



American Planning Association
California Chapter

Creating Great Communities for All

March 29, 2024

The Honorable Chris Ward
California State Assembly
1021 O Street
Sacramento, CA 95814

SUBJECT: AB 2934 (Ward) Residential developments: building standards: review – SUPPORT

Dear Assemblymember Ward:

The American Planning Association, California Chapter is pleased to support your AB 2934, which would establish a working group to make recommendations to the California Building Standards Commission on allowing smaller developments, between three and ten units, to be built under the California Residential Code rather than the Building Code. The bill would also require the state to look at standards and other cost pressures from the current building code that are contributing to housing production constraints overall with a goal to reduce them where possible.

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. As adopted in APA California's Legislative Platform, *Plan California*, our organization is supportive of efforts our that minimize constraints to housing production.

While the Legislature has passed many changes to the housing entitlement and permitting process, we are excited to see interest in looking at other potential constraints to housing development. Reviewing the California Building code to determine areas where changes can be safely made that could address financial constraints to developing smaller multi-family developments could allow these type of projects to pencil out, providing more housing opportunities for communities throughout the state. With construction costs increasing due to interest rates, material costs and labor, in addition to building standards, we believe looking more closely at ways to provide a path for this "missing middle" housing type will serve as an important resource to address the state's severe housing crisis.

We appreciate your dedication to this important issue, and for all the reasons listed above, are pleased to support AB 2934. If you have any questions, please contact our lobbyist, Lauren De Valencia, with Stefan/George Associates at lauren@stefangeorge.com.

Sincerely,

A handwritten signature in blue ink, appearing to be 'ED'.

Erik de Kok, AICP
Vice President Policy and Legislation
APA California

cc: Assembly Housing and Community Development Committee
Assembly Local Government Committee
The Governor
The Office of Planning and Research
The California Department of Housing and Community Development

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