



American Planning Association
California Chapter

Creating Great Communities

April 11, 2022

Assemblymember Laura Friedman
1021 O Street, Room 6310
Sacramento, California 95814

SUBJECT: **Support for AB 2097 (Friedman) – Statewide Prohibitions on Minimum Parking Requirements for Residential and Commercial Developments Near Public Transit**

Dear Assembly Member Friedman:

The American Planning Association, California Chapter (APA California) is pleased to **support** your AB 2097, which would eliminate minimum automobile parking requirements for both residential and commercial developments that are located within a ½ mile of public transit, as defined.

APA California is a non-profit organization made up of practicing planners, citizens and public officials committed to advancing the practice of local, regional, and statewide planning throughout urban, suburban, and rural California. Our organization is supportive of efforts that encourage developing walkable communities, enhancing high-quality transit options, and reducing reliance on private automobiles. As these are the stated goals of AB 2097, we wish to join in support of your bill.

With these goals in mind, our organization is also supportive of encouraging housing development, particularly reducing barriers to affordable housing production. As you know, in 2021 APA California originally took a support if amended position on AB 1401 (your predecessor to AB 2097), suggesting that residential developments of 10 units or more should provide affordable housing at levels defined in Government Code section 65915 (Density Bonuses and Other Incentives) to receive full parking waivers. After conversations with several stakeholders and our membership last year, we moved to fully support AB 1401 without this amendment, hopeful that the cost savings from reduced parking requirements would be realized in more affordable homes being built, even without affordability requirements being incorporated into the bill.

We understand that your office is continuing to explore this issue. While we have heard the concerns that Density Bonus Law has been unevenly used throughout the state, it remains one of the few tools through which cities can produce housing affordable for low-income households in the absence of a permanent, dedicated public funding source. Accordingly, we appreciate that those conversations are ongoing with other groups who have raised similar issues.



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Regardless, AB 2097 takes substantial step forward in creating more walkable communities and providing another tool to address the state's housing needs and climate crisis, at a time when both are more acute than ever. We appreciate your commitment to this important issue and are pleased to support AB 2097 as it moves this year. If you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California's lobbyist, at 916 443-5301, lauren@stefangeorge.com.

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