



American Planning Association  
**California Chapter**

*Creating Great Communities for All*

April 1, 2026

The Honorable Anna Caballero  
California State Senate  
1021 O Street, Room 7620  
Sacramento, California 95814

**RE: SB 1091 (Caballero) Community Anti-Displacement and Preservation Program – SUPPORT**

Dear Senator Caballero:

The American Planning Association, California Chapter (APA California) is pleased to support your SB 1091, which would create a new Department of Housing and Community Development (HCD) program, the Community Anti-Displacement and Preservation Program (CAPP), to fund the acquisition and rehabilitation of unrestricted housing units and attach long-term affordability restrictions.

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 that preserve and rehabilitate existing housing stock and to protect and provide resources to prevent and discourage displacement.

As the Legislature continues to discuss options to address the housing crisis, it is important to preserve existing "naturally affordable" unsubsidized housing, which is at risk of disappearing with overall low housing inventory and increased demand. SB 1091 can provide a critical tool to preserve this type of housing, which is privately owned and can be more affordable than market rate options. Providing resources to local jurisdictions, nonprofits, or other community developers that wish to acquire nonsubsidized housing and convert them to long-term affordable units offers another resource as the state continues to face a severe housing crisis.

For these reasons, APA California is pleased to support SB 1091 and appreciates your efforts on this issue. 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,

A handwritten signature in blue ink that reads 'Reuben Duarte'.

Reuben Duarte  
Vice President Policy and Legislation  
APA California

cc: Senate Housing Committee  
Senate Republican Caucus  
The Governor  
The Office of Land Use and Climate Innovation  
The Department of Housing and Community Development