July 9, 2019

The Honorable Richard Bloom  
California State Assembly, 50th District  
State Capitol, Room 2003  
Sacramento, CA 95814

Re: AB 881 (Bloom) Accessory dwelling units.  
City of Beverly Hills – OPPOSE

Dear Assembly Member Bloom,

On behalf of the City of Beverly Hills, I write to you in respectful OPPOSITION to your AB 881. This bill would limit the ability of local governments to regulate the construction of accessory dwelling units (ADUs) in their jurisdictions by removing their authority to require ADU applicants to either occupy the ADU or the primary dwelling on the property.

California is in the midst of a housing crisis, and while the state must find ways to address housing affordability and increase its housing stock, it must do so in a way that does not erode local control. ADUs will undoubtedly play a role in meeting California’s housing needs, but this bill would remove the longstanding authority of local governments to require an applicant seeking to build an ADU to either reside in the ADU or the primary dwelling on the property. This requirement enhances the ability of local governments to conduct oversight over property owners.

Owner occupancy requirements provide local governments a means to ensure that those building ADUs are members of their community and not outside commercial enterprises. Owners who reside in either the primary dwelling or ADU on a property are more likely to charge less for rent as they are typically looking to supplement their income rather than maximize their profits. Taking away the authority of local governments to enact owner occupancy requirements for the development of ADUs denies them a valuable tool to ensure that more affordable housing is built in their community.
For these reasons, the City of Beverly Hills must respectfully OPPOSE your AB 881. Thank you for your consideration.

Sincerely,

[Signature]

John A. Mirisch
Mayor, City of Beverly Hills

cc: Members and Consultants, Senate Housing Committee
    The Honorable Ben Allen, 26th Senate District
    Andrew K. Antwih, Shaw / Yoder / Antwih, Inc.