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TRANSMITTED VIA EMAIL

December 6, 2016

Mayor Baker and Members of the City Council
City of Campbell
70 N. First Street
Campbell, CA 95008

Dear Mayor Baker, Vice Mayor Gibbons, and Councilmembers Kotowski, Cristina and Resnikoff:

Re: December 6 Council Meeting Agenda Item 24 (Accessory Dwelling Units)

On behalf of our members, SV@Home thanks you for your consideration of potential updates to the City of Campbell's Accessory Dwelling Unit (ADU) Ordinance. In light of the recent passage of SB 1069 and AB 2299 in the State Legislature, we commend the City for taking action to ensure compliance with the new State law, and we hope to work with Campbell and other Santa Clara County jurisdictions to advance local efforts to further facilitate the development of ADUs. To guide cities in these efforts, we have developed the attached set of broad policy recommendations to increase feasibility and affordability of ADU construction. We urge you to consider these recommendations throughout your discussion of Campbell's Accessory Dwelling Unit Ordinance.

In particular, we strongly recommend the reduction or elimination of Campbell's minimum lot size requirement, which poses a barrier to ADU development on many R-1 parcels. The City's 10,000 square foot requirement is very high compared to neighboring jurisdictions, including Mountain View, which recently eliminated its minimum lot size requirement, and San Jose, which has a 5,445 square foot requirement. Moreover, as noted in the attached table, the combination of existing setback and lot coverage requirements dictate whether a lot is appropriately sized to add an ADU, making a separate minimum lot size requirement unnecessary.

Further easement of the minimum lot size requirement and other potential changes to Campbell's ADU ordinance are important because, while we celebrate the passage of SB 1069 and AB 2299, the resulting required statewide changes alone are not enough. In order for Campbell and all cities in Santa Clara County to fully leverage the opportunity that ADUs provide, cities must institute further policy changes that simplify building

requirements, streamline permitting processes, and lower costs associated with the construction of ADUs. For example, further reduction or elimination of fees as well as other requirements related to design and development standards, parking, and setbacks would allow many more homeowners to build ADUs. Additionally, the creation of local programs that centralize information and assist homeowners in understanding development requirements would greatly increase feasibility for homeowners. We also urge cities to consider new approaches, such as allowing for junior accessory dwelling units (JADUs), which could greatly expand and preserve our region's stock of naturally occurring affordable housing.

ADUs are a critical tool for addressing our region's severe housing crisis. These units can help keep families together, often providing a way for retirees or returning college graduates to continue living near family, when they otherwise wouldn't be able to afford housing in Santa Clara County. Furthermore, ADUs promote equitable homeownership; as a potential source of rental income, ADUs can open up doors to homeownership for those who otherwise cannot afford a mortgage.

However, the number of ADUs actually built each year does not allow for these benefits to be significantly scaled. SV@Home estimates that on average, fewer than 90 permits for ADUs have been issued annually throughout the County in recent years. We can and must build more. SV@Home has joined a coalition of eight Bay Area organizations led by the Bay Area Council in support of this goal. This diverse grouping of organizations – ranging from representatives of business, realtor, and senior communities, to advocates from the environmental, affordable housing, and smart growth movements – demonstrates the broad regional support for second living units. Despite our very different missions, we all agree that accessory dwelling units provide a key tool for addressing the needs of the communities we serve and advocate for. Also attached, please find a letter from our coalition that explains our position and provides additional recommendations for local action.

SV@Home looks forward to partnering with you to create thriving, sustainable communities that welcome people from all walks of life. Please let us know if we can provide you with any technical assistance or examples of best practices for ADU programs from other jurisdictions.

Thank you for the opportunity to provide our input.

Sincerely,



Pilar Lorenzana-Campo
Policy Director
SV@Home