

May 5, 2019

Office of Assemblymember Laura Friedman
State Capitol, P.O. Box 942849
Sacramento, CA 94249

RE: AB 670 (Friedman) – Accessory Dwelling Units in Common Interest Developments – SUPPORT

Dear Assemblymember Friedman:

SPUR is pleased to offer support to AB 670, which we believe will help grow the number of homes in California in a form that is cost-effective, low-impact and appropriate in many kinds of neighborhood environments. AB 670 would void prohibitions on accessory dwelling units in homeowners' association documents.

SPUR (San Francisco Bay Area Planning and Urban Research Association) is a member-supported nonprofit organization that promotes good planning and good government. We bring people together from across the political spectrum to develop solutions to the big problems our cities face. With offices in San Francisco, San Jose and Oakland, we are recognized as a leading civic planning organization and are respected for our independent and holistic approach to urban issues.

As you well know, California is facing a severe housing shortage, which has created affordability issues not only for households with low incomes but also for moderate and middle-income households. There are no silver bullet solutions — we must pursue many efforts at the state, regional and local levels to grow our housing supply sustainably and efficiently. Creating more accessory dwelling units (ADUs) is one of those important efforts that will help make a dent in the housing shortage.

SPUR has been a long-time supporter of ADUs, and we have appreciated recent state (and many local) efforts to make them easier to build. As you well know, these units provide many benefits:

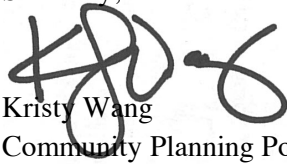
- ADUs are typically less expensive to rent than other market-rate housing units
- ADUs less expensive to build than new construction housing units
- ADUs meet the needs of many kinds of households and families at different phases of life
- ADUs appropriately add density in many kinds of neighborhoods with little impact on traffic, neighborhood aesthetics or character

AB 670 nullifies prohibitions against accessory dwelling units in the governing documents for common interest developments. It does allow for “reasonable” restrictions. Since so much potential for accessory

dwelling units lies in single-family neighborhoods, it is important that homeowners' associations be stopped from creating blanket prohibitions against in-law units.

SPUR supports your efforts to expand opportunities to create accessory dwelling units in common interest developments statewide. While no silver bullet, ADUs are an important part of the set of solutions we need to address California's housing shortage. Thank you for your work to make California a more affordable place to live.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kristy Wang', with a stylized flourish at the end.

Kristy Wang
Community Planning Policy Director