



City Council

Teresa Gerringer, Mayor  
Carl Anduri, Vice Mayor  
Susan Candell, Council Member  
Gina Dawson, Council Member  
Wei-Tai Kwok, Council Member

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April 12, 2022

The Honorable Cecilia Aguiar-Curry  
Chair, Assembly Local Government Committee  
1021 O St., Suite 6350  
Sacramento, CA 95814

**RE: AB 2334 (Wicks) Density Bonus Law: affordability: incentives or concessions in low vehicle travel areas: parking standards: definitions. City of Lafayette - Notice of Opposition**

Dear Assembly Member Aguiar-Curry,

On behalf of the City of Lafayette, I write in opposition to AB 2334 (Wicks), which would greatly expand existing Density Bonus Law (DBL) to require a city or county to award a developer added height and unlimited density if the project is located in an urbanized low vehicle travel area, at least 80 percent of the units are restricted to lower income households, and no more than 20 percent are for moderate income households.

The City agrees with the fundamental problem – there aren't enough homes, particularly ones for low-income households. However, we unfortunately oppose the bill's expansion of density bonus law as it relates to the definition of "low vehicle travel area" and the unlimited density potential that would undermine local government's certified housing element and community-based housing plans.

With regard to the density bonus concessions this bill seeks to provide to developers in "low vehicle travel areas," we have concerns regarding the loose definition of such areas. The bill's definition of this term includes travel areas that extend far beyond locations offering proximity to public transit, which in turn shifts land use decision making away from voters and their elected officials and onto transit agencies. The City firmly believes that land use decisions should be left to local governments, who utilize a considered process for ensuring housing developments work within the existing community and have adequate infrastructure to support them.

Moreover, the City has concerns with the bill's expansion of density bonus concessions to allow added height and unlimited density near "low vehicle travel areas." Granting a developer an unlimited density bonus and three additional stories is too extreme in many

communities – many of which are not proximate to existing transit corridors to improve the housing-climate nexus that the bill seeks to address by connecting housing to transit.

The City understands that more needs to be done to address the current housing crisis. However, undermining local housing elements and shifting local land use discretion away from elected officials and to unelected transit agencies is not the answer.

For these reasons, the City of Lafayette opposes AB 2334 (Wicks).

Sincerely,

A handwritten signature in cursive script that reads "Teresa Gerringer". The signature is written in black ink and has a fluid, connected style.

Teresa Gerringer  
Mayor  
City of Lafayette

cc: Senator Steve Glazer  
Assembly Member Rebecca Bauer-Kahan