



March 3, 2022

The Honorable Cecilia Aguiar-Curry
Assembly Local Government Committee
California State Assembly

Re: Support and Co-Sponsorship for AB 2097 (Friedman): Parking and zoning

Dear Chair Aguiar-Curry:

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 our support for our co-sponsored Assembly Bill 2097 (Friedman) to eliminate local minimum parking requirements for both residential and commercial buildings.

The Council of Infill Builders is dedicated to championing policies that make high-quality, transit-oriented infill development easier, cheaper and faster to build. Excessive boilerplate local parking requirements are one of the worst offenders in terms of increasing housing costs, stymieing meritorious infill development, wasting precious urban space, and encouraging unsustainable automobile storage and traffic congestion.

To help remedy these unnecessary local burdens, we previously sponsored AB 744 (Chau, 2015), which reduced parking minimums for affordable housing near transit. AB 2097 will build on the success of AB 744 and eliminate requirements that homes and commercial buildings near transit or in neighborhoods with less car use be built with more parking than necessary. By reducing the over-building of parking, this bill will reduce the cost of housing for renters and homeowners, while improving quality of life in our prime infill neighborhoods through traffic and air pollution reduction.

On-site parking can otherwise cost as much as \$75,000 per space to build, which is then passed on to renters and home buyers, regardless of whether or not they own a car. A recent study by Santa Clara University found that the cost of garage parking to renter households is approximately \$1,700 per year, or an additional 17% of a housing unit's rent. AB 2097 will instead allow developers to build only the parking needed to meet on-site demand – and no more – or find more innovative, sustainable ways to provide parking, such as through off-site options. The result will be more affordable infill homes for all.

The Council of Infill Builders thanks you for your attention to addressing this critical flaw in local government land use policies and promoting sustainable mobility, affordable housing and more livable communities in our transit-rich neighborhoods.

Sincerely,

Meea Kang
Council of Infill Builders