

September 18, 2019

Robert McCoy
Mayor

The Honorable Gavin Newsom
Governor, State of California
State Capitol, First Floor
Sacramento, CA 95814

RE: AB 881 (BLOOM) ACCESSORY DWELLING UNITS- REQUEST FOR VETO

Dear Governor Newsom,

The City of Thousand Oaks urges your veto on AB 881 (Bloom), which would make numerous changes to the statutes that pertain to accessory dwelling units (ADU), even though these same statutes have been amended for several consecutive years.

The City of Thousand Oaks primarily objects to the provision in AB 881 that would prohibit us from requiring a property owner live in the main house or one of the accessory structures until January 1, 2025. This would incentivize operating the property as a commercial enterprise and could have the unintended effect of large-scale investors purchasing many single-family homes and adding ADUs, thus operating more like a property management company, not a homeowner seeking some additional income. Additionally, owner occupancy requirements could provide greater oversight and an opportunity to provide more affordable rents as a homeowner is less likely to be profit driven.

Cities zone for the purpose of supporting a particular housing type, such as a single-family neighborhood. The advent of ADUs was initially intended to house the aging parent, adult children and even caretakers to support the primary resident. Owners who rent out but continue to live in either the primary home or ADU demonstrate a financial interest in maintaining the property. When owner-occupancy is eliminated, it changes the character of the property and the neighborhood when the intended single-family housing zone transitions into multi-family rental sector.

For these reasons, the City of Thousand Oaks urges your veto on AB 881 (Bloom).

Sincerely,


Robert McCoy
Mayor

cc: David Mullinax- Regional Public Affairs Manager, dmullinax@cacities.org
League of California Cities, cityletters@cacities.org
Joe A. Gonsalves and Son

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