



Reply to: Alice Fredericks
Chair, Legislative Committee
MCCMC Tiburon Town Hall
1505 Tiburon Blvd
Tiburon, CA 94920

April 18, 2019

The Honorable Lorena Gonzalez
Chair, Assembly Appropriations Committee
California State Capitol, Room 5061
Sacramento, CA 95814

**RE: AB 881 (Bloom) Accessory dwelling units.
Oppose Unless Amended (As Amended 4/3/19)**

Dear Assembly Member Gonzalez:

The Marin County Council of Mayors and Councilmembers (MCCMC) must respectfully oppose AB 881 unless it is amended to reinstate existing law, which allows a local jurisdiction to impose owner occupancy requirements on parcels with accessory dwelling units (ADUs).

AB 881 would prohibit local agencies from requiring a property owner live in the main house or one of the accessory structures. 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 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.

For these reasons, MCCMC opposes AB 881 unless it is amended.

Respectfully,

Alice Fredericks, Chair
Legislative Committee
Marin County Council of Mayors and Councilmembers

cc. Assembly member Bloom
Senator McGuire
Assembly member Levine
Nancy Hall Bennett, Regional Public Affairs Manager, nbennett@cacities.org
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