



CITY OF BEVERLY HILLS

455 NORTH REXFORD DRIVE • BEVERLY HILLS, CALIFORNIA 90210

Lili Bosse, Mayor

September 15, 2022

The Honorable Gavin Newsom
Governor, State of California
1021 O Street, Suite 9000
Sacramento, CA 95814

Re: **AB 682 (Bloom) Cohousing; Density Bonus Incentives**
City of Beverly Hills – **REQUEST FOR VETO**

Dear Governor Newsom,

The City of Beverly Hills requests that you VETO **AB 682** (Bloom), which would expand the state's density bonus law to incentivize development with co-housing units. As passed by the state legislature, **AB 682** incorporates cohousing development into the existing incentive structure under the current Density Bonus law.

AB 682 grants cohousing projects a scaled increase in density using the existing incentive structure that cities and counties are required to offer ministerially through the current density bonus statute. **AB 682** would also provide the waivers needed to allow the project to be physically built, while not prioritizing them over other types of housing projects.

Our City is extremely concerned that **AB 682** continues this perpetual override of local control over zoning by the state legislature. It is also concerning that **AB 682** does not clarify if these types of developments would meet local requirements regarding minimum unit size, minimum bedroom requirements, provision of private open space, and maximum unit density.

The City of Beverly Hills recognizes the need to develop more affordable housing in California. Our City has even instituted a local ordinance requiring new developments to include a certain percentage of affordable housing; however, we remain concerned that **AB 682** adds a new layer of complexity to the already convoluted density bonus statute. The state should rather offer incentives for local jurisdictions to demonstrate this form of housing works for resolving the affordable housing crisis.

For these reasons, the City of Beverly Hills must **OPPOSE AB 682** and respectfully request that you VETO AB 682.

Sincerely,

A handwritten signature in black ink that reads "Lili Bosse". The signature is written in a cursive, flowing style.

Lili Bosse,
Mayor, City of Beverly Hills

cc: The Honorable Ben Allen, Senator, 26th District
The Honorable Richard Bloom, Assemblymember, 50th District
Andrew K. Antwih, Shaw Yoder Antwih Schmelzer & Lange