

Date of Hearing: March 25, 2026

ASSEMBLY COMMITTEE ON HOUSING AND COMMUNITY DEVELOPMENT

Matt Haney, Chair

AB 2433 (Alvarez) – As Introduced February 20, 2026

**SUBJECT:** Housing development: affordable homes bonus

**SUMMARY:** Makes numerous changes to Density Bonus Law (DBL), including increasing the available incentives and concessions for for-sale housing development projects, establishing a by-right ministerial review process for infill DBL housing developments, amending floor area ratio (FAR) provisions, and renaming DBL as the “Affordable Homes Bonus Program.”

Specifically, **this bill:**

- 1) Provides that a city or county shall comply with DBL if the jurisdiction determines an applicant meets at least one of the affordability criteria that would make a housing development project eligible for a density bonus.
- 2) Requires a local government to proactively notify an applicant for a housing development that the housing development is eligible for a density bonus, incentive or concession, waiver or reduction of development standard under DBL.
- 3) Requires a local government to list a DBL project as an “affordable homes bonus project” or a “density bonus project” on any public-facing agenda discussing or considering the approval of any element of a housing development under DBL.
- 4) Provides an applicant for a DBL housing development with two extra concessions or incentives across the board, and with an additional two incentives or concessions added if the proposed DBL project includes for-sale units.
- 5) Provides that notwithstanding any other law, the granting of a density bonus, concession or incentive, waiver or reduction of development standards under DBL shall not be discretionary and shall not require, or be interpreted to require, any general plan amendment, local coastal plan amendment, zoning change, amendments, study, or other discretionary approval or environmental review under the California Environmental Quality Act (CEQA).
- 6) Allows an applicant to elect to use the maximum residential FAR of the site to calculate the maximum allowable gross density of the housing development, and then use the density bonus provided through DBL to increase the FAR of the site.
- 7) Deletes the requirement that for the purposes of calculating a density bonus, the residential units shall be on contiguous sites that are the subject of one development application, but do not have to be based upon individual subdivision maps or parcels, and that the density bonus shall be permitted in geographic areas of the housing development other than the areas where the lower income units are located.
- 8) Replaces the provision in 7) with language providing that the density bonus, incentives or concession, and waiver or reductions of development standards shall be permitted within or outside of the geographic areas of the housing development where the affordable or market rate units are located.

- 9) Provides, for the purpose of calculating a proposed DBL housing development's "maximum allowable residential density" or "base density," that if the proposed development's underlying land use controls establish a FAR standard where at least a portion of the FAR may be used for residential purposes, and the applicant may elect to use the site's entire FAR for residential use with the use of an incentive or concession, or a waiver or reduction of development standards, the base density shall be calculated on the realistic development capacity of the site's entire floor area ratio after the increase.
- 10) Defines "moderate-income household" as including lower income, very low income, and extremely low income households.
- 11) Provides that notwithstanding any other law, if a housing development project satisfies the requirement of the infill housing CEQA exemption in AB 130 (Committee on Budget), Chapter 22, Statutes of 2025, and is eligible for a density bonus, incentives or concessions, and waivers or reductions of development standards under DBL, the housing development project shall be a use by right and subject to ministerial review.
- 12) Renames "DBL" as the "Affordable Homes Bonus Program."
- 13) Makes other technical, clarifying, and conforming changes.

**EXISTING LAW:**

- 1) Establishes DBL, which requires a local government to do all of the following:
  - a) Adopt procedures and timelines for processing a DBL application;
  - b) Provide a list of all documents and information required to submit with the DBL application for it to be deemed complete; and
  - c) Provide an applicant with information related to the amount of density bonus for which the applicant is eligible, and whether the applicant has provided adequate information for the local government to make a determination as to the granting of any requested incentives, concessions, waivers, or reductions in development standards, at the time of application completeness.(Government Code (GOV) 65915)
- 2) Requires local governments to grant a density bonus when an applicant for a housing development, defined as a development containing "five or more residential units, including mixed-use developments," seeks and agrees to construct a project that will contain at least one of the following:
  - a) 10% of the total units of a housing development for lower-income households;
  - b) 5% of the total units of a housing development for very low-income households;
  - c) A senior citizen housing development or mobile home park;
  - d) 10% of the units in a common interest development (CID) for moderate-income households;

