



American Planning Association
California Chapter

Creating Great Communities for All



May 11, 2020

Assembly Member Lorena Gonzalez
California State Assembly
State Capitol, Room 2114
Sacramento, CA 94814

Re: Notice of Oppose Unless Amended - AB 2345 (Gonzalez) – Density Bonus Law Waivers and Concessions and Affordability Thresholds – In Assembly Housing Committee – Wednesday, May 20, 2020

Dear Assembly Member Gonzalez:

The California State Association of Counties (CSAC), and the American Planning Association California Chapter (APA) have taken an oppose unless amended position to AB 2345, your bill which would increase the density bonus, waivers and concessions to developers using Density Bonus Law without requiring a commensurate level of affordability in return.

Our organizations support providing higher density and other benefits in exchange for higher levels of affordability in projects, similar to enhanced density bonus ordinances adopted and working successfully in many cities and counties around the state. For this reason, we support amendments recently submitted to you by Public Interest Advocates which would maintain the higher benefits for 100% affordable projects in current law and add a new tier for other projects with higher inclusionary units. These amendments are particularly important given the reduction of .5 being proposed for the current parking limitations in Density Bonus Law which in itself is a major concession – there is no need to add substantive increases in other incentives and concessions to make projects pencil out that are providing much fewer than 100% affordable units. We also support maintaining the maximum required concessions at 4.

For these reasons, we are opposed, unless amended, to AB 2345. We respectfully request that you accept the PIA amendments to remove the above concerns. Should you have any questions about our position, please do not hesitate to contact Christopher Lee (CSAC) at clee@counties.org, or Sande George (APA) at sgeorge@stefangeorge.com.

Sincerely,

A handwritten signature in blue ink that reads 'Eric S. Phillips'.

Eric S. Phillips - Vice President, Policy and Legislation - APA California

A handwritten signature in black ink that reads 'Chris'.

Christopher Lee - CSAC

cc: Assembly Housing Committee
Assembly Local Government Committee
Republican Caucus