



® August 22, 2016

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The Honorable Miguel Santiago
Member, California State Assembly
State Capitol, Room 5119
Sacramento, CA 95814

**RE: AB 1934 (Santiago): Planning and zoning: development bonuses: mixed-use projects.
As Amended on August 18, 2016 – Neutral**

Dear Assembly Member Santiago:

The California State Association of Counties (CSAC) writes to remove its opposition to your AB 1934, which would create a commercial development bonus for commercial developers that partner with an affordable housing developer to construct a mixed-used development with affordable housing or an off-site affordable housing project. We sincerely appreciate you working with us to address our concerns and most recently the amendments that add a reporting requirement and a five-year sunset date so that we can monitor any new commercial development bonus program implementation and review its impacts before making any such program permanent in state law.

While some counties are still struggling with a larger policy question raised by the bill – whether a mandated commercial development bonus program is warranted or needed to incentivize affordable housing development in the state – other counties are interested in its potential to incentivize additional affordable housing development in the state. CSAC recognizes the severity of California's housing affordability crisis and the need for creative solutions at all levels of government and commends you for thinking creatively in developing this concept and legislation.

Again, thank you for working with us so diligently to understand and address our concerns. As amended on August 18, CSAC is now neutral on AB 1934. For more information on our position, please do not hesitate contact me at 916.650.8185 or kvalentine@counties.org.

Sincerely,

A handwritten signature in blue ink that reads 'Kiana Valentine'.

Kiana Valentine
Legislative Representative

Cc: Alison Dinmore, Senate Transportation & Housing Committee
Doug Yoakam, Senate Republican Caucus