



® June 22, 2016

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The Honorable Robert Hertzberg
Chair, Senate Governance & Finance Committee
State Capitol, Room 4038
Sacramento, CA 95814

**Re: AB 2299 (Bloom): Land Use: Housing: Second Units
As amended on April 5, 2016 – OPPOSE UNLESS AMENDED
Set for hearing on June 29, 2016 – Senate Governance & Finance Committee**

Dear Senator Hertzberg:

The California State Association of Counties (CSAC) is opposed, unless amended, to AB 2299 by Assembly Member Richard Bloom, which would mandate that local agencies provide by ordinance for the creation of second residential units. CSAC continues to discuss our primary concern with the author and sponsor, which is the bill's imposition of a new, unfunded mandate for all cities and counties to adopt second unit ordinances. The goal of the bill can be achieved through the requirement in existing law that local agencies without an ordinance must approve second units pursuant to the standards in state law. This approach would avoid a new, unfunded mandate on local agencies to adopt an ordinance, the costs of which would likely be passed on to applicants in the form of higher permit fees.

CSAC has twice met with the author and sponsors of the measure to discuss the aforementioned issue and our other concerns with the bill. We are pleased that the author has agreed to take an amendment to address our concerns related to parking requirements. Specifically, the amendment would only preclude local parking requirements for second units located within one-half mile of "a high-quality transportation stop as defined by Section 21064.3 of the Public Resources Code." This amendment would remove our concern about precluding local parking requirements and ensure that residents of second units will have robust transit options when parking cannot be required as a condition of building the second unit in which they reside.

CSAC understands that California is reaching a crisis point regarding both the availability of housing and its affordability and that second units present an opportunity to provide a much-needed increase in housing supply. Unfortunately, CSAC cannot support a new mandate for the adoption of second unit ordinances when the law currently allows local approval of second units under the state's statutory standards. CSAC will continue to work with the author and would be pleased to remove our opposition with the aforementioned amendments. Should you have any questions regarding our position, please do not hesitate to contact me at 916-327-7500, ext. 566, or kvalentine@counties.org.

Sincerely,

A handwritten signature in blue ink that reads "Kiana L. Valentine".

Kiana Valentine
Legislative Representative

cc: The Honorable Richard Bloom, California State Assembly
Members and Consultants, Senate Governance & Finance Committee
Ryan Eisberg, Senate Republican Caucus