



American Planning Association
California Chapter

Making Great Communities Happen

MEMO TO: SENATE TRANSPORTATION & HOUSING COMMITTEE
FROM: AMERICAN PLANNING ASSOCIATION, CALIFORNIA
SUBJECT: **AB 2501 (BLOOM) – NOTICE OF REMOVAL OF
OPPOSITION - MAJOR DENSITY BONUS LAW CHANGES**
IN SENATE TRANSPORTATION & HOUSING
COMMITTEE – TUESDAY, JUNE 28TH
DATE: JUNE 24, 2016

The American Planning Association, California Chapter (APA California) is removing its opposition to AB 2501 (Bloom) after reaching agreement with the author and sponsors on amendments. This bill adds another major round of changes to the Density Bonus law.

The negotiated amendments reinstate the ability of cities and counties to request information from a developer who is seeking a density bonus, concessions, incentives, waivers and parking reductions for a project. As amended, the developer can be required to provide reasonable documentation to demonstrate that the project conforms with the numerous requirements of density bonus law and is eligible for any bonus, concession, waiver, or parking reduction requested, and that any concession or incentive will result in identifiable and actual cost reductions required for affordable housing units pursuant to (d)(1)(A).

We appreciate the author's and sponsors' willingness to work with APA on these changes, which we think clarify the statute and allow the developer and the local agency to determine that the project is eligible for all the incentives requested.

If you have any questions, please contact APA California's lobbyist, Sande George with Stefan/George Associates, 916-443-5301 or sgeorge@stefangeorge.com.

Sincerely,

John Terell

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cc: Members of the Senate Transportation & Housing Committee
Republican Caucus
The Governor
OPR

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