- e) 10% of the total units for transitional foster youth, veterans, or persons experiencing homelessness;
  - f) 20% of the total units for lower-income students in a student housing development; or
  - g) 100% of the units of a housing development for lower-income households, except that 20% of units may be for moderate-income households. (GOV 65915)
- 3) Requires local governments to grant a density bonus ranging from 20% to 50% for rental developments that include a minimum percentage of units affordable to very low-, low-, or moderate-income households, with the bonus increasing on a sliding scale based on the level of affordability provided. For 100% affordable rental developments, the law provides a bonus of up to 80%, along with additional incentives such as increased height limits, reduced parking requirements, and modified development standards if the project is located within ½ mile of a major transit stop or in a low vehicle miles traveled (VMT) area. In certain cases, 100% affordable projects in qualifying areas may be allowed unlimited density. (GOV 65915)
- 4) Requires a local government to grant an additional density bonus on top of the bonus in 2) if the applicant agrees to include additional rental or for-sale units affordable to very low income households or moderate income households. (GOV 65915)
- 5) Provides that, upon the developer's request, the local government may not require parking standards greater than the parking ratios specified in DBL. (GOV 65915)
- 6) Requires applicants to receive concessions and incentives depending on the percentage of affordable housing included in the proposed development. "Concessions and incentives" means the following:
- a) A reduction in site development standards, or a modification of zoning code requirements, or architectural design requirements, that exceed the minimum building standards, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicular parking spaces that would otherwise be required, resulting in identifiable and actual cost reductions, to provide for affordable housing costs, as specified;
  - b) Approval of mixed-use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located; and
  - c) Other regulatory incentives or concessions proposed by the developer or the city, county, or city and county that result in identifiable and actual cost reductions to provide for affordable housing costs, as specified. (GOV 65915)
- 7) Provides that the granting of a density bonus, incentive, or concession shall not be interpreted in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval. (GOV 65915)

- 8) Establishes procedures for calculating the maximum allowable residential density, or base density, of the project, for which the bonus is to be calculated based on. (GOV 65915)
- 9) Provides that, in no case, may a local government apply any development standard that will have the effect of physically precluding the construction of a development at the densities or with the concessions or incentives permitted by DBL. (GOV 65915)

**FISCAL EFFECT:** Unknown.

**COMMENTS:**

**Author's Statement:** According to the author, "California's housing crisis has been decades in the making, but Bonus Law is proof that the right policies work. Over the past five years, Bonus Law has entitled more than 140,000 homes across the state, making it the most utilized and successful housing program currently in law.

AB 2433, the Affordable Homes Bonus Law, builds on that success to make the promise of homeownership more obtainable for the people who make our communities work. This bill strengthens the incentives for builders who commit to affordable housing, holds cities accountable to clear timelines, and removes unnecessary barriers that have slowed or blocked good projects for years. When a developer is willing to do the right thing and build homes working families can afford, state law should make that easier."

**California's Housing Crisis:** California's housing crisis is a half-century in the making.<sup>1</sup> After decades of underproduction, supply is far behind need, and housing and rental costs are soaring. As a result, millions of Californians must make hard decisions about paying for housing at the expense of food, health care, child care, and transportation, directly impacting the quality of life in the state.<sup>2</sup> One in three households in the state doesn't earn enough money to meet their basic needs.<sup>3</sup> In 2024, over 187,000 Californians experienced homelessness on a given night.<sup>4</sup>

To meet this housing need, HCD determined that California must plan for more than 2.5 million new homes, and no less than one million of those homes must be affordable to lower-income households, in the 6<sup>th</sup> Regional Housing Needs Allocation (RHNA) cycle. By contrast, housing production in the past decade has been under 100,000 units per year – including less than 10,000 units of affordable housing per year.<sup>5</sup>

The state's housing crisis is not equally experienced by all Californians. Testimony by the UC Berkeley Turner Center to this Committee showed that the impacts of the housing crisis are significantly more severe for lower-income individuals, single-earner households, Black and

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<sup>1</sup> California Department of Housing and Community Development, *A Home for Every Californian: 2022 Statewide Housing Plan*. March 2022, <https://storymaps.arcgis.com/stories/94729ab1648d43b1811c1698a748c136>

<sup>2</sup> IBID.

<sup>3</sup> IBID.

<sup>4</sup> U.S. Department of Housing and Urban Development, *Point in Time Counts*.

