

Building Industry Association of Southern California, Inc.
ORANGE COUNTY CHAPTER



April 1, 2021

The Honorable Dave Min
State Capitol Building, Room 2048
Sacramento, CA 95814

SUBJECT: SB 719 (Min) Surplus land: exempt surplus land: eligible military base land Notice of Support

Dear Senator Min:

The Building Industry Association of Southern California, Orange County Chapter is pleased to write in support of SB 719 which codifies a flexible and reasonable aggregate affordable housing mandate for Tustin Legacy (former MCAS Tustin) and provides flexibility under the revised Surplus Land Act (SLA), given the unique circumstances of redeveloping a former military base by the City of Tustin (City).

The Building Industry Association of Southern California, Orange County Chapter (BIA/OC) is a non-profit trade association of over 1,100 member companies employing over 100,000 people affiliated with the home building industry. Our mission is to champion housing as the foundation of vibrant and sustainable communities.

One goal of the revised SLA was to increase affordable housing development by strengthening provisions in the SLA that promote the use of public land for affordable housing projects. While the intent of the bill was to apply to parcels of surplus public land, its provisions also captured larger base reuse projects - including Tustin Legacy, a 1,600-acre former military base being redeveloped by the City into a mix of retail, office, educational, institutional, parks/open space and residential uses.

The revised SLA contains no recognition of agreements between the Federal Government and a City, Federally approved Reuse Plans for former military bases, or aggregate entitlements for large areas like Tustin Legacy. The revised SLA impacts the City's goals and ability to fund infrastructure, create diverse housing opportunities, create jobs near housing, and provide public benefits shared by the entire community at Tustin Legacy.

The BIA/OC recognizes that the City needs flexibility under the revised SLA to achieve the previously mentioned goals and meet its Federal obligations for redeveloping the former base.

The SLA flexibility for Tustin Legacy granted to the City under SB 719 recognizes the need to balance jobs and housing at Tustin Legacy, while holding the City to an affordable mandate that is higher than the revised SLA. The BIA/OC supports more opportunities for affordable and attainable housing, providing access to a variety of levels of housing near a variety of types of employment and parks/open space.

Therefore, BIA/OC supports SB 719 and appreciates your introduction of the measure.

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EXECUTIVE OFFICER
STEVE LA MOTTE

Sincerely,

A handwritten signature in dark ink, appearing to be 'S. LaMotte', with a stylized, looping initial 'S' and a trailing flourish.

Steven C. LaMotte
Chapter Executive Officer