



# CITY OF LAVERNE CITY HALL

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[www.cityoflaverne.org](http://www.cityoflaverne.org)

March 19, 2024

Honorable Senate Local Government Committee Members  
State Capitol, Room 407  
Sacramento, CA 95814

Submitted via the Legislative Position Letter Portal

**RE: Opposition to Senate Bill 937 (SB 937) Development Projects: Permits  
and Other Entitlements: Fees and Charges**

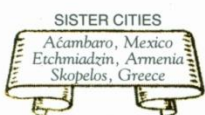
Dear Honorable Senate Local Government Committee Members:

I write to you on behalf of the La Verne City Council to express our opposition to the proposed Senate Bill 937 (SB 937), introduced by Senator Scott Wiener. While we recognize the intent behind SB 937 to alleviate the housing crisis by deferring development fees and extending entitlements, we are concerned about the potential negative impacts on local governments, particularly in terms of financial stability and infrastructure planning.

SB 937 proposes to delay the collection of development fees until the issuance of a certificate of occupancy, ostensibly to ease financial pressures on developers amid high interest rates and rising costs. However, these fees represent a critical source of revenue for cities to fund essential services and infrastructure improvements necessitated by new development. Deferring these fees without the ability to charge interest jeopardizes the timely provision of these services and infrastructure, potentially shifting the financial burden to existing residents and undermining the quality of public services.

Moreover, the bill's one-size-fits-all approach fails to account for the diverse economic conditions and developmental needs across California cities. The variability in development fees among cities reflects the unique challenges and costs associated with providing infrastructure and services in those areas. By mandating fee deferrals, SB 937 could inadvertently stall projects in cities where fees are structured to cover upfront infrastructure costs, thereby contradicting the bill's goal of facilitating housing development.

The extension of entitlements for up to 18 months, while offering flexibility to developers, poses risks to local planning processes and community engagement.



Long-term project delays may lead to mismatches between approved developments and the current needs and priorities of communities, including shifts in demand for housing types, environmental considerations, and infrastructure requirements.

In conclusion, while we support the goal of increasing housing production in California, we urge reconsideration of SB 937's provisions related to development fee deferrals and entitlement extensions. We advocate for a more balanced approach that recognizes the critical role of development fees in supporting community services and infrastructure and allows for local discretion in managing development processes.

Thank you for considering our perspective on this important matter.

Sincerely,

A handwritten signature in black ink that reads "Tim Hepburn". The signature is written in a cursive, flowing style.

Tim Hepburn  
Mayor

C: City Council  
Ken Domer, City Manager