize the unique needs of every city in California.

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California cities are committed to being part of the solution to the housing shortfall across all income levels and will continue to work collaboratively with you, the author, and other stakeholders on legislative proposals that will more effectively spur much needed housing construction.

For these reasons, the Cities Association of Santa Clara County opposes SB 9 (Atkins).

Sincerely,



Marico Sayoc
President, CASCC
Mayor, Town of Los Gatos



Rich Constantine
Chair, Legislative Action Committee
Mayor, City of Morgan Hill

cc: The Honorable Senate pro Tempore Toni Atkins
The Honorable Senators Becker, Cortese, Laird, and Wieckowski
The Honorable Assembly Members Berman, Kalra, Lee, Low, Rivas, and Stone
Seth Miller, League of California Cities Regional Public Affairs Manager
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