



American Planning Association
California Chapter

Creating Great Communities

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,

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