



Home Builders Association

OF THE CENTRAL COAST

creating quality housing and communities

Policy Statement

Infill Policy

February 25, 2003

- The Home Builders Association of the Central Coast supports residential infill projects as a way for communities to provide a wider range of affordable housing options.
- The association believes that healthy, well-planned communities give their citizens the opportunity to find and afford the type of housing each person seeks near where they want to live, work or attend school.
- Smart land use policies should encourage and provide for more affordable housing opportunities within existing urban neighborhoods to serve those who want to live near where they work, play and learn.
- Infill can be an innovative land use in modern urban planning. It can help prevent sprawl, preserve open space and environmentally sensitive rural areas, reduce the need to expand infrastructure and is pedestrian-friendly. It allows more people to live in urban areas, cutting down traffic congestion and pollution as residents can walk, bicycle or use public transit rather than drive their car for every errand.
- Higher density infill projects are particularly desirable on larger lots in areas around a college campus. They serve students who do not need large living spaces and want to be within walking distance of school. If more students can live near their school, there will be fewer students competing for housing against families seeking affordable rental housing elsewhere in our county.
- Neighborhood opposition to well-planned housing risks penalizing Californians who now live at the edge of housing affordability – the young, minorities, immigrants and even work force families unable to find housing to rent or buy in today's high-demand, low-supply market.
- The Home Builders Association encourages the City Council to support infill, higher density and mixed-use developments that meet the needs of its citizens.

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