



City of Mission Viejo

Office of the Mayor and City Council

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July, 1 2020

Assemblywoman Cottie Petrie-Norris
California State Capitol
Room 4144
Sacramento, CA, 95814

RE: Support for AB 1063 Housing Production Bill

Dear Assemblywoman Petrie-Norris,

On behalf of the City of Mission Viejo, I am writing to express my support for AB 1063 which will provide necessary streamlining and flexibility to cities to be able to accelerate housing production.

The State has taken aggressive steps to promote housing production in the State. Further, in the current health pandemic, it is even more important that Cities are given flexibility to allow them to boost housing construction. This bill will take important steps to implement five objectives that will allow cities to facilitate housing and help the State meet the Governor's goal to create additional housing units by 2025.

- Allow local governments to credit up to 50 percent of its RHNA numbers through either rehabilitation, conversion and/or preservation.
- Clarify that committed assistance be demonstrated early enough such that the housing units would be completed and available before the end of the planning period.
- Present clear, objective standards for the review and certification of Housing Elements by providing guidance to local governments in the selection of appropriate sites, while minimizing local government's administrative time and cost.
- Expand the ability for cities to count ADUs as affordable units towards RHNA requirements by establishing an accepted assumption for estimating ADU production and affordability levels.
- Provide flexibility for the jurisdictions that have local voter-approval requirements, to submit a draft Housing Element by the October 2021 timeline.



This bill will provide critical clarifying language and establish clear standards that will help cities have clarity on how they can move forward in identifying viable sites for development. Further, this bill builds on existing State policy. The Legislature updated ADU and junior law effective January 1, 2020 to clarify and improve various provisions in order to promote the development of ADUs and junior accessory dwelling units (JADUs). This bill will clarify current law to ensure that cities can count ADU's towards their housing element compliance. As an affordable home option, and one that the Legislature has focused on establishing, it is important that cities are able to receive credit for facilitating the development of ADU's and JADU's.

With the impacts of COVID-19 and the continued focus on housing, this bill is a common-sense solution that will help cities facilitate and expedite additional housing supply. For these reasons, I support AB 1063.

Sincerely,



Brian Goodell
MAYOR

cc: City of Mission Viejo City Council
City Manager, Dennis Wilberg

