

April 10, 2024

The Honorable Juan Carrillo
Chair, Assembly Committee on Local Government
1020 N Street, Room 157
Sacramento, CA 95814

RE: AB 3012 (Grayson) Housing Data: Impact Fees — SUPPORT

Dear Chair Carrillo,

On behalf of MidPen Housing, I write to you in support of AB 3012 (Grayson), which would strengthen current mandates for impact fee transparency by ensuring the development of an impact fee schedule template and an impact fee calculator.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality, affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 130 communities and 9,400 homes for low-income families, seniors, and those with supportive housing needs throughout Northern California.

Currently, cities impose development fees on developers to pay for services necessary to build new housing or to offset impacts of growth in a community. The fees can become a large portion of the cost to build new housing throughout the state. UC Berkeley's Turner Center for Housing Innovation found in previous studies that development fees for multifamily housing in California can be as high as \$75,000 per unit. In some areas, fees for a single-family home can total about \$157,000 per unit.

To help tackle issues regarding impact fee transparency, AB 1483 was passed in 2019 to ensure that local jurisdictions make information revolving housing impact fees more accessible. The bill mandated that localities post impact fee schedules, impact fee nexus studies, and other information on their websites for developers to stay informed of that jurisdiction's impact fees. Additionally, the Department of Housing and Community Development ("HCD") released the Statewide Housing Plan in 2022, which outlines the state's strategy to address its housing crisis. Included in the plan was a 10-year Housing Data Strategy that looked to reduce barriers to building more housing.

This bill aims to improve impact fee transparency and eliminate inconsistencies by ensuring HCD develops a fee schedule template and list of best practices that jurisdictions can use on their websites. Many jurisdictions currently post fee schedules but they do not cover all the applicable impact fees that are charged. Many jurisdictions also lack consistency about how they present the information, making it hard for a developer to calculate the amount of impact fees that could affect the project. This bill will enable state law and HCD's goals to be better synthesized when it comes to data sharing. It will also allow for the public and developers to better understand fees they might face throughout the development process.

This bill will make impact fee information more accurate and more comprehensible. For these reasons, the MidPen supports AB 3012 (Grayson).



Building Communities. Changing Lives.

Thank you for your consideration and please feel free to contact Nevada V. Merriman, Vice President of Policy & Advocacy, at 650-477-6195 or nmerriman@midpen-housing.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew O. Franklin".

Matthew O. Franklin
President and CEO

CC: Nevada Merriman, Vice President of Policy & Advocacy