<https://www.huduser.gov/portal/datasets/ahar/2023-ahar-part-1-pit-estimates-of-homelessness-in-the-us.html>

<sup>5</sup> <https://www.hcd.ca.gov/policy-research/housing-challenges.shtml>

Latino Californians, younger and older populations, and those who reside in, or aspire to live and work in, the state's highest-cost regions.<sup>6</sup>

**Density Bonus Law:** California's DBL, originally enacted in 1979, is a key state policy tool aimed at addressing the financial challenges of building affordable housing, particularly in high-cost markets. Given the state's elevated land and construction costs, the private market struggles to deliver housing that is affordable to low- and moderate-income households without public subsidy. An analysis by the California Housing Partnership compares the cost of market rate developments with the median cost of developing affordable rental homes. In the four regions analyzed, the study found that the cost of developing one unit of affordable housing ranged from approximately \$480,000 to \$713,000, while the cost of developing one unit of market rate housing in the state ranged from approximately \$508,000 to \$637,000.<sup>7</sup> The increased cost for the deed-restricted affordable units can be attributed, in part, to the difficulty associated with assembling a capital stack for affordable housing development, the complex regulations that these affordable units must comply with, and the added cost of labor requirements tied to certain public funding sources used by affordable housing developers.

DBL seeks to close some of the financial gaps associated with building affordable housing by allowing developers to build more units than local zoning laws typically permit, known as a "density bonus," in exchange for reserving a certain percentage of the housing units as affordable. This increased density enables the fixed costs of development to be spread across more units, thereby helping to offset the lower returns from the affordable units and reducing the need for direct public subsidy. Under current law, any housing development proposing five or more units, including mixed-income developments, can take advantage of the provisions of DBL.

To qualify for a density bonus, a project must include one of several affordability options, including providing units for lower-income, very low-income, or moderate-income households, or targeting specific populations such as seniors, transition-age foster youth, disabled veterans, or lower-income college students. All affordable rental units built under DBL must be deed-restricted for at least 55 years to ensure long-term affordability. Local governments are required to adopt a local ordinance implementing DBL. However, even if a local government has not formally adopted a density bonus ordinance, it is still legally obligated to comply with state law and grant the bonuses and concessions to qualifying projects as requested by developers.

Under DBL, when a mixed-income housing development includes a minimum percentage of affordable units, such as 5% very low-income or 10% lower-income, it becomes eligible for a density bonus for additional market-rate units starting at 20%, with the potential to increase up to 50%, depending on the proportion of affordable units provided. Fully affordable projects can qualify for up to an 80% density bonus, or unlimited density if located within ½ mile of a major transit stop, or in a very low vehicle travel area.

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<sup>6</sup> UC Berkeley Turner Center Testimony by Ben Metcalf, Managing Director, at the State Housing Production Legislation: Actions, Outcomes, and Opportunities Informational Hearing, February 12, 2025

<sup>7</sup> Mark Stivers, *Affordable Housing Compares Favorably to Market-Rate Housing From a Cost Perspective*, California Housing Partnership, January 2024: <https://chpc.net/affordable-housing-compares-favorably-to-market-rate-housing-from-a-cost-perspective/#:~:text=It%20turns%20out%20that%20costs,market%20rate%20developments%20do%20not.>

In addition to the density bonus, eligible projects are entitled to receive between one and five regulatory incentives or concessions, depending on the share of affordable housing units provided. These may include modifications to development standards such as reduced setbacks, increased building height, higher floor area ratios (FAR), or reduced parking requirements, when those changes result in actual and identifiable cost savings that help support the affordable units. Because DBL applies to mixed-use developments, a project may also receive incentives or concessions for increased intensity or expanded nonresidential uses if doing so would reduce the overall cost of development. Projects can also request other zoning or regulatory modifications that reduce development costs, and local governments must grant those incentives, unless they can make specific findings to deny them as narrowly defined in state law. Developers maintain that these incentives and concessions are critical for making affordable housing projects financially feasible.

In practice, DBL plays a critical role in the state's housing strategy, both by reducing development costs and by increasing the overall supply of housing at all income levels, particularly in communities that might otherwise see little affordable housing development. By leveraging regulatory flexibility instead of direct public funding, DBL offers a cost-effective mechanism to stimulate the production of both mixed-income and 100% affordable housing projects throughout California.

All jurisdictions are required to report projects approved pursuant to DBL in their Annual Progress Reports (APRs) submitted to the Department of Housing and Community Development (HCD). While APR data provides the most comprehensive statewide data available, it is well-documented that these reports contain data quality limitations, including inconsistent reporting practices and project classification errors. Analysis of APR data conducted by the bill sponsor and shared with this Committee points to the efficacy of DBL. In the past five years, DBL has been used to entitle over 140,000 mixed-income units, providing, should these entitled units advance to construction, thousands of deed-restricted affordable homes at no cost to the state.

