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### **INFILL BUILDERS FEDERATION TOUTS PARKING REFORM IN 2013/2014**

SACRAMENTO, July 3, 2012– The California Infill Builders Federation (CIBF) praised Assemblymember Nancy Skinner (D-Berkeley) moving to keep legislation alive to stem California's reliance on out-of-date parking requirements that hurt housing affordability, economic development and efforts to reduce automobile dependency.

The legislation, AB 904, was introduced earlier this summer, using language adapted from last year's AB 710. The bill would help fix what parking experts like UCLA's Donald Shoup have called a "planning disaster" – one-size-fits-all parking requirements in local zoning codes that have made high quality, low-cost revitalization near transit very difficult without public subsidies. Studies show that actual demand for parking, even in the most crowded areas, is often a fraction of what local codes requires. The result is a proliferation of low-quality uses like strip malls, fast food and auto repair shops, even near rail stations.

AB 904 would have relaxed the rules that make developers build more parking than drivers demand in areas served by the State's multibillion investment in rail and high-quality bus transit. AB 904 supporters included affordable housing advocates (the California Housing Consortium, the Nonprofit Housing Association of Northern California, the San Diego Housing Federation and others), cities including Berkeley, Davis and San Bernardino, transit groups including TransForm and Move L.A., and environmental organizations, including the Natural Resources Defense Council, the Sierra Club and the U.S. Green Building Council.

The bill's primary opponents were the League of California Cities, who objected on local control grounds, an objection they have raised against other successful legislation including SB 1818. Still, the support for fixing parking requirements is robust and growing.

CIBF president and affordable housing developer Meea Kang said, "We sponsored AB 904 to increase the opportunities for infill development in transit areas by relaxing excessive parking requirements near transit. AB 904 is a simple urban planning solution that encourages affordable housing construction, promotes transit, economic development, job growth, and reinforces California's competitiveness."

CIBF Board Member and developer Mott Smith added, "I've heard from countless cities that they want to fix their 60-year-old parking requirements, but they don't have the money, the staff or the political will to take this on by themselves. Next year's version of AB 904 will give them tools to grow much more sustainably and affordably, without creating an onerous State mandate."

Smith continued, "we began working with the League of Cities, APA on parking issues last year. There is near universal agreement that our parking minimums around transit need work. And we look forward to a healthy conversation about how best to fix them. We will work together to find solutions for California grow more affordably, sustainably and with respect for the character of our great communities."

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