

# YES on the Building an Affordable California Act

Streamlines Approvals to Build Essential Projects Faster and Make California More Affordable

## The Problem

### Lengthy Delays and Red Tape are Blocking Essential Projects & Driving Up California's Cost of Living

California's outdated system for approving essential projects such as housing, water infrastructure, clean energy, roads and health care facilities is too slow, too bureaucratic—**driving up costs.**

Those higher costs are passed directly on to renters, homebuyers, people paying electricity and water bills, and taxpayers.

- X Housing:** Permitting and approval delays add an average of more than **\$75,000** to the cost of a new single-family home in California—pushing rents and mortgages higher.
- X Infrastructure:** Bureaucratic delays add billions in taxpayer and consumer costs for hospitals, roads, bridges, water systems, and renewable energy projects—while increasing wildfire risk, worsening traffic congestion, overcrowding schools, and delaying upgrades to aging hospitals.
- X Environment:** Projects that would reduce air pollution, prevent wildfires, and reduce emissions are trapped in seemingly endless reviews and litigation.

## The Solution

The **Building an Affordable California Act** modernizes the state's outdated approval process to so **California can catch up and build essential projects faster and more affordably.**

### The Act will:

- ✓ Streamline reviews and eliminate costly delays.
- ✓ Curb frivolous lawsuits that block essential projects.
- ✓ Create tens of thousands of good-paying jobs.
- ✓ Maintain community input and local control.
- ✓ Protect California's strong environmental, worker and tribal cultural resources protection standards.

### Streamlines approvals for essential projects, including:

-  Clean drinking water and water supply projects.
-  Hospitals, clinics and other health care facilities.
-  Roads, bridges, transit and other transportation infrastructure.
-  Wildfire prevention and resilience projects.
-  Housing, including single and multi-family housing.
-  Schools, classrooms and educational facilities.
-  Clean energy generation, transmission and storage.
-  Broadband and telecommunications infrastructure.

# How the Act Lowers Costs and Delivers the Projects Californians Need Most



## Streamlined Approvals—More Predictability & Accountability

- **Reasonable, Enforceable Timelines:** Agencies must approve or deny project applications within **365 days**. If the deadline is missed, applicants may request a **public hearing or workshop** where a final decision must be made within 60 days.
- **Objective Standards:** Agencies must base their review on clear, written rules—like local ordinances, environmental laws or zoning standards—that were in place when the application was submitted.
- **Public Comment:** Establishes a **firm 45-day public comment period** with written responses to all timely comments—ensuring public participation and accountability.
- **Streamlined Alternatives:** Narrows the “alternatives” requirement to two: one feasible alternative project design that reduces environmental impacts, and one describing a "no project" scenario.



## Fairer Reviews—Faster, Evidence-Based Process

- **Judicial Shot Clock:** Courts must fully resolve legal challenges within 270 days.
- **Fix What’s Broken:** If one part of an environmental review document is rejected, only that section must be fixed—allowing the rest of the project to move forward on schedule.
- **Objective Standards:** Courts may only overturn project approvals if agencies ignore clear, written rules—like zoning or environmental standards—that were in place when the application was submitted.
- **Evidence-Based Review:** Courts must uphold a project's approval if the agency's decision was supported by substantial evidence.

Every year of delay means Californians will **wait longer and pay more** for the essential projects our communities need most. It’s time to cut red tape, protect our environment and build projects that make life more affordable for everyone.

## Vote YES on the Building an Affordable California Act

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