



American Planning Association  
**California Chapter**

*Creating Great Communities*

April 11, 2022

The Honorable Buffy Wicks  
California State Assembly  
1021 O Street, Room 4240  
Sacramento, CA 95814

**SUBJECT: Support for AB 2334 (Wicks) Density Bonus Enhancements in Low Vehicle Travel Areas**

Dear Assemblymember Wicks:

The American Planning Association, California Chapter (APA California) is pleased to **support** your AB 2334, which allow a 100% affordable housing development project to receive added height and unlimited density if the project is located in an urbanized low vehicle travel area, at least 80 percent of the units are restricted to lower income households, and no more than 20 percent are for moderate income households. Additionally, AB 2334 makes various technical changes to the Density Bonus statute.

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 supports efforts to create sustainable communities that help meet California's overall climate goals in addition to supporting desperately needed housing development, particularly affordable housing. Additionally, our organization supports higher densities in infill/growth areas linked to transit, which is why we are pleased to support this bill.

AB 2334 builds upon changes in Density Bonus statute provided under AB 1763 (Chiu, 2019) by allowing all 100% affordable housing developments near transit to qualify for an enhanced density bonus if the development is also located in a low vehicle travel area, where the existing vehicle miles traveled (VMT) per capita is 15% below the regional or city average. as determined by the Office of Planning and Research (OPR). We believe this enhancement will increase the supply of affordable infill development, which supports California's climate and housing goals.

Additionally, AB 2334 makes several clarifications to the Density Bonus statute, and we appreciate the changes to the definition of "maximum allowable residential density" suggested by our organization and recently incorporated into the bill. APA California appreciates your efforts on this important issue and If you have any questions, please contact Lauren De Valencia, Stefan/George Associates, APA California's lobbyist, at 916 443-5301, [lauren@stefangeorge.com](mailto:lauren@stefangeorge.com).

Sincerely,

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

1121 L Street, Suite 606, Sacramento, CA 95814  
916.443.5301