



# FAST TRACK HOUSING PACKAGE

A COORDINATED RESPONSE TO CALIFORNIA'S HOUSING PRODUCTION AND AFFORDABILITY CRISES

## WHAT'S THE PROBLEM?

California is in crisis. A 2.5 million-home shortage, nearly 200,000 unhoused residents, and soaring costs have made housing unaffordable for the majority of Californians. Outdated, fragmented, and slow permitting processes are at the heart of the problem.

## WHAT WE'RE DOING ABOUT IT

The Fast Track Housing Package brings together a coalition of bipartisan legislators and housing advocates united around a focused goal: fixing what's broken in California's permitting systems to unlock and build desperately needed housing. This legislative package focuses on smart, surgical reforms to streamline approvals, reduce delays, increase transparency, and empower cities with better tools.

**"Only if governments issue permits in a manner that is timely, transparent, consistent, and outcomes-oriented will we be able to address our housing and climate crises."**

- Assembly Select Committee on Permitting Reform Final Report (March 2025)

### Unlock Housing at Scale



- This package expedites approvals for multi-family and mixed use projects in the pipeline.
- We need to eliminate uncertainty in the permit process and create uniformity among jurisdictions.

### Modernize Government



- These bills replace outdated, inconsistent, and duplicative systems with streamlined, transparent, and uniformed processes.
- Think DMV meets TurboTax for housing permits — efficient, easy, and standardized.

### Balance Local Control + State Urgency



- Removes local authority to create project-specific delays or requirements that reduce feasibility.
- Incentivizes cities to collaborate with developers, especially in areas with limited property tax benefit from affordable housing.

### Build on What Works



- We're incorporating proven best practices from cities that have successfully accelerated permitting.
- These solutions are data-backed, scalable, and focused on outcomes.

### Minimize Uncertainty



- This package will reduce time and analysis required throughout the entitlement and post entitlement process.
- By cutting red tape, streamlining processes, and clearing the way for smart growth, this package helps reduce costs and deliver homes we desperately need — faster, equitably, and more affordably.

### Climate, Equity, and Affordability



- Infill housing means lower emissions, more walkability, and greater affordability in urban areas.
- The package of legislation prioritizes housing in areas that reduce car dependence and help meet our climate goals.

## LEGISLATION OVERVIEW & LEAD AUTHORS

- **AB 6 (Ward) D-San Diego** - Evaluating Building Codes for “Missing Middle” Developments
- **AB 357 (Alvarez) D-San Diego** - Exempting Student, Faculty, and Staff Housing Projects from Coastal Commission Review
- **AB 557 (McKinnor) D-Hawthorne** - Streamlining Post-Entitlement Permitting for Modular Homes
- **AB 609 (Wicks) D-Oakland** - CEQA Exemption for Environmentally-Beneficial Housing
- **AB 610 (Alvarez) D-San Diego** - Establishes Limits on Governmental Constraints Analysis and Review
- **AB 660 (Wilson) D-Suisun City** - Closing Gaps in Timelines for Post-Entitlement Permits
- **AB 712 (Wicks) D-Oakland** - Enhancing Housing Law Enforcement and Penalties
- **AB 782 (Quirk-Silva) D-Fullerton** - Removing Costly Double-Bonding Requirements
- **AB 818 (Avila Farías) D-Martinez** - Housing Approvals For Rebuilding and Repair After a Disaster
- **AB 920 (Caloza) D-Los Angeles** - Centralized Application Portal for Housing Projects
- **AB 961 (Avila Farías) D-Martinez** - Extending California Land Reuse and Revitalization Act
- **AB 1007 (Rubio) D-Baldwin Park** - Reducing Shot Clocks for Permitting Agencies
- **AB 1026 (Wilson) D-Suisun City** - Post Entitlement Permitting for Investor-Owned Utilities
- **AB 1050 (Schultz) D-Burbank** - Revitalization of Commercial Properties and Restrictive Covenants
- **AB 1206 (Harabedian) D-Pasadena** - Expanding Pre-Approved Housing Plans
- **AB 1276 (Carrillo) D-Palmdale** - Expanding The Housing Crisis Act of 2019
- **AB 1294 (Haney) D-San Francisco** - Creating Universal Applications for California Homebuilders
- **AB 1308 (Hoover) R-Folsom** - Third Party Inspections
- **SB 328 (Grayson) D-Concord** - Capping Hazardous Waste Generator Fees
- **SB 489 (Arreguín) D-Berkeley** - Improving the Permit Streamlining Act, Reducing Costly Delays
- **SB 786 (Arreguín) D-Berkeley** - Clarifies Housing Element Law, Ensures Timely Enforcement and Judicial Review

### BILL SPONSORS:

