



American Planning Association  
**California Chapter**

*Creating Great Communities*

June 17, 2021

The Honorable Jesse Gabriel  
California State Assembly  
State Capitol, Room 4117  
Sacramento, CA 95814

**SUBJECT:        SUPPORT FOR AB 787 (Gabriel) Conversion of Market Rate Housing into Affordable Housing**

Dear Assembly Member Gabriel:

The American Planning Association, California Chapter (APA California) is pleased to support your bill, AB 787, which would authorize local governments to count any units in an existing multifamily building that are converted to deed restricted housing for very low-, low- or moderate-income households towards their share of the regional housing need (RHNA) as long as specified conditions are met.

As California continues to face an ongoing housing crisis, further compounded by the impacts of the COVID-19 pandemic, both affordable housing development, preservation and, as your bill would allow, conversion of existing market rate housing to deed restricted very low-, low- or moderate-income housing is another important and cost-effective tool jurisdictions can use to help address the housing crisis. This change will create an additional approach to facilitate affordable housing opportunities and will at the same time help jurisdictions meet important new RHNA requirements. We appreciate your efforts on this important issue and 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 that reads 'Eric Phillips' with a long horizontal flourish extending to the right.

Eric Phillips  
Vice President Policy and Legislation  
APA California

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