



# Why **Housing Advocates** **SUPPORT** **Prop 45**

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

### **The Problem**

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

California's outdated system for approving essential housing projects and infrastructure to support them is too slow, too bureaucratic and too costly—**driving up rents, worsening homelessness and pushing affordable housing out of reach for working families.**

- X Delays Make Housing Unaffordable:** Permitting and approval delays add more than **\$75,000** to the cost of a new home in California and block access to affordable housing tax credits—driving up rents and mortgages and reducing the number of new affordable housing units.
- X Public Infrastructure:** Red tape and delays add billions in costs for roads, bridges, water systems, energy, schools and more—slowing the infrastructure needed to support new housing.
- X Environment:** Projects that would reduce air pollution, prevent wildfires, and reduce emissions are trapped in seemingly endless reviews and litigation.

### **The Solution**

**Prop 45** modernizes the state's outdated approval process to **build essential projects faster and more affordably.**

#### **Prop 45 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.
- ✓ Result in at least **4,200 new homes per year, and likely thousands more.**

#### **Streamlines approvals for essential projects, including:**

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

# How **Prop 45** Lowers Costs and Delivers Housing Faster



## 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 fewer affordable homes, higher rents, and more Californians pushed into housing insecurity. It’s time to cut red tape, protect our environment and build projects that make life more affordable for everyone.

## Vote YES on PROP 45!

**YesonProp45.com**

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