



American Planning Association
California Chapter

Creating Great Communities for All



MEMO TO: SENATE HOUSING COMMITTEE

FROM: AMERICAN PLANNING ASSOCIATION, CALIFORNIA CHAPTER
URBAN COUNTIES OF CALIFORNIA
LEAGUE OF CALIFORNIA CITIES
CALIFORNIA STATE ASSOCIATION OF COUNTIES

DATE: JULY 16, 2020

SUBJECT: **NOTICE OF OPPOSE UNLESS AMENDED – AB 2345 (GONZALEZ)**
Density Bonus Law Waivers and Concessions and Affordability Thresholds

The California State Association of Counties (CSAC), the Urban Counties of California, the League of California Cities, and the American Planning Association California Chapter (APA) have an oppose unless amended position on AB 2345. This bill 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 suggested 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 substantially fewer than 100% affordable units. We also support maintaining the maximum required concessions at 4.

We appreciate the amendment that would provide that a city, county, or city and county that has adopted an ordinance pursuant to the Density Bonus Law that, as of the date immediately prior to the effective date of bill, provides for density bonuses that exceed the density bonuses required by the Density Bonus Law is not required to amend or otherwise update its ordinance to comply with the amendments made by this bill.

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, Jean Hurst (UCC) at jkh@hbeadvocacy.com, Jason Rhine (LCC) at jrhine@cacities.org, or Sande George (APA) at sgeorge@stefangeorge.com.