



March 19, 2019

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

Re: SB 50 Support – Equitable Communities Incentives

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 support for Senate Bill 50, to provide relief from local barriers to qualifying residential housing near transit and jobs.

Local government restrictions on new housing 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 and unaffordable home prices and rents is primarily attributable to these barriers. The result is increasing segregation and vehicle miles traveled from long, polluting commutes.

Our members strongly support SB 50's provisions to relax local parking, height, floor-area ratio and density requirements on qualifying residential projects near transit and in job-rich communities. These provisions are central to boosting new housing where California needs it most: near jobs and transit.

We also respect the need to delay implementation in "sensitive communities" due to concerns about displacement of low-income renters. However, given the existing tenant protections in the bill, as well as the urgent need to boost housing production precisely for our most disadvantaged residents, we urge you to consider expediting the deadline to produce community plans from the current January 1, 2025 to 2022. Two-plus years of planning and outreach should be sufficient to address this policy-induced crisis.

In addition, while we appreciate the need to include some minimum affordable unit requirements for each qualifying project, every required subsidized unit increases developer costs and therefore the incentive to build homes. In some exclusive jurisdictions, high inclusionary requirements have contributed to an overall stagnant market for housing. We urge you not to increase the current limits.

The Council of Infill Builders thanks you for your attention and efforts to boost housing in our state.

Sincerely,

Meea Kang  
Council of Infill Builders