



American Planning Association  
**California Chapter**

*Creating Great Communities*

March 15, 2021

Assembly Member Quirk-Silva  
State Capitol, Room 6  
Sacramento, California 95814

**SUBJECT: Support for AB 345 (Quirk-Silva) – Accessory Dwelling Unit (ADU) Separate Conveyance to Affordable Housing Non-Profit Organizations**

Dear Assembly Member Quirk-Silva:

The American Planning Association, California Chapter (APA California) is pleased to support your bill, AB 345, which would require local jurisdictions to allow an accessory dwelling unit (ADU) to be sold or conveyed separately from the primary residence to specified affordable housing organizations, to create ownership units for low-income families.

AB 345 builds upon the goals of AB 587 (Friedman, 2019) to further encourage development of affordable ADUs, providing for additional affordable home-ownership opportunities. APA California greatly appreciates the time your staff and sponsors took to discuss concerns our organization had in the previous version of the bill related to the removal of the tenancy in common requirements. With the amendments in print as of 3/2/2021, which reinstate a tenancy in common requirement and require approval of these types of developments without requiring adoption/updates to existing ADU ordinances, APA California is pleased to support the bill.

If you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California's lobbyist, at 443-5301, [lauren@stefangeorge.com](mailto:lauren@stefangeorge.com).

Sincerely,

A handwritten signature in blue ink that reads 'Eric Phillips'.

Eric Phillips  
Vice President Policy and Legislation  
APA California

cc: Assembly Housing and Community Development and Local Government Committee  
Assembly Republican Caucus  
The Governor  
The Office of Planning and Research  
The Department of Housing and Community Development