



American Planning Association
California Chapter

Creating Great Communities for All

MEMO TO: ASSEMBLY LOCAL GOVERNMENT COMMITTEE

FROM: AMERICAN PLANNING ASSOCIATION, CALIFORNIA CHAPTER

DATE: AUGUST 4, 2020

SUBJECT: **NOTICE OF SUPPORT AS AMENDED – SB 281 (WIENER)**
Extension of Housing Permits and Other Entitlements Due to COVID-19
In Assembly Local Government Committee – Tuesday, August 11th

The American Planning Association, California Chapter, has taken a support as amended position on SB 281. This bill as amended July 30th will extend by 18 months the period for the expiration, effectuation, or utilization of specified housing permits and entitlements that were issued before, and were in effect on, March 4, 2020, and that will expire before December 31, 2021. The bill would also clarify that if the state or a local agency extends, on or after March 4, 2020, but before the effective date of the bill, the otherwise applicable time for the expiration, effectuation, or utilization of a housing entitlement for not less than 18 months and pursuant to the same conditions provided by this bill, that housing entitlement shall not be extended an additional 18 months.

APA understands that the building industry has been impacted by the pandemic and may see more impacts in the foreseeable future. This bill, as amended, will enable important housing projects to extend the length of specific permits and other entitlements to allow developers more time to arrange financing and find construction workers and other resources needed to complete currently ongoing projects. APA appreciates the willingness of the author, sponsors and committee staff to work with us to finalize the timing and types of permits and entitlements subject to the 18-month extension.

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