



June 9, 2016

The Honorable Anthony Rendon
Speaker of the Assembly
State Capitol
Sacramento, CA 95814

The Honorable Kevin de León
Senate President pro Tempore
State Capitol
Sacramento, CA 95814

Re: By-Right Housing Approval – Support with Change

Dear Speaker Rendon and President pro Tem de León:

I am writing on behalf of the Council of Infill Builders, a statewide organization of developers and other real estate professionals committed to improving California through infill development. We write to support the Governor's proposal to allow state approval of certain housing developments, consistent with local planning requirements, with one requested change below.

In particular, we strongly support the state offering "by-right" approval to projects located within one-half mile of a "major transit stop," as currently defined in the bill. Projects in these prime infill areas are most consistent with state law encouraging infill housing, such as AB 744 (Chau, 2015), SB 743 (Steinberg, 2013), SB 226 (Simitian, 2011), and SB 375 (Steinberg, 2008), and should be a priority for eligibility under this proposal.

Second, we request a provision in the bill that clarifies that nothing in the by-right approval process by the state will preclude a local jurisdiction's option to grant a density bonus consistent with SB 1818 (Hollingsworth, 2004).

The members of the Council of Infill Builders are gratified that the state recognizes the need for more infill housing projects to address the state's severe housing shortage and environmental challenges, and we respectfully request that you consider this request.

Sincerely,

A handwritten signature in black ink, appearing to read "Curt Johansen". The signature is fluid and cursive, with a long horizontal flourish extending to the right.

Curt Johansen
Chairman, Council of Infill Builders

cc: Governor Edmund G. Brown, Jr.