***This Bill:*** This bill proposes numerous amendments to DBL. Specifically, this bill makes the following changes:

- **“Affordable Homes Bonus Program.”** Renames DBL as the “Affordable Homes Bonus Program” and makes conforming changes throughout the statute. This bill also requires agenda items for qualifying DBL projects to clearly identify the project either as an “affordable homes bonus project” *or* a “density bonus project.” The stated intent of this change is to modernize DBL, and to rebrand it from “density,” to “affordable homes” in an attempt to increase local support, or reduce local opposition, for DBL projects.
- **Proactive local notice.** Requires local governments to adopt procedures and timelines for notifying applicants when a housing development is eligible for a density bonus, incentive or concession, or waiver or reduction of development standards. In doing so, this bill seeks to ensure that all housing development projects that meet the affordability thresholds in DBL are automatically eligible for the provisions of the bill without having to proactively ask the local government for those benefits.
- **Affordability category changes.** Revises the income-category definitions so that deeper affordability levels count toward higher-income affordability thresholds; specifically, so that the moderate-income affordability category also includes lower, very low, and extremely low

income households. This change would amend existing law, as clarified through guidance from HCD stating that projects could not use lower affordability units to access the moderate-income density bonus.

- **Non-discretionary approvals for DBL perks.** Specifies that the granting of a density bonus, incentive or concession, and waiver or reduction of development standards is not discretionary, and does not require, or by itself trigger, a general plan amendment, zoning change, other discretionary approval, or CEQA review, thereby limiting local agency discretion and clarifying the approval framework under existing law. In doing so, this bill seeks to provide greater certainty to housing development projects and reduce potential project delays when granting benefits conferred to the proposed development under DBL.
- **FAR-based base density.** Authorizes use of the site's residential FAR to calculate base density where the applicable zoning, specific plan, or general plan uses FAR instead of a strict unit-count density threshold, and includes an increase in FAR within the definition of density bonus when the applicant elects to use the FAR method to calculate the base project. This change may ensure that DBL is still available in the growing number of jurisdictions moving away from unit-based density limits toward FAR and form-based codes, and to ensure the DBL can be effectively applied in those regulatory frameworks.
- **Ministerial pathway for infill housing developments.** Provides that a housing development that meets the provisions necessary to qualify for the infill housing CEQA exemption established by AB 130 (Committee on Budget), Chapter 22, Statutes of 2025, that is otherwise eligible for DBL, shall be a use by-right and subject to a ministerial review process. This provision of the bill would streamline approvals for qualifying infill housing projects that are already exempt from CEQA and subject to the Housing Accountability Act, which limits local discretion over compliant development projects.
- **Additional incentives and concessions.** Increases the number of incentives and concessions available under multiple affordability tiers, including for lower-income, very low income, moderate-income for-sale, student housing, and 100%-lower-income projects, by two; and allows two additional incentives for qualifying for-sale housing development projects that meet the applicable affordability criteria. Increasing incentives and concessions is a policy tool that has historically been used to improve project feasibility by providing additional regulatory relief to offset the costs of including affordable units, thereby helping projects financially pencil out. The extra two incentives for homeownership projects may make building for-sale units more desirable to developers.
- **Geographic application of benefits.** Deletes the existing contiguous-site requirement for DBL bonuses, and authorizes a density bonus, incentive or concession, or waiver or reduction of development standards to be applied either within or outside the project site, thereby allowing benefits to be used off-site. According to the bill sponsors, this amendment seeks to codify part of a court decision in *Friends of Lagoon Valley*,<sup>8</sup> which provided that the benefits under DBL can apply to the parts of a development that did not trigger the bonus eligibility in the first place.

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<sup>8</sup> <https://law.justia.com/cases/california/court-of-appeal/2007/a113236.html>

- **FAR base/bonus interaction.** Allows an applicant to use an incentive/concession or waiver or reduction of development standards to devote the site’s entire FAR to residential use, and then calculate base density on the realistic development capacity of that entire residential FAR, which changes how the “base” for bonus calculations may be established in FAR-regulated jurisdictions. The goal of this provision of the bill is to maximize the residential space in a proposed development, and increase the area to which a bonus can be applied.

