



American Planning Association  
**California Chapter**

*Creating Great Communities*

March 27, 2021

Assembly Member Bloom  
State Capitol, Room 2013  
Sacramento, CA 95814

SUBJECT:        **Support for AB 721 (Bloom) Prohibition of Exclusionary Housing Covenants**

Dear Assembly Member Bloom:

The American Planning Association, California Chapter (APA California) is pleased to support your bill, AB 721, which would clarify that density restrictions in private covenants cannot be used to limit an affordable or supportive housing development that is otherwise consistent with local zoning.

Private covenants are agreements that can be attached to a particular piece of property and remain enforceable even after the property is sold. Historically, many have contained racially restrictive provisions that excluded people of color. Density restrictions in private covenants can remain on property deeds despite their discriminatory origin, which conflicts with the Fair Employment and Housing Act and other state anti-discrimination laws. These restrictive covenants run counter to California's efforts in tackling the housing crisis and do not support inclusive communities.

APA California appreciates your efforts to ensure equitable access to affordable and supportive housing and urge an aye vote. If you have any questions, please contact Lauren De Valencia, [lauren@stefangeorge.com](mailto:lauren@stefangeorge.com), APA California's lobbyist.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Eric Phillips', with a long horizontal flourish extending to the right.

Eric Phillips  
Vice President Policy and Legislation  
APA California

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