



May 15, 2020

The Honorable David Chiu
Chair, Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, California 94249

RE: AB 3107 (Bloom) – SUPPORT

Dear Chair Chiu,

Orange County Business Council (OCBC) recognizes that the COVID-19 pandemic will worsen California's dire housing crisis. Legislation to spur housing production is needed now more than ever. **OCBC is proud to support AB 3107 (Bloom)**, which will increase the amount of land in developed areas that can be used to build affordable housing by making housing an allowable use on sites zoned for commercial purposes.

AB 3107 will allow housing developments that include at least 20 percent of units for lower-income households to be allowed on any site designated for commercial uses. This change allows the creation of more units available to lower-income residents. The bill also accelerates the development of sorely needed housing in commercial corridors near transit and job centers. In OCBC's groundbreaking research report, [*Inside Orange County's Retail E-revolution*](#), OCBC examined the possibility of repurposing retail parcels for housing in Orange County and Southern California. Creative land use strategies and incentives are vital for solving the housing crisis, especially in dense areas perceived as "built-out" yet have prohibitive and inconsistent zoning policies.

AB 3107 will substantially increase access to affordable and workforce housing. **OCBC respectfully requests that the Committee move this bill forward.**

Sincerely,

Rachel Rolnicki
Vice President of Government Affairs
Orange County Business Council

cc: Members, Assembly Housing and Community Development Committee
The Honorable Richard Bloom, Author
Lisa Engel, Assembly Housing and Community Development Committee