



P.O. Box 3144
Los Altos, CA 94024
www.citiesassociation.org

September 24, 2025

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

**RE: AB 670 (Quirk-Silva) - Planning and zoning: housing element; converted affordable housing units.
Request for SIGNATURE**

Dear Governor Newsom,

The Cities Association of Santa Clara County respectfully requests your signature on AB 670, which would encourage more cities to convert market-rate housing to deed-restricted affordable housing. Specifically, this bill would allow cities to count existing multifamily homes that accept a deed-restricted to remain affordable as part of their Annual Progress Reports (APR) detailing progress toward their Regional Housing Needs Allocation (RHNA) in the implementation of their Housing Element of the General Plan.

The Cities Association of Santa Clara County is an interjurisdictional joint powers authority comprising members representing all 15 municipal corporations in Santa Clara County: Campbell, Cupertino, Gilroy, Los Altos, Los Altos Hills, Los Gatos, Milpitas, Monte Sereno, Morgan Hill, Mountain View, Palo Alto, San Jose, Santa Clara, Saratoga, and Sunnyvale. A key element of our mission is to act as a collective voice for our cities toward our representatives in Sacramento with respect to our legislative needs. Assemblymember Quirk-Silva's AB 670 (together with a companion bill by Assemblymember Avila Farias—AB 726) responds to our members' desire to balance meeting state law requirements embedded in our individual RHNA targets, with the very real current needs of residents who cannot wait for new housing production to solve their problems.

The RHNA overwhelmingly focuses on production of net new homes by income affordability level. However, production takes time and can lead to the dislocation of existing residents and businesses in many forms of infill development. By allowing cities to explicitly count existing housing converted to affordable housing through deed-restriction in their APRs, cities will possess a stronger incentive to also *preserve and rehabilitate* older, heavily filtered housing stock that is affordable only because of its age and state of repair. Preserving such homes mitigates displacement risks that are inadequately solved through relocation assistance programs and similar policies that rely primarily on the regulation of new housing production.

For the foregoing reasons, the Cities Association respectfully asks for your signature on AB 670.

Sincerely,

A handwritten signature in blue ink, appearing to read "Larry Klein".

Larry Klein
President, Cities Association of Santa Clara
Mayor, City of Sunnyvale

A handwritten signature in blue ink, appearing to read "J.R. Fruen".

J.R. Fruen
Chair, CASC Legislative Action Committee
Councilmember, City of Cupertino

Cc:

Asm. Marc Berman
Asm. Alex Lee
Asm. Patrick Ahrens
Asm. Ash Kalra
Asm. Gail Pellerin
Asm. Robert Rivas
Sen. Josh Becker
Sen. Dave Cortese
Sen. Aisha Wahab