



American Planning Association
California Chapter

Creating Great Communities

June 23, 2022

The Honorable Senator Anna Caballero
1020 N Street, Room 7620
Sacramento, CA 95814

SUBJECT: Support for SB 6 (Caballero) – Residential Housing Development in Commercial Zones

Dear Senator Caballero:

The American Planning Association, California Chapter (APA California) is pleased to continue our **support** for your SB 6, which creates the Neighborhood Homes Act. SB 6 establishes a housing development project as an allowable use on a “neighborhood lot,” defined as a parcel within a commercial zone where office, retail and parking uses are permitted, so long as the site meets specified requirements. The bill also requires 15% of the units to be affordable, sets forth several additional requirements that the development must meet, includes labor standards and sunsets on January 1, 2029.

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 adopted 2022 Policy Platform includes action to “allow developers to build at higher densities and on commercial properties with a range of housing types while maintaining vibrant and sustainable communities” as one of our priorities related to encouraging housing production. Accordingly, our organization supports opportunities, like those in SB 6, to revitalize underutilized commercial properties into desperately needed housing while still supporting viable commercial spaces to ensure walkable and vibrant communities.

Further, our organization supports several efforts to streamline and encourage housing development, particularly in a time when California continues to face an unprecedented housing crisis. In addition to SB 6, our organization is also supporting AB 2011, and we continue to offer our assistance in technical feedback as both bills continue to move.

We appreciate both your and Senator Caballero’s steadfast commitment to this issue and if you should 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