

**PRESS RELEASE**

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## **Assemblymembers David Chiu and Timothy Grayson Announce Bill to Encourage Transit Oriented Development Near BART Stations**

*Bill would require BART to establish transit-oriented development zoning standards on BART-owned land*

**Concord, CA**--Assemblymembers David Chiu (D-San Francisco) and Timothy S. Grayson (D-Concord) today announced new legislation to encourage transit-oriented development (TOD) near certain Bay Area Rapid Transit (BART) stations. Assembly Bill 2923, which was unveiled at a press conference with labor leaders, affordable housing advocates, and environmentalists, will require BART to set new standards for transit-oriented development on BART-owned land. To reduce delays for developments that fulfill BART's new standards, the bill also requires local governments to update their own zoning to meet the standards that BART approves and streamlines projects with affordable housing that match the new zoning.

"Building housing near major transit hubs just makes sense," said Assemblymember Chiu, who chairs the Assembly Housing and Community Development Committee. "Transit oriented development is good for our environment, helps lessen congestion, and increases transit ridership. Most importantly, speeding up TOD projects will help alleviate our housing crisis making it easier to afford to live in our very expensive Bay Area."

Building mixed-use, walkable neighborhoods adjacent to frequent and efficient public transportation will allow the Bay Area to grow while reducing regional congestion. Transit-oriented development results in improved job access, reduced auto dependence, more affordable living, and stronger public transit ridership and fare revenue.

"This bill is an example of the type of forward thinking we need to solve the pressing issues of our region and state," said Assemblymember Grayson. "We're going to make it easier to develop affordable housing, which is a key component of the long-term solution to our housing crisis, and these projects will make it easier for people to access public transportation and will take cars off the road, easing the congestion that plagues our region and reducing mobile emissions that harm our environment."

The BART Board of Directors recently passed a progressive and ambitious TOD policy committing itself to fully building out BART-owned land around its stations by 2040, which would produce over 20,000 new units of housing. At least 7,000 of those units will be affordable.

However, TOD projects often face lengthy delays, in some cases more than a decade, due to jurisdictions demanding less housing and more parking for transit-adjacent developments. This increases project costs while reducing project benefits and affordability. As a result, BART has not proposed transit-oriented development on many of the sites that could produce much-needed housing.

AB 2923 will require BART to adopt TOD zoning standards for BART-owned land and in turn will require local jurisdictions to update local zoning within two years to reflect those standards. Projects that comply with the updated zoning that include 20 percent affordable housing units will be eligible for by-right approval regardless of whether a jurisdiction has met its Regional Housing Needs Allocation goals.

The Non-Profit Housing Association of Northern California and the State Building & Construction Trades Council of California are co-sponsoring AB 2923.

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*Assemblymember David Chiu (D–San Francisco) is the Chair of the Housing & Community Development Committee of the California State Assembly. He represents the 17th Assembly District, which encompasses eastern San Francisco. Learn more at: <https://a17.asmdc.org/>*

### ***Voices for Transit Oriented Development***

“Building, safe affordable, and walkable communities on undeveloped land around BART stations is a no brainer. We can provide housing to working families while reducing congestion and greenhouse gas emissions. I applaud the authors of AB2923 for creating a path to more swiftly deliver great communities around BART.” --Nick Josefowitz, BART Board of Directors Vice President

"Our members know from experience that it takes dynamic public-private partnerships and close alignment and coordination between BART and cities to deliver attractive transit-oriented affordable housing that will benefit local residents, improve neighborhoods and reduce traffic congestion. AB 2923 will ensure that optimal planning policies and progressive development guidelines are adopted and implemented to bring these developments to fruition. We thank Assemblymembers David Chiu and Tim Grayson and BART Director Josefowitz for taking the lead on this critical effort and we are pleased to support it." --Michael Lane, Policy Director, Non-Profit Housing Association of Northern California (NPH)

"The lands around the Bay Area's BART system hold tremendous potential for accommodating growth in the right places. Unfortunately, despite decades of effort, the development potential of these lands remains largely untapped. As the state's housing crisis worsens, state legislators and Bay Area leaders are looking for bolder solutions and this bill promises to activate BART lands to make equitable, sustainable communities come to life within walking distance of transit." -- Joel Devalcourt, Regional Director, Greenbelt Alliance

"Building homes near BART, where residents can be less dependent on cars, is a win-win for residents and the region. Living closer to BART allows residents of future development around

BART stations to forgo the high-cost of automobile ownership, and spare the region of additional traffic. With our easy-to-use [GreenTRIP connect tool](#), TransForm estimates that homes built right here in downtown Concord, for example, can take advantage of BART and all the local bus service, resulting in 73% less driving than the average home, 73% less GHG production, and require 1/2 the parking than homes built anywhere else in Contra Costa Co. This allows the development of more sorely needed homes while minimizing the development of more traffic.” --Joel Ramos, Regional Planning Director, TransForm