



American Planning Association
California Chapter

Creating Great Communities for All

May 11, 2020

The Honorable David Chiu
Chair, Assembly Housing Committee
Room 4112 - State Capitol
Sacramento, CA 95814

SUBJECT: **NOTICE OF SUPPORT – AB 3040 (Chiu) – Incentives to Up-zone Single Family Sites**
In Assembly Housing Committee – Wednesday, May 20

Dear Assembly Member Chiu:

The American Planning Association, California Chapter, is pleased to support AB 3040. This measure provides incentives for cities and counties to upzone single family sites to 4-plexes.

Specifically, AB 3040 will authorize a city or county to include, in its inventory of sites for residential development, sites that contain an existing single-family dwelling unit, but that the city or county authorizes to contain 4 dwelling units as a use by right. It also requires HCD to give credit toward the city or county's RHNA for each site identified under the provisions of the bill as by right as long as the total credit does not exceed more than 25% of the total units needed to meet the jurisdiction's RHNA. It requires the city or county to adopt an ordinance regarding these sites that includes local land use provisions that enable the sites to be redeveloped at a higher density including height limits, parking and setback requirements, and historic resource designation, and make findings that those land use provisions do not impede the redevelopment of these sites at the higher density. It also allows HCD, if HCD determines that the city or county is making inadequate progress towards meeting its RHNA using this process, to require the city or county to amend plans or programs, including identification of other sites in the appropriate income category.

APA supports this incentive approach that allows the use of local knowledge to identify upzoning opportunities that are likely to result in the production of additional housing units and in locations that will support that increased density.

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

Sincerely,

A handwritten signature in blue ink, reading 'Eric S. Phillips'.

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

cc: Assembly Housing Committee
Republican Caucus
OPR
Governor's Office