



American Planning Association
California Chapter

Creating Great Communities for All

August 27, 2020

The Honorable Lorena Gonzalez
Assembly Member
State Capitol, Room 2114
Sacramento, California 95814

SUBJECT: **NOTICE OF REMOVAL OF OPPOSITION AS AMENDED – AB 2345 (GONZALEZ)**
CHANGES IN DENSITY BONUS LAW DENSITY AND AFFORDABILITY RATIOS

Dear Assemblymember Gonzalez:

The American Planning Association, California Chapter, has moved its position on AB 2345 to neutral as amended from opposed unless amended. The August 21st amendments addressed two of our main concerns: not increasing incentives and concessions without including significant affordability increases; and exempting local governments that have already adopted and are successfully implementing a local housing incentive ordinance that allows for density bonuses that exceed those required by the current state law effective through December 31, 2020.

Our organization supports providing higher density and other benefits in exchange for higher levels of affordability in projects, similar to enhanced density bonus ordinances adopted and working successfully in many cities and counties around the state. For this reason, we supported amendments suggested by the Western Center for Law and Poverty that were not taken which would have maintained the higher benefits for 100% affordable projects in current law and added a new tier for other projects with higher inclusionary units. APA still believes that the bill should be amended to include those changes to the density scales that remain in AB 2345 to be consistent with current affordability-to-density ratios. We continue to be concerned that this bill will encourage moderate-income housing over low-income housing because the increased density is very low compared to the affordability increases mandated in the bill. For this reason APA is unable to move to full support.

APA appreciates your willingness to address many of our original concerns with the bill. 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 that reads 'Eric S. Phillips'.

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