



January 9, 2018

The Honorable Scott Wiener  
California State Senate  
State Capitol, Room 4066  
Sacramento, CA 95814

Re: SB 827 Support – Transit-Oriented Housing Bonus

Dear Senator Wiener:

On behalf of the Council of Infill Builders, a statewide organization of real estate professionals committed to improving California through infill development, I write to express strong support for Senate Bill 827, which will provide height, density and parking requirement relief to housing projects located near major transit.

Local government restrictions on new housing, through limits on height, density and floor-area ratio, as well as high on-site parking requirements, pose one of the primary barriers to new home construction in California's job- and transit-rich metropolitan areas. The state's current severe housing shortage is primarily attributable to these local barriers, which has made home prices and rents unaffordable for many of the state's residents and encouraged them to move to less expensive housing far from jobs. These "drive 'til you qualify" neighborhoods typically require long, polluting commutes. Meanwhile, public transit ridership has been decreasing, in part due to the lack of housing near major stations.

SB 827 would directly address these challenges, potentially facilitating the deployment of millions of new homes in precisely the places where they are needed most: near transit and jobs. The result will be more affordable homes, greater transit usage, less regional driving miles, reduced air pollution and greenhouse gas emissions, improved public health, and new construction jobs. Encouraging housing in prime transit areas also furthers other state laws that promote infill, such as AB 744 (Chau, 2015), SB 743 (Steinberg, 2013), SB 226 (Simitian, 2011), and SB 375 (Steinberg, 2008).

The members of the Council of Infill Builders thank you for your efforts to boost housing to address the state's severe shortage and environmental challenges. We stand ready to support however we can.

Sincerely,

A handwritten signature in black ink, appearing to read "Meea Kang". The signature is fluid and cursive, with a long, sweeping tail that loops back under the name.

Meea Kang  
Council of Infill Builders