



March 8, 2022

The Honorable Bob Wieckowski  
California State Senate  
State Capitol, Room 4085  
Sacramento, CA 95814

Re: Support and Co-Sponsorship for SB 1369 Adaptive Reuse for Housing (Wieckowski)

Dear Senator Wieckowski:

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 express our support and co-sponsorship for your Senate Bill 1369 to permit adaptive reuse of existing buildings for housing by right.

The Council of Infill Builders is dedicated to championing policies that make high-quality, transit-oriented infill development easier, cheaper and faster to build. SB 1369 would further these goals by permitting the adaptive reuse of any commercial, office, public, or industrial buildings with an occupancy of 25% or less for housing by right. Adaptive reuse uses space that could otherwise be empty and lead to the deterioration of neighborhoods. By providing housing in buildings previously used for non-residential purposes, adaptive reuse also avoids displacement of any existing residents. Under SB 1369, adaptive reuse would be limited to residential units only or mixed use with at least two-thirds of the building designated for residential use. No more parking than that which is on the existing site may be required.

Adaptive reuse is a proven strategy to preserve and enhance existing neighborhoods. This approach was used successfully in the City of Los Angeles, when city leaders adopted an ordinance in 1999 to permit the adaptive reuse of office and commercial buildings in the downtown area. According to a study by the Central City Association (CCA) of Los Angeles in April 2021, during the first 20 years of the ordinance, over 12,000 housing units were created as a result, or more than 30% of the total of 37,000 units of housing downtown during that time period. Los Angeles is now considering expanding the adaptive reuse ordinance to other parts of the city. Such a policy applied statewide would greatly help address the estimated 3 million unit statewide housing shortage.

Adaptive reuse can also significantly reduce greenhouse gas emissions, as up to half of the emissions from new construction come from demolition of existing buildings. Reducing parking can also cut emissions from vehicles and encourage more active transportation.

The Council of Infill Builders thanks you for your work to address this critical opportunity to promote housing and more livable communities in our infill neighborhoods.

Sincerely,

A handwritten signature in black ink, appearing to read "Meea Kang". The signature is fluid and cursive, written over a white background.

Meea Kang  
Council of Infill Builders