



CITY OF NEWPORT BEACH

100 Civic Center Drive
Newport Beach, California 92660
949 644-3004 | 949 644-3039 FAX
newportbeachca.gov

Mayor

Diane Brooks Dixon

Mayor Pro Tem

Will O'Neill

Council Members

Brad Avery

Joy Brenner

Marshall "Duffy" Duffield

Jeff Herdman

Kevin Muldoon

September 16, 2019

Governor Gavin Newsom
1303 10th Street, Suite 1173
Sacramento, CA 95814

**RE: AB 881 (Bloom) Accessory Dwelling Units
Oppose Unless Amended**

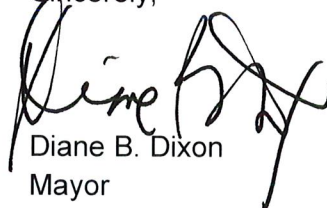
Dear Governor Newsom:

The City of Newport Beach respectfully opposes AB 881 (Bloom) 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 a local jurisdiction from requiring a property owner to 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.

For the reasons stated above, The City of Newport Beach opposes AB 881 unless it is amended to address our concerns. If you have any questions, please feel free to contact me at (949) 644-3004.

Sincerely,



Diane B. Dixon
Mayor