



February 16, 2022

The Honorable Robert Rivas
California State Assembly
1021 O Street
Sacramento, CA 95814

RE: AB 2234 (R. Rivas) – SUPPORT

Dear Assemblymember Rivas,

On behalf of the Council of Infill Builders, a statewide organization of real estate professionals committed to improving California through infill development, we write in support of AB 2234 (R. Rivas), which seeks to address both staffing and communication issues associated with housing development projects by establishing a transparent process for obtaining post-entitlement permits and an option for cities to contract with outside parties to complete the building permit process in a timely manner.

By way of background, after California cities approve plans and entitlements for a project, the next step for cities is to process the application of all building permits for the developer. Often, this step fails to occur in a timely manner for various reasons. For example, developers do not always provide all requisite information to the city, cities do not always provide necessary feedback to applicants, and so on. These issues often relate to staffing capacity, and frequently there is a lack of efficient, timely communication between parties.

Regardless of the reason, many projects spend months trying to get basic permits approved, adding to the overall cost of building housing – all building permits must be approved before building can commence. The Permit Streamlining Act does not create timelines for acquiring building permits. As California faces an ongoing housing and homelessness crisis, and the cost of living continues to rise, it is essential that projects not be delayed and that additional project costs not add to an already unaffordable housing market.

AB 2234 is a straightforward solution which will help prevent the unnecessary delays and added project costs in building critical housing development projects in California by establishing a framework for obtaining post-entitlement permits.

For these reasons, the Council of Infill Builders is pleased to support AB 2234.

Sincerely,

Director, Council of Infill Builders