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ANNIVERSARY

March 13, 2018

The Honorable Scott Wiener
Senator, District 11
State Capitol, Room 4066
Sacramento, CA 95814

RE: Senate Bill 827 – Housing Near High-Quality Transit – SUPPORT/HOUSING CREATOR

Dear Senator Wiener,

The California Building Industry Association (CBIA) is pleased to announce that we have taken a support position on your bill, Senate Bill 827, and identified it as a “Housing Creator.” As you know, CBIA has recently instituted its “Housing Killer” and “Housing Creator” lists to be used as a tool to highlight bills that will either exacerbate or ameliorate the current housing crisis. We have found that SB 827, which incentivizes the production of high density housing in transit-rich areas, will have a beneficial impact on the condition of housing and it has therefore been deemed a “Housing Creator.”

In order to place bills on either list, we enumerated several criteria with which to judge a bill’s merits as it relates to housing. With regard to SB 827, we found the following:

- **Will the bill stimulate housing production and supply? YES.** SB 827 encourages increased housing production in areas with high-quality transit by exempting these areas from certain restrictive zoning standards.
- **Will it decrease the cost to build houses? YES.** Simplifying processes and allowing greater economies of scale will help bring down the cost to build houses.
- **Will it make housing less expensive for Californians? YES.** The bill encourages the production of small and mid-rise apartment buildings. With the increase in supply, this bill could help lower prices for Californians.
- **Will it make any of the processes associated with homebuilding such as the entitlement, approval, or permitting processes less complicated, easier, and expeditious? YES.** The bill simplifies the approval process by establishing clear state minimum zoning near high-quality transit and eliminating capricious limitations on density in neighborhoods adjacent to transit.
- **Does it encourage homeownership? YES.** It encourages homeownership by stimulating production of higher density infill housing.
- **Does it decrease regulatory barriers? YES.** This bill creates a simple method for increasing density without having to deal with limitations stemming from zoning, maximum floor area ratios, minimum parking requirements, and maximum height limitations.
- **Does the bill propose to resolve the housing crisis fairly, with an egalitarian distribution of the solution? YES.** This bill does not balance the burden of the housing crisis unfairly on any housing segment.

Senator, we appreciate your efforts to address California’s grave housing crisis and look forward to working with you on this and your other housing-related legislation.

Sincerely,

Erin Guerrero

Erin Guerrero
Vice President, Legislative Affairs