



May 13, 2020

The Honorable Gavin Newsom
California State Capitol
1303 10th Street, Suite 1173
Sacramento, CA 95814

Re: Support for Scheduled Statewide Implementation of SB 743

Dear Governor Newsom,

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, I write to thank you for the work your office has done to develop thoughtful guidelines for implementing Senate Bill 743 (Steinberg, 2013) and to urge your office to proceed with statewide implementation of the law by July 1, 2020, as planned.

The Council of Infill Builders has long advocated for replacing the level of service (LOS) analysis for determining a project's transportation impacts under the California Environmental Quality Act (CEQA) with a vehicle miles traveled (VMT) metric. LOS disproportionately burdens infill projects and related infrastructure by privileging automobile traffic over pedestrians, bicyclists, and transit riders. VMT represents a far more accurate measure to determine regional transportation impacts and will ensure that CEQA review aligns with the state's larger environmental and housing goals.

SB 743 provides this overdue change in analysis and offers much needed relief for infill housing, by streamlining CEQA review for projects in low-VMT areas and near major transit. Allowing the current LOS regime to continue beyond July 1, 2020 would mean inequitable regulatory burdens on infill housing and a loss of mitigation for projects that contribute to regional traffic congestion.

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 burdensome local permitting processes, particularly in infill areas. SB 743 reduces that burden by helping infill housing avoid unnecessary and counter-productive environmental review.

The Council of Infill Builders urges the state to stay the course on SB 743 and thanks you for your efforts to address our statewide housing shortage.

Sincerely,

Meea Kang
Council of Infill Builders