



American Planning Association
California Chapter

Making Great Communities Happen

MEMO TO: MEMBERS OF THE SENATE HOUSING COMMITTEE

FROM: THE AMERICAN PLANING ASSOCIATION, CALIFORNIA CHAPTER

DATE: JUNE 3, 2019

SUBJECT: **AB 1485 (Wicks) – Support - Housing Development Streamlining
In Senate Housing Committee**

The American Planning Association, California Chapter has taken a support position on AB 1485 (Wicks) as proposed to be amended. AB 1485 would allow moderate- and middle- income housing projects to qualify for SB 35 streamlining.

APA supports the goal of the bill to allow moderate- and middle-income housing to qualify for SB 35. Both categories of housing are needed in this state and merit streamlining. To ensure rents for these units remain affordable, the bill would now additionally require the rents charged for those units that are dedicated to housing affordable to households between 80% and 120% of area median income be at least 20% below the fair market rent for the county.

Proposed and previous amendments address two issues that APA suggested be fixed in the bill: to clarify how the interplay with local inclusionary ordinances would work with the affordability requirements in the bill and to use an existing definition of affordable rent currently in the Health and Safety Code. With these amendments, APA is now in full support of this measure.

If you have any questions, please contact our lobbyist, Sande George, with Stefan/George Associates, sgeorge@stefangeorge.com, 916-443-5301.

Sincerely,

Eric S. Phillips
Vice President, Policy and Legislation - APA California

cc: Senate Governance & Finance Committee
Republican Caucus
Governor's Office
OPR

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