
THIRD READING

Bill No: AB 1997
Author: Lee (D)
Amended: 6/18/26 in Senate
Vote: 21

SENATE LOCAL GOVERNMENT COMMITTEE: 5-1, 6/17/26

AYES: Durazo, Choi, Arreguín, Cervantes, Laird

NOES: Seyarto

NO VOTE RECORDED: Ashby

SENATE HOUSING COMMITTEE: 8-1, 6/30/26

AYES: Arreguín, Cabaldon, Caballero, Cortese, Durazo, Grayson, Ochoa Bogh,
Padilla

NOES: Seyarto

NO VOTE RECORDED: Gonzalez

SENATE APPROPRIATIONS COMMITTEE: Senate Rule 28.8

ASSEMBLY FLOOR: 71-3, 5/26/26 - See last page for vote

SUBJECT: Land use: housing development approvals: timelines and processes

SOURCE: AIDS Healthcare Foundation

DIGEST: This bill expedites the timeline for approval or disapproval of certain affordable housing development projects.

ANALYSIS:

Existing law:

- 1) Allows, pursuant to the California Constitution, cities and counties to “make and enforce within its limits, all local, police, sanitary and other ordinances and regulations not in conflict with general laws.”

- 2) Requires public agencies to act fairly and promptly on applications for development permits, including housing, under the Permit Streamlining Act (PSA), including that “lead agencies,” which are public agencies that have principal responsibility for approving a project, must approve or deny the project within:
 - a) 180 days of certifying an environmental impact report (EIR);
 - b) 90 days of certifying an EIR for a housing project;
 - c) 60 days of certifying an EIR for a housing project that is at least 49% affordable to very low or low-income households and the project has applied or will apply for state or federal financial assistance;
 - d) 60 days of adopting a negative declaration under CEQA, determining a project is exempt from CEQA, or receiving a complete application if the project is subject to ministerial review; and
 - e) 60 to 90 days, depending on project size, of receiving a complete application for a housing project that qualifies for a CEQA exemption pursuant to AB 130 (Committee on Budget, 2025), unless specified tribal consultation is ongoing.
- 3) Deems approved the application if the agency fails to approve or disapprove the application in the applicable time period.

This bill:

- 1) Requires a lead agency under the PSA to approve a housing project within 30 days of the certification of an EIR for housing project that is at least 90% affordable to very low or low-income households and the project has applied or will apply for state or federal financial assistance, as specified.
- 2) Makes technical and conforming changes.

Comment

Purpose of the bill. According to the author, “AB 1997 reduces from 60 days down to 30 days the period of time a lead agency has to approve or deny an affordable housing project’s environmental impact report (EIR) after the lead agency certifies the EIR. This faster timeline only applies to projects that are 90% affordable to very-low or extremely-low income households, and requires the project applicant to have provided written notice to the agency specifics about the

project's financing. This narrow and very focused streamlining will move 90% affordable housing projects faster.”

FISCAL EFFECT: Appropriation: No Fiscal Com.: Yes Local: Yes

SUPPORT: (Verified 8/5/26)

AIDS Healthcare Foundation (source)

OPPOSITION: (Verified 8/5/26)

City of La Verne

ASSEMBLY FLOOR: 71-3, 5/26/26

AYES: Addis, Aguiar-Curry, Ahrens, Alanis, Alvarez, Arambula, Ávila Farías, Bains, Bauer-Kahan, Bennett, Berman, Bonta, Bryan, Calderon, Caloza, Carrillo, Castillo, Chen, Connolly, Davies, DeMaio, Elhawary, Ellis, Flora, Fong, Gabriel, Gallagher, Garcia, Gipson, Jeff Gonzalez, Mark González, Hadwick, Haney, Harabedian, Hart, Hoover, Jackson, Kalra, Krell, Lee, Lowenthal, Macedo, McKinnor, Nguyen, Ortega, Pacheco, Papan, Patel, Patterson, Pellerin, Petrie-Norris, Quirk-Silva, Ramos, Ransom, Michelle Rodriguez, Rogers, Blanca Rubio, Schiavo, Schultz, Sharp-Collins, Solache, Soria, Stefani, Ta, Valencia, Wallis, Ward, Wicks, Wilson, Zbur, Rivas

NOES: Irwin, Sanchez, Tangipa

NO VOTE RECORDED: Boerner, Dixon, Johnson, Lackey, Muratsuchi, Celeste Rodriguez

Prepared by: Anton Favorini-Csorba / L. GOV. / (916) 651-4119
8/5/26 15:04:10

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