

March 15, 2019

The Honorable Timothy S. Grayson  
State Capitol, Room 4164  
Sacramento, CA 95814

Sent Via Email: [Steven.Stenzler@asm.ca.gov](mailto:Steven.Stenzler@asm.ca.gov), Legislative Aide Assemblymember Tim Grayson

**RE: AB 1484 (Grayson): Fee Mitigation Act: Housing Developments - SUPPORT**

Dear Assemblymember Grayson:

SPUR supports a package of bills that address protection, preservation and production of all levels of housing, and therefore supports Assembly Bill 1484. AB 1484 will prohibit local agencies from imposing any additional fees on a housing development project after the project application has been accepted as complete.

SPUR (San Francisco Bay Area Planning and Urban Research Association) is a member-supported nonprofit organization that promotes good planning and good government. We bring people together from across the political spectrum to develop solutions to the big problems our cities face. With offices in San Francisco, San Jose and Oakland, we are recognized as a leading civic planning organization and are respected for our independent and holistic approach to urban issues.

According to a national survey, California's development fees are nearly three times the national average. Research suggests that these development fees are often passed along to homebuyers, putting homeownership further out of reach for many Californians.

In a March 2018 report, UC Berkeley's Terner Center for Housing Innovation found that development fees often lack transparency, impose high costs, and have arbitrary structures. All of these factors combine to make development riskier, more costly, and ultimately serve to reduce the amount of housing that gets built. Given the extent of our housing production and affordability crisis, we need to explore all options to reduce barriers to development.

AB 1484 will prohibit a local agency from imposing a fee on a housing development project unless the type and amount of the exaction is specifically identified on the local agency's website at the time the local agency accepts an application as complete. The bill will also require a local agency to include the location on its website of all fees imposed upon a housing development project in the list of information that is provided to a development project applicant.

These simple changes will add much needed transparency and certainty to the housing development application process, reducing the cost and length of the development cycle and ultimately helping to address our ongoing housing crisis.

SPUR supports AB 1484 and thanks you for your leadership on this issue.

Sincerely,



Alicia Jean-Baptiste  
President & CEO

CC: The Honorable David Chiu, Chair, Assembly Housing Committee  
Members and Consultants, Assembly Housing Committee