



# Building an Affordable California Act: Real CEQA Reform for Essential Housing Projects

Affordable CA Cuts Project Review & Permitting Delays by 2-8+ years

**Housing Projects Include:** Single and multi-family housing, transitional housing, emergency shelters, supportive housing, group living accommodations, student housing, senior housing, subdivisions or common interest developments, and mixed-use developments in which two-thirds of the new or converted square footage is designated for residential use or at least one half of the square footage is designated for residential use and the project creates 500 net new units—including all ancillary facilities needed to construct or operate these projects.

**Lead agencies:** Local planning commissions, cities, counties and utility districts.

Project Step	Today's Process (Status Quo)	Under Affordable CA (Streamlined Timelines)	Estimated Time Saved
<b>Application Completeness</b>	30-day review required for most projects, but few enforceable protections for projects outside the Housing Accountability Act. Disputes over completeness can <b>drag 1-2 years</b> .	30-day deadline applies to <b>all</b> projects; automatically "deemed complete" if no response. Reviews limited to existing checklists, with expedited resolution for disputes.	<b>3-12 months</b>
<b>CEQA Track Selection (EIR, MND/ND or Exemption)</b>	Agencies frequently delay deciding which CEQA document to prepare.	Must select CEQA track or documentation type within 30 days of application completeness.	<b>3-6 months</b>
<b>CEQA Document Completion</b>	365 days for EIR and 180 days for NDs, but actual completion typically takes <b>1-3 years</b> due to agency delays and extended public comment.	<b>Enforceable Timelines:</b> <b>EIR:</b> 365 days <b>ND/MND:</b> 180 days <b>Exemption/Addendum:</b> 90 days If missed, agency must decide within 60 calendar days.	<b>1-2 years</b>
<b>Remedy if Missed Deadlines</b>	No consequence for delay; applicants have no defined recourse.	Applicant can trigger hearing; agency must act in 60 days. Applicant may seek writ.	<b>3-6+ months</b>
<b>Final Agency Decision</b>	No statutory deadlines; final approvals often <b>delayed 6-12 months</b> after CEQA completion.	Agency must issue decision within 90 days after CEQA completion.	<b>3 months</b>
<b>Responsible Agency Actions</b>	No coordinated timelines; multi-agency projects can take an additional <b>9-32 months</b> .	All Responsible Agencies must act within 90 days of application completeness.	<b>6-29 months</b>
<b>Litigation (Trial and Appeal)<sup>1</sup></b>	No judicial deadlines. Typical duration: <b>4-5 years</b> ; if an EIR redo is required, <b>8+ years</b> .	<b>Win:</b> 270 days max. under judicial deadline <b>Loss:</b> approx. 1.5 years for "fix-it ticket" remedy.	<b>Win: 4+ years</b> <b>Loss: 8+ years</b>
<b>Total Time Saved by Affordable CA</b>	<b>No litigation: 2-5 years faster</b> <b>Litigation Win (greater deference to project approval under Affordable CA): 5+ years faster</b> <b>Litigation Loss: 8+ years faster</b>		

<sup>1</sup>Affordable CA also restricts scope of what can be litigated to noncompliance with objective standards, eliminates late hits, imposes substantial evidence standard (not prejudicial abuse of discretion or fair argument), and requires severance remedy ("fix-it ticket") for non-compliance/disallows rescission of project approvals.

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