



American Planning Association
California Chapter

Creating Great Communities for All

MEMO TO: SENATE HOUSING COMMITTEE

FROM: AMERICAN PLANNING ASSOCIATION, CALIFORNIA CHAPTER

DATE: JULY 16, 2020

SUBJECT: **NOTICE OF SUPPORT – AB 3040 (Chiu) – Incentives to Up-zone Single Family Sites**

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 groups of sites that contain existing single-family dwelling units in its housing element inventory of sites for residential development if the city or county has permitted, or is proposing to permit, to contain at least four dwelling units as a use by right. It also requires HCD to give credit of one unit toward the city's or county's RHNA for every ten sites 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 include in its housing element a description of the development standards that enable the identified sites to be redeveloped at a higher density, or would authorize the city or county instead of listing sites individually in its inventory of land suitable for residential development, to include a summary of the credits received if the list of sites is included elsewhere in the housing element.

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.