

PART I: ENDNOTES

- ¹ *The Housing Indicators Program*, The World Bank, <http://siteresources.worldbank.org/INTURBANDEVELOPMENT/Resources/336387-1169578899171/rd-hs7.htm>. Also see Shlomo Angel, *Housing Policy Matters: A Global Analysis*. Oxford University Press, 2000.
- ² As defined herein, the second through the fourth household income quintile.
- ³ “Housing markets” in this chapter refers to metropolitan areas.
- ⁴ Metropolitan areas over 1,000,000 population as of 2015.
- ⁵ Edward Glaeser and Joseph Gyourko (2019), “The Economic Implications of Housing Supply,” *Journal of Economic Perspectives*. <https://pubs.aeaweb.org/doi/pdf/10.1257/jep.32.1.3>.
- ⁶ Gabriel Petek (February 2019), The 2019-2020 Budget: *Considerations for the Governor’s Housing Plan*, <https://lao.ca.gov/Publications/Report/3941>.
- ⁷ *Demographia International Housing Affordability Survey: 2021*.
- ⁸ For example see John M. Quigley and Stephen Raphael (2005), “Regulation and the High Cost of Housing in California” <https://escholarship.org/uc/item/90m9g90w>, William A. Fischel (1995), *Regulatory Takings: Law, Economics, and Politics*, Harvard University Press, ERP (2020), Wendell Cox, “A Question of Values: Middle-Income Housing Affordability and Urban Containment Policy. Frontier Centre for Public Policy. <https://fcpp.org/sites/default/files/documents/Cox%20-%20A%20Question%20of%20Values.pdf>.
- ⁹ William A. Fischel (1995). *Regulatory Takings: Law, Economics, and Politics*. Harvard University Press.
- ¹⁰ Fischel (1995).
- ¹¹ Also called “growth management.
- ¹² Local General Government Units: US Metropolitan Areas over 1,000,000 Population: 2020 Metropolitan Area Definitions (Counties), <http://www.demographia.com/db-msagovts2012.pdf>. As currently defined, the San Francisco Bay Area has at least 82 municipalities, including 65 in the San Francisco metropolitan area and 17 in the San Jose metropolitan area. Los Angeles has 122 municipalities, Riverside-San Bernardino 52, Sacramento 19, San Diego 18 (government units based on the 2012 US Census of Governments).
- ¹³ Vacant land, especially on or beyond the urban fringe.
- ¹⁴ Tim Anaya (April 22, 2021), “CEQA strikes again in holding up major homebuilding project,” Pacific Research Institute. <https://www.pacificresearch.org/ceqa-strikes-again-in-holding-up-major-homebuilding-project/>
- ¹⁵ Bernard J. Frieden, *The Environmental Protection Hustle*, Cambridge, Mass.: MIT Press, 1979.
- ¹⁶ David E. Dowall (1984), *The Suburban Squeeze: Land Conversion and Regulation in the San Francisco Bay Area*, University of California Press.
- ¹⁷ National Impact Fee Survey: 2019, [Impactfees.com](http://www.impactfees.com), <http://www.impactfees.com/publications%20pdf/2019survey.pdf>
- ¹⁸ For example, in 2016-7, city of Fremont impact fees were \$19.1 million, nearly double that of the city of Los Angeles (\$10.3 million), while the population of Los Angeles is more than 15 times that of Fremont.
- ¹⁹ See: “Improving Impact Fees in California: Rethinking the Nexus Study Requirement (2020),” *Terner Center for Housing Innovation: UC Berkeley*, <https://ternercenter.berkeley.edu/blog/improving-impact-fees-in-california-rethinking-the-nexus-studies-requirements/>
- ²⁰ “Residential Impact Fees in California (2019),” *Terner Center for Housing Innovation: UC Berkeley*, <https://ternercenter.berkeley.edu/blog/residential-impact-fees/>.
- ²¹ Through, for example Senate Bill 375 (2008).