



OFFICE OF THE GOVERNOR

OCT 13 2025

To the Members of the California State Assembly:

I am returning Assembly Bill 76 without my signature.

This bill reduces the affordable housing requirements for the University Innovation District (UID) in Chula Vista to qualify as exempt surplus land under the Surplus Land Act (SLA). Current law requires that at least 25 percent of all units be affordable to lower-income households. This measure instead excludes student, faculty, and university employee housing from those calculations — lowering the number of affordable homes required.

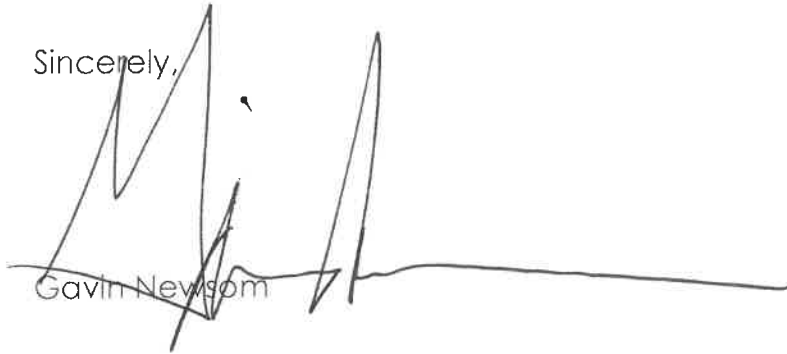
I support the vision of a University Innovation District in Chula Vista, as reflected in my signing of AB 662, which establishes a task force studying a mixed-use educational facility. But this effort should not come at the expense of the SLA's affordability framework, which since 2022 has been responsible for unlocking more than 34,000 homes — including 21,500 affordable units. Nor should it conflict with legislative efforts to expand affordable workforce housing by excluding faculty and staff units from affordability requirements.

With the AB 662 task force work set to begin, it is premature to alter this exemption before the task force completes its evaluation. Any subsequent proposal must ensure affordability requirements are maintained and the

underlying use is consistent with the SLA's purpose of delivering broad public benefit.

For these reasons, I am returning this bill without my signature.

Sincerely,

A handwritten signature in black ink, appearing to be 'Gavin Newsom', written over a printed name. The signature is stylized with a large 'G' and 'N'.

Gavin Newsom