



ASSEMBLYMEMBER TIM GRAYSON

AB 2144

ANNUAL PROGRESS REPORTS: HOUSING DATA

Summary:

AB 2144 adds a requirement to jurisdictions' Annual Progress Report to indicate that they are posting development impact fees on their websites, pursuant to AB 1483 (Grayson, 2019).

Background:

Cities levy development fees to pay for services needed to build new housing or to offset the impacts of growth in a community. These fees can make up a substantial portion of the cost to build new housing in California cities. Studies from UC Berkeley's Turner Center for Housing Innovation found 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 reach \$157,000 per unit¹.

To address the lack of impact fee transparency, AB 1483 (Grayson, 2019) was enacted that required jurisdictions to make information on housing impact fees more accessible. This included requiring jurisdictions to post on their websites information such as impact fee schedules, impact fee nexus studies, and other information that could inform a developer of that jurisdictions impact fees.

Problem:

While AB 1483 was a significant step forward, information on development impact fees may still be difficult to find or comprehend. In a study conducted by SPUR and the Turner Center², it found that while many jurisdictions had made progress to improve transparency, many were not in full compliance with the requirements of the bill and that accurately calculating the amount of fees remained challenging.

While many jurisdictions have posted fee schedules, it often did not cover all of the applicable fees. Additionally, other information such as affordability requirements, or in-lieu fees were often difficult to access.

Solution:

AB 2144 would enhance enforcement of existing law by requiring jurisdictions to show evidence in their Annual Progress Report that they are complying with the requirements of AB 1483. This will be a useful tool to ensure that jurisdiction are complying with impact fee transparency requirements and ultimately improve accessibility in housing development.

Support:

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¹ <https://turnercenter.berkeley.edu/blog/residential-impact-fees/>

² <https://www.spur.org/publications/policy-brief/2021-07-23/how-much-does-it-cost-permit-house>