



American Planning Association
California Chapter

Creating Great Communities

April 26, 2021

The Honorable Assembly Member Bloom
California State Assembly
State Capitol, Room 2013
Sacramento, CA 95814

SUBJECT: **Support for AB 115 (Bloom) Residential Housing Development in Commercial Zones**

Dear Assembly Member Bloom:

The American Planning Association, California Chapter (APA California), is pleased to support your bill, AB 115. AB 115 would require that a housing development in which at least 20% of the units have an affordable housing cost or affordable rent for lower-income households shall be an authorized use on a site designated in a local agency's zoning code or maps for commercial uses.

APA California supports the overall goals of your bill, which will provide opportunities for the redevelopment of underutilized commercial sites into housing. Further, our organization supports a number of efforts to streamline and encourage housing development, particularly in a time when California continues to face an unprecedented housing crisis, compounded by the ongoing impacts of the COVID-19 pandemic. As this bill has been reintroduced from your similar bill, AB 3107 (2020), APA California appreciates a number of amendments that were made last year, which are reflected in AB 115. As the bill continues to move, we do have a few additional suggested amendments that we hope will be considered:

Housing Element Credit for Eligible Sites

Given that the bill would automatically increase residential capacity within jurisdictions on many more sites than would otherwise be identified or rezoned through the Housing Element process, APA California believes a percentage of these commercial sites where AB 115 would apply should be authorized to satisfy a jurisdiction's RHNA site requirements.

Nuisance Claims

APA California also suggest that a provision be added to the bill to limit the ability of future residents of these new developments to file unreasonable nuisance complaints on existing businesses that the new development surrounds. Because this bill allows developments in commercial areas, businesses that are already established should not be impacted by the new use of nearby developments.

APA California appreciates your efforts on this important issue and if you have any questions, please contact Lauren De Valencia, lauren@stefangeorge.com, APA California's lobbyist.

Sincerely,

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

Eric Phillips
Vice President Policy and Legislation
APA California

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