



April 17, 2017

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

Re: SB 35 Support – Streamlined Housing Approval

Dear Senator Wiener:

I am writing on behalf of the Council of Infill Builders, a statewide organization of developers and other real estate professionals committed to improving California through infill development. We write to support SB 35 to allow streamlined approval of infill housing developments.

In particular, we strongly support the state offering “by-right” approval to projects located within one-half mile of a “major transit stop,” as currently defined in the bill. Projects in these prime infill areas are most consistent with state law encouraging infill housing, such as AB 744 (Chau, 2015), SB 743 (Steinberg, 2013), SB 226 (Simitian, 2011), and SB 375 (Steinberg, 2008), and should be a priority for eligibility under this proposal.

We do caution, however, that language in SB 35 that mandates state prevailing wages may reduce the feasibility of building infill under this bill in certain underperforming markets. As such, we recommend a broader statewide discussion around labor standards and mandates to ensure all regions of the state receive the benefits of SB 35.

The members of the Council of Infill Builders are grateful for your work to boost infill housing projects that address the state’s severe housing shortage and environmental challenges, and we thank you for your efforts.

Sincerely,

A handwritten signature in black ink that reads "Meea Kang". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Meea Kang
Director
Council of Infill Builders