



American Planning Association
California Chapter

Creating Great Communities

June 7, 2022

The Honorable Richard Bloom
California State Assembly
1021 O Street, Room 8130
Sacramento, CA 95814

SUBJECT: Support for AB 682 (Bloom) Incentivizing Shared Housing Under the Density Bonus Law

Dear Assemblymember Bloom:

The American Planning Association, California Chapter (APA California) is pleased to support your AB 682, which would expand the state's Density Bonus Law to allow shared housing buildings, which may also include other types of developments and/or commercial uses, to qualify for benefits under the law, if certain affordability requirements are met.

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 higher densities in urban areas with a range of housing types and has supported several changes to the Density Bonus Law over the last few years. As the state continues to face a severe housing crisis with a substantial shortage of affordable housing in particular, the Legislature has passed several laws to streamline the development of ADUs, duplexes, and expand options under the Density Bonus Law. APA California believes that incentivizing additional types of housing developments, like shared housing, will create another important tool to help California provide more solutions to address the housing crisis.

Shared housing can maximize the number of units and space within a development, offer another type of naturally affordable housing and under the changes proposed in this bill, would require a specified amount of these units be dedicated to low or very-low-income households in exchange for development bonuses. Additionally, shared housing can offer a more collaborative living environment that supports equity and inclusion in communities. One issue we do continue to suggest is to work with the California Department of Housing and Community Development (HCD) to determine if and how shared housing units could count for the purposes of RHNA compliance.

We would like to thank your office and bill sponsor for reaching out to our organization early in the development of the bill and making some of the changes our organization suggested to ensure successful implementation of the requirements in AB 682. 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 that reads 'Eric Phillips'.

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

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