



March 29, 2024

The Honorable Juan Carrillo  
Chair of the Assembly Local Government Committee  
1020 N Street  
Sacramento, California 95814

Re: AB 3177 (W. Carrillo) - SUPPORT

Dear Assemblymember Carrillo:

On behalf of the Council of Infill Builders, a statewide organization of real estate professionals committed to improving California through infill development, I am writing to support AB 3177.

AB 3177 will end road widening mandates for new housing by forbidding localities from requiring housing developers to dedicate land simply to widen the adjacent roadway as a condition of project approval.

The Council of Infill Builders is dedicated to championing policies that make high-quality, transit-oriented infill development easier, cheaper and faster to build. AB 3177 would further that goal by eliminating this sort of land dedication requirement that impacts both the cost and feasibility of developing housing, as well as its affordability.

Our members have had many projects affected by these requirements, consistent with recent research from UCLA that found that these road widening requirements in Los Angeles alone can cost developers as much as \$500,000 per project. Such additional costs often lead to higher rent prices to make up for the loss. In addition to the monetary costs, our members have also lost valuable land that could have been used for additional infill housing units. As the UCLA study highlighted, one project in Los Angeles lost over 6,000 square feet of land to road widening, which amounted to a loss of over 30 dwelling units. Another project, consisting of permanent supportive housing for the homeless, was delayed for almost two years as the developer sought to waive the road widening requirement.

For these reasons, we support AB 3177, and we thank you for your leadership on this issue.

Sincerely,

Mott Smith, Chair, Board of Directors  
Council of infill Builders