



March 16, 2022

The Honorable Buffy Wicks  
California State Assembly  
1021 O St., Ste. 4240  
Sacramento, CA 95814

**RE: AB 2334 (Wicks) – SUPPORT**

Dear Assemblymember Wicks:

On behalf of MidPen Housing Corporation, I am writing in support of your bill, AB 2334, which will increase the supply of affordable housing by allowing all location-efficient 100% affordable housing developments to qualify for the enhanced density bonus.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 100 communities and 8,000 homes for low-income families, seniors and those with supportive housing needs throughout Northern California.

The pandemic has shown us all the essential role affordable housing plays in every California community — providing shelter, support, and community to some of the state's most vulnerable populations, from seniors and veterans to teachers, firefighters, and many other hard-working families. California currently has a gap of 1.2 million homes affordable to lower-income households, and on any given night, roughly 160,000 people in California experienced homelessness. While the state has taken significant steps in recent years to address the housing and homelessness crises, there is much more to be done to make housing more accessible and affordable to lower-income Californians in every community and ensure housing solutions help the state achieve its climate goals.

AB 2334 does both, strengthening California's Density Bonus Law provisions that allow developers to obtain more favorable local development requirements in exchange for offering to build or donate land for affordable or senior units. In 2019, AB 1763 (Chiu) amended Density Bonus law to allow 100% affordable housing developments to gain an 80% density bonus and no maximum controls on density if the development is within one-half mile of a major transit stop or high-quality bus corridor.

AB 2334 builds on the improvements in Density Bonus Law provided under AB 1763 by allowing all location-efficient 100% affordable housing developments to qualify for the enhanced density bonus. Specifically, this bill would:

- Further incentivize infill development by allowing 100% affordable housing developments to have no maximum controls on density when located in a very low vehicle travel area, where the existing vehicle miles traveled (VMT) per capita is 15% below the regional or city average
- Maintain existing authority of local governments in the development approval process
- Maintain existing maximum increase to building height limits under Density Bonus law
- Make additional technical changes and clean up to Density Bonus law

AB 2334 addresses the housing affordability crisis and furthers environmental sustainability goals by incentivizing infill development and densification of urbanizing communities that may not yet have high-quality transit but offer convenient access to jobs, retail, and services, allowing residents to drive less to reach their daily destinations. Encouraging higher density development in low-VMT areas will increase the production of critical affordable housing while supporting the reduction of greenhouse gas emissions and reducing the exposure of low-income Californians to the impacts of climate change.

MidPen Housing and our City partners—like the City of San Mateo—have had [great success in employing AB 1763](#). We welcome tools like that which AB 2334 contemplates that further maximize public benefit on great housing sites. Thank you for your leadership on this crucial issue.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew O. Franklin".

Matthew O. Franklin  
President & CEO, MidPen Housing