



SPUR



SAND HILL PROPERTY COMPANY

June 5, 2024

The Honorable Maria Elena Durazo
Chair, Senate Local Government Committee
State Capitol, Room 407
Sacramento, CA 95814

**RE: AB 2117 (Patterson) Development permit expirations: actions or proceedings.—
SUPPORT**

Dear Chair Durazo,

The California Home Building Alliance (HBA) is committed to supporting legislation and administrative actions that will increase housing production in our state. This coalition includes trade associations representing small and large businesses, for-profit and not-for-profit home builders, realtors, developers, employers, affordable housing infill builders, and non-profit research, education, and advocacy organizations focused on increasing the supply of new housing and improving the quality and affordability of housing in California.

We write to you to express our support for AB 2117 (Patterson), which would suspend expiration dates for entitlements or permits issued by a city, county or state agency for development projects while there is a pending a judicial action on the housing development.

Currently, the law does not suspend the expiration date for entitlements or permits for a project. But for projects facing litigation, it can be difficult to proceed while facing judicial action. The expiration dates for entitlements and permits continue to stay put while the project is halted because of pending litigation, even if litigation can take up to three or more years. These delays slow down development projects, further exacerbating the housing crisis.

AB 2117 (Patterson) would help resolve this issue by suspending expiration dates for entitlements or permits given by local municipalities while there is pending litigation around a development project. When litigation is over, the time requirements for the state permit or entitlement would start back up. This bill will do two things for developers: prevent the developer from losing their permits or entitlements if too much time passes because of litigation; and it would allow developers to resume development faster after litigation finishes since there will be no delay by having to reapply for permits that were lost while waiting for litigation to be done.

For these reasons, the HBA supports AB 2117 (Patterson).

Sincerely,



Michael Lane
State Policy Director
SPUR



Candice Gonzalez
Chief Housing Officer/Managing Director
Sand Hill Property Company



Ben Bear
CEO, Co-Founder
BuildCasa



Robert Apodaca
Co-founder and Executive Director
The Two Hundred for Homeownership



Laura Foote
Executive Director
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