



## Los Angeles Area Chamber of Commerce

### **POLICY BRIEF: AB 2280 Saldana (D-San Diego) Density bonus.**

**Summary:** AB 2280 institutes various changes to California's current density bonus law. Most notably the bill requires a developer to request a density bonus at the same time as submitting the application for the initial discretionary approval. Additionally, the legislation institutes a 10% across the board increase in the percentage of affordable units that must be included in a housing development project to qualify for incentives. The legislation provides that local governments may grant density bonuses greater than what is provided under state law, or lower for developments that do not meet the requirements of state law.

**Background:** To help address California's affordable housing shortage, the Legislature enacted density bonus law to encourage the development of more affordable units. Existing State law requires all cities and counties to adopt an ordinance that specifies how they will implement state density bonus law. It further mandates cities and counties to grant a density bonus when an applicant for a housing development of five or more units agrees to construct a project that will contain at least any one of the following: a) 10% of the total units for lower income households; b) 5% of the total units of a housing for very low-income households; c) A senior citizen housing development or mobile home park; d) 10% of the units in a CID for moderate-income households.

**Status:** Assembly Third Reading

**Proponents:** American Planning Association, CA Chapter, CA State Association of Counties, Cities of Carlsbad, Claremont, Costa Mesa, Fairfield, Roseville, Salinas, Taft, Walnut Creek, and Watsonville and League of CA Cities

**Opponents:** Aging Services of CA, CA Association of Realtors, CA Building Industry Association, CA Coalition for Rural Housing, Housing CA, Public Law Center, Riverbank Development Company, Southern CA Association of Non-Profit Housing and Western Center on Law & Poverty

**Recommended Position:** Oppose