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April 4, 2019

The Honorable David Chiu
Chair, Assembly Housing and Community Development Committee
State Capitol, Room 4112
Sacramento, CA 95814

RE: Assembly Bill 1561 (Garcia), Residential Development: Discrimination – As Proposed to be Amended - Support

Dear Assemblymember Chiu:

The California Building Industry Association (CBIA), is a statewide trade association representing the state's approximately 3,000 homebuilders and land developers involved residential and light commercial construction. CBIA member-companies are responsible for over 90% of the new homes built in California each year. We write to inform you that as co-sponsor, along with The 200, we have a support position on AB 1561 by Assemblymember Cristina Garcia.

As proposed to be amended, this bill would require a city or county, prior to taking any action or ordinance that increases the costs of creating a residential development to consider whether the action or ordinance has a discriminatory impact based on race or ethnicity.

According to the February 2018, California Department of Housing and Community Development State Housing Assessment, "California's Housing Future: Challenges and Opportunities-Final Statewide Housing Assessment 2025," (February 2018), ("SHA") homeownership rates for Black or African Americans are 35 percent, for Latino or Hispanic, 43 percent, and for American Indian or Alaskan Native, 45 percent. The SHA report also found that among renters paying more than 30 percent of their income toward rent, 59 percent are Black or African American, 57 percent are Hispanic, and 51 percent are Pacific Islander, American Indian, or Alaskan Native.

As California continues to grapple with an unprecedented housing affordability crisis, we must consider the impact local decisions have on the housing crisis. California's historical use of zoning laws and regulations have oppressed and marginalize minority communities. The current plight of minority communities in California is the product of many decades of institutional racism, perpetuated by urban planning bureaucrats, among others, in the 1960s who destroyed minority communities in pursuit of redevelopment, (See Richard Rothstein, *Color of Law: A Forgotten History of How Our Government Segregated America*-2017).

Over time, new or modified regulations, rules, policies, actions, ordinances, and other planning and zoning requirements by cities and counties have led to increased housing costs. These increased costs have had a disproportionate impact on communities of color. To allow the continuance of these actions only serves to exacerbate the problem and its impact on minorities. AB 1561 is an effort to make sure that cities and counties consider the impact of their decisions upon on communities of color.

The Honorable David Chiu
AB 1561 (Garcia), Residential Development: Discrimination
As Proposed to be Amended - Support

For the reasons stated above, we request a yes vote on AB 1561. Please feel free to contact Michael Gunning, Senior Vice President of Legislative Affairs, at (916) 340-3338 if you have any questions about our position.

Sincerely,

A handwritten signature in black ink, appearing to read "m. gunning", with a small dot above the end of the signature.

Michael A. Gunning
Senior Vice President of Legislative Affairs

cc Honorable Members, Assembly Housing and Community Development Committee
 Lisa Engle, Chief Consultant, Assembly Housing and Community Development Committee