



May 27, 2020

The Honorable Anthony J. Portantino  
Senate Appropriations Committee  
State Capitol, Room 2206  
Sacramento, CA 95814

Re: SB 902 – Local Rezoning for Transit- and Jobs-Adjacent Housing

Dear Senator Portantino and Members of the Committee:

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 support Senate Bill 902, to allow local governments to rezone land up to 10 housing units per parcel on infill sites near jobs and transit, without requiring review under the California Environmental Quality Act (CEQA).

California is in the midst of a dire housing shortage relative to our population and number of jobs, leading to high rents and unaffordable home prices for most residents. A primary reason for that shortage is restrictive local zoning throughout the state's major population and job centers, which limits the amount of land available for new housing to be built.

A major barrier to local governments that seek to rezone some of this land for infill housing is a time-consuming and costly CEQA review process. SB 902 would allow local governments to bypass this CEQA review for small-scale infill housing near transit and jobs, which would give residents in these developments an opportunity to reduce their environmental impact through shorter commutes and increased transit access. The bill would not impose any requirements on local governments but instead allow those that want to move forward with small-scale infill housing to do so without incurring significant costs.

To make this legislation more impactful, we suggest adding a provision that would exempt from CEQA any local government action to eliminate or reduce minimum parking requirements on these sites. These parking minimums otherwise hurt housing affordability and add unnecessary costs for home buyers and renters, while discouraging transit usage, walking and biking.

The Council of Infill Builders thanks you for your attention and consideration of SB 902.

Sincerely,

A handwritten signature in black ink, appearing to read "Meea Kang". The signature is fluid and cursive.

Meea Kang  
Board Member, Council of Infill Builders