



April 5, 2017

Assembly Member Richard Bloom  
Room 2003 - State Capitol  
Sacramento, California 95814

SUBJECT: **LETTER OF CONCERN ON AB 886 – AMNESTY FOR NON-COMPLIANT LIVE/WORK BUILDINGS**

Dear Assembly Member Bloom:

The American Planning Association, California Chapter (APA California) must respectfully express our concerns to your bill, AB 886. This bill would require cities and counties to establish a program to identify non-compliant live/work spaces and to create a pathway to allow those spaces to be brought up to code, while occupants continue to live in the space.

While APA California understands the intent of the bill and the undeniable consequences these illegal buildings have in our communities, such as the tragic Ghost Ship fire in Oakland, we must express our concern with the current language. As written, owners of non-compliant buildings could register a building to bring it up to code, while the current occupants remain in the building as repairs are made. Unfortunately, there is no timeline as to how long the owner has to make the important health and safety repairs. Occupants could be exposed to unknown risks as construction proceeds. And further, if the building is registered and an unforeseen accident happens because repairs have not been completed or if repairs injure occupants, the city or county could be held liable.

We appreciate the conversations with your staff and understand that there is a working group looking more broadly at this issue. We would like to continue to work with your office to address these non-compliant buildings, but in a way that assures the buildings are brought up to code by a date certain without exposing occupants and neighbors to further harm.

If you have any questions, please contact APA California's lobbyists, Sande George or Lauren De Valencia with Stefan/George Associates, 916-443-5301 or [sgeorge@stefangeorge.com](mailto:sgeorge@stefangeorge.com) and [lauren@stefangeorge.com](mailto:lauren@stefangeorge.com).

Sincerely,

John Terell

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