



California
Business
Properties
Association

NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NAIOP OF CALIFORNIA



IREM
INSTITUTE OF REAL ESTATE MANAGEMENT
FOR THOSE WHO MANAGE TO MAKE A DIFFERENCE

April 10, 2024

TO: The Honorable Chris Ward, Chair, Assembly Housing and Community Development Committee
The Honorable Joe Paterson, Vice Chair and all members of the Assembly Housing and Community Development Committee

FR: California Business Properties Association Building Owners & Managers Assn of California
Institute of Real Estate Management NAIOP California

RE: AB 2910 (Santiago) – Creating Sustainable Cities - Adaptive Reuse – SUPPORT

On behalf of the organizations listed above, we are writing to express our strong support to AB 290 (Santiago), which seeks to transform underutilized commercial spaces into residential housing, revitalizing California's urban landscapes with a sustainable approach.

As remote work trends have left commercial buildings vacant, AB 2910 introduces a compelling solution: adaptive reuse. This strategy converts empty office spaces into much-needed housing, directly addressing the housing crisis and invigorating city centers. Adaptive reuse not only meets the demand for housing but also reduces commute times and environmental impacts by bringing residents closer to amenities and services.

AB 2910 will allow local governments to adapt building codes, making it easier to repurpose commercial properties into safe, residential spaces. Such changes encourage the creation of new homes, bolster local economies, maintain architectural heritage, and offer a greener alternative to new construction. It's a practical solution that aligns with the goal of creating vibrant, sustainable, and resilient communities.

By prioritizing adaptive reuse, AB 2910 plays a pivotal role in addressing housing needs and fostering urban renewal. This initiative underscores California's dedication to sustainable urban development and showcases a proactive stance in solving contemporary challenges.

For these reasons, we respectfully request an **AYE** vote on **AB 2910 (Santiago)**. For additional information regarding our position, please contact Skyler Wonnacott, California Business Properties Association, 916-960-3951 or swonnacott@cbpa.com

CC: Assemblymember Miguel Santiago
 Members – Assembly Housing and Community Development Committee

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