



May 14, 2020

The Honorable Richard Bloom
State Capitol
P.O. Box 942849
Sacramento, CA 94249-0050

Re: AB 3107 – Rezone Commercial Land for Housing

Dear Assemblymember Bloom:

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 Assembly Bill 3107, to allow housing developments with at least 20% affordable units be allowed on land otherwise designated by local governments for commercial use.

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. Commercial corridors represent prime opportunities to make more of this land available for housing, particularly in high-opportunity, transit-rich areas that have seen substantial decreases in retail activities, leading to blight and underused commercial parcels. Housing in these areas can also be transit-friendly, given that vehicle lanes in commercial corridors can be repurposed quickly and affordably for dedicated rapid transit, such as automated electric shuttles.

To make this legislation more impactful, we suggest adding a provision eliminating the minimum parking requirements that local governments sometimes impose on housing in these commercial zones. Minimum parking requirements hurt housing affordability and are at odds with our climate goals. They add unnecessary costs for home buyers and renters and encourage excess vehicle miles traveled, while discouraging transit usage, walking and biking.

The Council of Infill Builders thanks you for your legislative efforts on AB 3107 and infill housing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Mott Smith". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mott Smith
Board Member, Council of Infill Builders