



March 13, 2024

The Honorable Christopher Ward
Chair, Assembly Committee on Housing and Community Development
1020 N Street, Room 156
Sacramento CA 95814

RE: AB 2144 (Grayson) General Plan: Annual Report - Housing Data — SUPPORT

Dear Chair Ward:

The California Home Building Alliance (HBA) writes to express our support for AB 2144 (Grayson), which requires local jurisdictions to prove, as part of the Annual Progress Report submitted to the California Department of Housing and Community Development, that they are in compliance with AB 1483 (Grayson, 2019) and that they post all relevant development impact fees on their public websites.

The HBA brings people together from across the political spectrum to advance 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.

A 2018 study conducted by the Turner Center for Housing Innovation at the University of California, Berkeley, found that fees and exactions can amount to up to 18 percent of the median home price, that these fees and exactions are extremely difficult to estimate, and that fees and exactions continue to rise in California while decreasing nationally. Further, escalating fee and exaction costs make it more difficult for builders to deliver new housing for sale or rent at affordable prices.

SPUR's 2021 policy brief, *"How much does it cost to permit a house?"*, included a survey of local progress toward meeting the requirements of AB 1483 and found a widespread lack of compliance with the provisions of the law. In fact, less than half of the jurisdictions examined have posted all fees and related nexus studies applicable to new housing development on their websites.

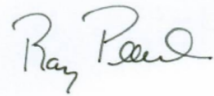
AB 2144 is a "good government" measure that seeks to provide greater sunlight, transparency and accessibility to the sum total of all development impact fees imposed on new residential development.

For these reasons, the HBA **supports AB 2144 (Grayson).**

Sincerely,



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Executive Director
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Ray Pearl
Executive Director
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Michael Lane
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