



May 11, 2020

Senator Jim Beall  
State Capitol Room 2082  
Sacramento, CA 95814  
[Fred.Williams@sen.ca.gov](mailto:Fred.Williams@sen.ca.gov)

Re: SB 940 – Boost City of San Jose Infill Housing While Preserving Open Space

Dear Senator Beall:

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 Senate Bill 940, the Open Space and Housing Production Act, to empower the City of San Jose to protect open space and agricultural land while boosting infill housing.

The City of San Jose has been undertaking an aggressive plan to increase infill housing in city centers close to transit, in order to combat the current housing shortage and spiraling housing prices. As part of this infill-focused strategy, the city would like to preserve 11,000 acres of agricultural and open space land permanently. However, recent changes to zoning laws, which our organization has otherwise supported, have limited the ability of the City of San Jose to do so.

Senate Bill 940 will authorize the City of San Jose both to up-zone infill housing sites proactively and to take up to one year to downzone sites to ensure no net loss in residential capacity. This tradeoff will ensure that the city is able to boost infill housing while maintaining an ability to protect open space and agricultural land that benefit all residents and reduce per capita vehicle miles traveled.

For these reasons, we support this legislation. The Council of Infill Builders thanks you for your legislative efforts on infill housing.

Sincerely,

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

Meea Kang  
Council of Infill Builders

cc: Fred Williams, Senator Jim Beall