



American Planning Association
California Chapter

Creating Great Communities for All

June 17, 2024

The Honorable Buffy Wicks
California State Assembly
1021 O Street 8140
Sacramento, CA 95814

SUBJECT: AB 2243 (Wicks) Affordable Housing and High Road Jobs Act of 2022: objective standards, affordability and site criteria - SUPPORT

Dear Assemblymember Wicks:

The American Planning Association, California Chapter is pleased to support your AB 2243, which makes several clarifying changes to the Affordable Housing and High Road Jobs Act of 2022 (AB 2011) including expanding geographic applicability.

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 supports the streamlining opportunities provided under the both AB 2011 and now AB 2243 for the redevelopment of underutilized commercial sites into affordable and mixed-income housing. In addition, our members support higher densities in infill/growth areas that are paired with goods and services easily accessible to residents. This type of development supports sustainable communities and California's climate goals.

We also appreciate the time your staff took to discuss our initial concern over how a local government would be required to provide a credit to the development for any fee, as defined in the Mitigation Fee Act, for existing uses. Because each impact and fee have separate nexus requirements, we appreciate recent amendments that make clear when a development is proposed to demolish or change an existing use, fees on the development would be offset to account for the demolition or change so that the amount of the fee is attributable only to the development's incremental impact on public facilities or services. Further these fees would not be refundable or used to offset any other fee.

We appreciate your dedication to this important issue and working with our organization to address the concern noted above. For all these reasons, APA California is pleased to support AB 2243. 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: Senate Housing Committee
Senate Local Government Committee
The Governor
The Office of Planning and Research
The California Department of Housing and Community Development

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