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## CBIA Announces 2023 Housing Killer and Housing Creator Bills

SACRAMENTO - The California Building Industry Association (CBIA) today announced its annual [Housing Killers and Housing Creators](#) list, which identifies bills in the 2023 legislative session that would either make California's housing crisis worse or make it easier to build acutely needed homes.

Housing Killers restrict, slow and add costs to home construction, negatively impacting California's [widening racial homeownership gap](#) and exacerbating the wealth gap between Black and Latino families compared to white families. Housing Creators reduce barriers to housing production and advance equity in homeownership.

"To address our state's severe housing crisis and inequities in homeownership, California needs to produce more homes at a price more middle- and low-income families can afford," said Dan Dunmoyer, CBIA President and CEO. "CBIA supports smart Housing Creator policy proposals that reduce barriers for the construction of more homes that California families desperately want and need. We strongly oppose Housing Killer proposals that block home construction and exacerbate inequalities in homeownership. We call on California's policymakers to support Housing Creators and reject Housing Killers this legislative session."

Homeownership helps to stabilize and strengthen communities and is the single biggest wealth-building factor for families. Underproduction has led to a chronic lack of supply of homes that middle- and low-income families can afford and has driven up the cost of rent. California's housing crisis is driving Californians out of state [in record levels](#) and denying many families the benefits of homeownership.

### 2023 Housing Killers

**AB 68 (Ward, D-San Diego) - Severely Restricts Land Available for Housing Development in Favor of Extraordinary Expensive Urban Infill Projects.** AB 68 would make California's already extreme housing shortage worse by only allowing for homes to be built in downtown neighborhoods, preventing local governments from permitting new housing units in most of their suburban neighborhoods, and eliminating construction jobs associated with that new housing. This will considerably increase the cost of housing by greatly reducing California's land available for development by only allowing for much more expensive multi-family high rise homes to be built.

**AB 1000 (Reyes, D-San Bernardino) – Warehouses.** AB 1000 would create a statewide, arbitrary setback of 1,000 feet from hospitals, homes, schools, daycares and/or elderly housing for logistics use facilities. Given how expansive this is, it is regarded as a de facto ban on warehouses throughout the state. A ban on warehouses will inevitably exacerbate supply chain issues, increase the threat of frivolous litigation for California businesses, push more trade away from California ports and devastate housing production in the process.

**AB 1030 (Kalra, D-San Jose) - State Contracting.** AB 1030 would require a contractor or subcontractor contracting with a state agency to certify that the wood used in their projects is not sourced from certain regions, regardless of existing policies to protect those areas. This runs contrary to current high standards for North American sustainable forestry practices and certification standards that apply “chain of custody” requirements, creating additional barriers for California home construction.

**AB 1333 (Ward, D-San Diego) - Prohibiting Bundle Sales.** AB 1333 would prohibit residential homebuilders from selling more than one home in California. Homebuilders would be required to hold the homes they produce as rental property. This bill would also apply to condominiums and cooperative housing that include up to four units on one parcel. This bill would radically reduce the production of owner-occupied homes, further exacerbating the housing crisis and racial disparities in homeownership rates.

**SB 253 (Wiener, D-San Francisco) - Climate Corporate Data Accountability Act.** SB 253 would require the State Air Resources Board, on or before January 1, 2025, to develop and adopt regulations requiring companies that do business in California to publicly disclose to the state’s emissions registry how each of the hundreds of products used to build a home are impacting greenhouse gas emissions throughout the product’s entire life cycle as compared to the prior calendar year. The tracking and cataloging of each product would be very costly, making the purchase price of a new home much more expensive.

**SB 571 (Allen, D-Redondo Beach) - Development Projects: Emergency Preparedness.** SB 571 would establish a new state-mandated program and impose new duties on local governments to create a one-size-fits-all evacuation plan process for all newly created master planned communities. This process would directly conflict with other state laws that mandate reduced traffic flow (VMT), creating an impossible to resolve bureaucratic conflict. This bill would add the fourth set of regulations or guidance in this same policy area issued in the past 12 months on fire safety, creating confusion and conflicting direction which will slow down much needed home construction and make homes more expensive.

## **2023 Housing Creators**

**SB 393 (Glazer, D-Orinda) - California Environmental Quality Act: judicial challenge: identification of contributors.** SB 393 is a CEQA reform measure that requires a CEQA plaintiff to disclose any contributions of \$5,000 or more that he or she has received to help fund their legal action. It also prevents a CEQA legal action from being filed against a housing project that was included as part of a larger plan or project already approved under CEQA.

**SB 405 (Cortese, D-Santa Clara) - Planning and zoning: housing element. inventory of sites: regional housing need.** SB 405 would improve accuracy of housing element reporting and planning by requiring planning agencies to provide notice to owners of sites included in local housing element inventory reports that their site is included in that inventory. If the site owner notifies the planning agency or the housing department that the owner does not intend to develop at least 80% of the number of units for the site during the current planning period, the site would not be considered a site that can be developed to meet the jurisdiction's share of the regional housing need. The bill would require the planning agency to make a reasonable effort to identify an owner and the owner's contact information and to determine the intent of the owner to develop the site.

**AB 1236 (Grayson, D-Concord) - Fire Sprinklers.** Recent regulations require residential fire sprinklers, but the hook-up fees have become extremely problematic for housing development. This bill will streamline and reduce the hook-up fees for residential fire sprinklers.

To achieve [Housing For All](#), California's must build more homes across all income levels. CBIA calls on the Legislature and Governor to note the Housing Killer and Housing Creator lists and take more action to address the state's housing crisis.

### **About the California Building Industry Association**

The [California Building Industry Association](#) is a statewide trade association based in Sacramento representing thousands of member companies including homebuilders, trade contractors, architects, engineers, designers, suppliers and industry professionals in the homebuilding, multi-family and mixed-use development markets. CBIA members build nearly nine out of 10 new housing units built in California, including charity homes, legally defined as affordable housing, middle-class market-rate housing, and luxury homes.

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