Taken as a whole, this bill substantially expands and restructures DBL by broadening how affordability categories are counted, increasing the number of incentives and concessions available across multiple affordability tiers, and renaming the law entirely. This bill also modifies how base density is calculated, particularly in jurisdictions that regulate development density primarily through FAR. Furthermore, this bill also authorizes the use of density bonus benefits outside the geographic area of the project site, requires local governments to proactively identify eligible projects, and establishes a ministerial approval pathway for certain qualifying infill housing developments. Collectively, these changes substantially increase the flexibility and scale DBL projects while further limiting local discretion over qualifying developments.

***Policy Considerations:*** The Committee may wish to consider the following policy considerations raised by this bill:

- **“Affordable Homes Bonus Program.”** This bill proposes to rename the entirety of DBL as the Affordable Homes Bonus Program, and would require local governments to publicly notice any DBL projects as either a “density bonus” or an “affordable homes bonus” project. The Committee may wish to consider whether a statutory name change is necessary or beneficial, given that DBL has been in place since 1979 and is widely understood and utilized by local governments, developers, and practitioners. Further, DBL has been interpreted and refined through court cases and HCD guidance.

Local governments currently have the ability to adopt alternative program names in their DBL implementing ordinances to better adapt the law to their local communities. For example, Sacramento County currently calls DBL the Affordable Housing Incentives Program in its local municipal code.<sup>9</sup>

The Committee may wish to consider whether the proposed renaming would create administrative burdens for state agencies, local governments, and stakeholders required to update existing materials and references, and whether those impacts are justified relative to the intended benefit, particularly in light of other provisions in the bill that expand by-right approvals and reduce local discretion (and potential veto points) over qualifying projects.

- **Proactive local notice.** This bill requires local governments to adopt procedures and timelines to notify applicants when a project is eligible for a density bonus, incentive or concession, or waiver or reduction of development standards. Under existing law, local governments are already required to adopt procedures and timelines for processing density bonus applications, including complying with existing statutory entitlement processing timeframes. Furthermore, upon deeming an application complete, the local government must provide a determination of the density bonus, incentives or concessions, and waivers or

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<sup>9</sup> Sacramento County Zoning Code Section 6.5.4. Affordable Homes Incentive Program (<https://landuse.saccounty.gov/szc/ch6/>)

reductions for which a project is eligible, or any information that the local government may need to make this determination. The Committee may wish to consider whether the intent of the bill could be achieved by integrating this notification requirement into the existing completeness determination framework, rather than creating a potentially duplicative or parallel process.

- **Ministerial pathway for infill housing development.** This bill establishes a use by-right provision and ministerial review pathway for certain infill housing developments that are eligible for DBL. The Committee may wish add clarifying language to ensure that developments that are “eligible for” DBL must meet the law’s existing affordability provisions.
- **Additional incentives and concessions.** This bill increases the number of incentives and concessions available to DBL projects across affordability tiers, providing additional incentives for certain projects without requiring deeper or additional affordability. Historically, DBL has tied the number of incentives and concessions to the level of affordability provided, with greater benefits granted in exchange for deeper income targeting or a higher percentage of affordable units. The Committee may wish to consider whether providing additional incentives and concessions without a commensurate increase in affordability is consistent with the underlying framework of the law, and what implications this shift may have for the relationship between public benefit and development incentives.
- **Geographic application of benefits.** This bill deletes the existing contiguous-site requirement and authorizes DBL benefits, including incentives, concessions, and waivers or reductions of development standards, to be applied outside the geographic boundaries of the housing development project.

The Committee may wish to consider whether allowing off-site application of these benefits is consistent with the underlying structure of DBL, which has historically linked development incentives to the specific project providing the affordable units. Decoupling the location of benefits from the housing development could create implementation and enforcement challenges for local governments, including tracking compliance, ensuring the delivery and long-term affordability of units, and understanding the full scope of project impacts.

The Committee may wish to consider whether these concerns could be addressed by maintaining a single development application requirement and limiting the use of benefits to sites within the housing development, while still allowing flexibility in how those benefits are distributed across the project. This may bring the statute into alignment with *Friends of Lagoon Valley*,<sup>10</sup> which suggests that while current law explicitly addresses the geographic application of the density bonus itself, other benefits may be applied across the housing development, but not beyond it.

- **FAR base/bonus interaction.** This bill allows an applicant to use an incentive, concession, or waiver to devote a site’s entire FAR to residential use, and then calculate base density based on the realistic development capacity of that full residential FAR.

