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September 3, 2020

Honorable Gavin Newsom, Governor of California
State Capitol
Sacramento, CA 95814

Subject: AB 2345 (Gonzalez) Planning and Zoning: Density Bonuses – Request for Signature

Dear Governor Newsom:

On behalf of Circulate San Diego, whose mission is to create excellent mobility choices and vibrant, healthy neighborhoods, I am writing as a co-sponsor of Assembly Bill 2345 to request that you sign this important housing production bill.

Circulate co-sponsored AB 2345 because it will enhance California's Density Bonus Law, a critical statewide program to encourage affordable and market rate homes throughout California.

Circulate supports this bill because an identical effort in the City of San Diego substantially increased both the number of applications for use of the bonus program, as well as the total number of affordable and market rate homes permitted. Our research showed:

- 490 percent increase for the number of projects applying to use the program,
- 551 percent increase for the number of deed-restricted affordable homes entitled, and
- 356 percent increase for combined affordable and market-rate homes entitled¹

Additionally, our research showed that projects using San Diego's enhanced bonus program created and strong equity and climate change benefits. 63 percent of projects using San Diego's program were located in high and highest resource Census tracts. Furthermore, 97 percent of projects using the program were located within a half-mile of a high performing transit stop.²

We strongly request that you sign AB 2345.

Sincerely,

Colin Parent
Executive Director and General Counsel, Circulate San Diego

¹ Good Bargain, Circulate San Diego (May 19, 2020), available at <http://www.circulatesd.org/goodbargain>.

² Equity and Climate for Homes, Circulate San Diego (July 14, 2020), available at <http://www.circulatesd.org/equityandclimateforhomes>.