



American Planning Association
California Chapter

Creating Great Communities for All

June 16, 2021

The Honorable Bob Hertzberg
California State Senate
State Capitol, Room 313
Sacramento, CA 95814

SUBJECT: SUPPORT FOR SB 728 (HERTZBERG) – Density Bonus Units Authorized to be Purchased by Nonprofit Housing Organizations

Dear Senator Hertzberg:

The American Planning Association, California Chapter (APA California) is pleased to support your bill, SB 728, which would, as an alternative in Density Bonus Law requirements to ensure an initial occupant of a for-sale unit meets specified income requirements, allow a qualified nonprofit housing organization to purchase the unit as well. This would allow specified nonprofits to provide affordable homeownership opportunities and ensures the unit(s) remains affordable over time.

APA California supports efforts to 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. Density Bonus Law remains one of the few tools local governments have to produce affordable housing for low-income households in the absence of public funding. Over the past few years, the Legislature has continued to expand its use to bolster affordable housing and we believe the changes proposed in your bill are yet another way to help encourage and maintain affordable housing throughout California's communities. We appreciate your efforts on this issue and are pleased to support SB 728. 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 Housing and Community Development Committee
 Assembly Republican Caucus
 The Governor
 The Office of Planning and Research