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<sup>10</sup> <https://law.justia.com/cases/california/court-of-appeal/2007/a113236.html>

The Committee may wish to consider whether this approach is consistent with the existing framework of the DBL, which has historically distinguished between the “base” project and the additional density or development capacity granted through a bonus. This provision appears to depart from prior guidance by HCD regarding what constitutes the base project, and may blur the distinction between base development capacity and bonus capacity. The Committee may wish to consider whether this conflation could create implementation challenges or establish a precedent for further expanding the base upon which density bonuses are calculated in future legislation.

**Arguments in Support:** The California Home Building Alliance (HBA), which includes Circulate Planning & Policy, the bill sponsor, writes in support: “Recent efforts to enhance Bonus Law have shown results. AB 2345 (Gonzalez, 2020) and AB 1287 (Alvarez, 2023) both made large changes to increase its use. In the past five years, Bonus Law has been used to entitle over 140,000 homes across California at no additional cost to the taxpayer. Still, Bonus Law projects can still face barriers when seeking approvals. Targeted reforms in this legislation address these issues by requiring local governments to affirmatively offer benefits to qualifying projects, affirm that incentives awarded under Bonus Law are not discretionary, and require projects to be approved by right.”

**Arguments in Opposition:** The Equitable Land Use Alliance writes in opposition: “Local jurisdictions understand appropriate residential densities and development standards for specific areas to ensure safety, health, sufficient infrastructure, and quality of life. AB 2433 claims to improve housing affordability, but it further erodes local control and public review through additional forced concessions, density, and by-right approvals, without actually increasing affordability requirements.”

**Committee Amendments:** The Committee may wish to consider the following amendments:

- 1) Integrating the requirement that a local government notifies an applicant that their development is eligible for a density bonus into the existing framework of DBL application processing.
- 2) Deleting the provisions of the bill that would rename DBL to the “Affordable Homes Bonus Program” in state law.
- 3) Deleting the provision that would provide all DBL projects with two additional incentives or concessions, while maintaining the provision that would provide two extra incentives or concessions for developments that create homeownership opportunities.
- 4) Revising the definition of “housing development” to delete this language from the bill:

~~*The density bonus, incentives or concession, and waiver or reductions of development standards shall be permitted within or outside of the geographic areas of the housing development where the affordable or market rate units are located.*~~

And replace it with the following language:

**(2) The density bonus, incentives or concessions, and waivers or reductions of development standards shall be on sites that are the subject of one housing development application.**

**(A) The density bonus shall be permitted anywhere in the geographic areas of the same housing development, including areas outside of the areas where the units for the lower income households are located.**

**(B) The incentives or concessions, and waivers or reductions of development standards shall be permitted anywhere in the geographic areas of the same housing development, including areas outside of the areas where the housing units are located.**

- 5) Deleting the provisions of the bill that would allow an applicant to request an increase in residential FAR through an incentive or concession, and then count that entire residential area as the base project for purposes of calculating the density bonus.
- 6) Clarifying that an infill DBL housing development project is only eligible for the use by-right and ministerial review pathway proposed in the bill if it meets the minimum affordability levels and associated requirements already established in DBL.
- 7) Making other non-substantive technical and clarifying amendments.

***Related Legislation:***

AB 1287 (Alvarez), Chapter 755, Statutes of 2023. Expanded DBL by increasing maximum bonus levels, adding additional incentives/concessions, and broadening eligibility, particularly for moderate-income and mixed-income projects.

AB 2345 (Gonzalez), Chapter 197, Statutes of 2020. Increased the maximum density bonus and expanded access to incentives and concessions under DBL, lowering affordability thresholds to increase financial feasibility.

***Triple-Referred:*** This bill was also referred to the Committees on Local Government and Natural Resources, where it shall be heard should it pass out of this Committee.

**REGISTERED SUPPORT / OPPOSITION:**

**Support**

Circulate Planning & Policy (Co-Sponsor)  
 San Francisco Bay Area Planning and Urban Research Association (SPUR) (Co-Sponsor)  
 Bay Area Council  
 CBIA  
 Fieldstead and Company, INC.  
 Habitat for Humanity California  
 Housing Action Coalition  
 Inner City Law Center  
 RideSD  
 San Diego Housing Commission  
 San Diego Regional Chamber of Commerce  
 South Pasadena Residents for Responsible Growth  
 Student Homes Coalition  
 The Two Hundred for Homeownership  
 YIMBY Democrats of San Diego County

**Opposition**

Equitable Land Use Alliance

**Oppose Unless Amended**

Neighbors for a Better California  
Wake Up California

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