March 27, 2021

Assembly Member Chad Mayes  
State Capitol, Room 4098  
Sacramento, California 95814  

SUBJECT: Support as Amended for AB 571 (Mayes) Density Bonus Affordable Units Fee Prohibitions

Dear Assembly Member Mayes:

The American Planning Association, California Chapter (APA California) is pleased to support your bill, AB 571, as amended, which would prohibit affordable housing impact fees, including inclusionary zoning fees, in-lieu fees, and public benefit fees, from being imposed on a housing development’s affordable units, if a project is proposed under the state’s density bonus law.

In a density bonus project, affordable housing impact fees, inclusionary housing in-lieu fees, and other exactions are all designed to reduce new market rate units’ impacts on the demand for affordable housing. However, affordable housing units in density bonus projects should not be subject to these same fees, as the units themselves will directly provide for affordable housing in the community. APA California supports efforts to encourage affordable housing, particularly in a time when California continues to face an unprecedented housing crisis, compounded by the ongoing impacts of the COVID-19 pandemic.

We believe the changes proposed in AB 571 will provide financial incentives to develop more affordable units in these types of projects, and we appreciate your efforts on this important issue. If you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California’s lobbyist, at 443-5301, lauren@stefangeorge.com.

Sincerely,

Eric Phillips  
Vice President Policy and Legislation  
APA California

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