

## CONCURRENCE IN SENATE AMENDMENTS

AB 920 (Caloza)

As Amended July 7, 2025

Majority vote

**SUMMARY**

Requires a city or county with a population of 150,000 or more persons to, no later than January 1, 2028, establish a centralized application portal for housing development projects online.

**Senate Amendments**

Strike the requirement that the bill's provisions only apply to cities and counties that have an internet website.

Conforms the definition of "housing development project" to changes made by AB 130 (Budget) Chapter 22, Statutes of 2025.

**COMMENTS**

*Zoning and approval processes.* Local governments use their police power to enact zoning ordinances that establish the types of land uses that are allowed or authorized in an area. Zoning ordinances often identify a primary use for parcels in the area, as well as other uses that are allowed if they meet conditions imposed by the local government. They also set the standards and conditions that development must comply with in order to proceed.

Local governments have broad authority to define the specific approval processes needed to satisfy these considerations. Some housing projects can be permitted by city or county planning staff "ministerially" or without further approval from elected officials, but most large housing projects require "discretionary" approvals from local governments, such as a conditional use permit or a change in zoning laws. This process requires hearings by the local planning commission and public notice and may require additional approvals.

*Application portals.* Cities and counties across the state have access to software to create portals on their websites for applications related to the development, improvement, or repair of a housing development project. These portals can be helpful when a city or county has multiple departments working on an application. For example, Santa Barbara has moved to an all-digital application and plan review platform. Sacramento County uses the same software for their application portal. In contrast, the City of Los Angeles Department of Building and Safety hosts a portal where Los Angeles can issue an express permit where work does not require any type of plan review or approval. In its information bulletin P/GI 2020-003 as it was last revised on April 20, 2022, the City of Los Angeles outlines the types of building, HVAC, plumbing, fire protection, electrical, elevators, pressure vessel, or other permits eligible to be reviewed through the online portal.

**According to the Author**

"California is in a housing and affordability crisis. A universal lack of technology to track housing permits is one of the major challenges facing local governments and housing providers when it comes to fast-tracking housing projects. Physically contacting, emailing, or calling simply can't support the current volume of permit applications and local governments do not have the ability to meet future population demands. Current development approval processes are

slow, complex, and largely flawed. AB 920 takes a meaningful step towards ensuring transparency and accountability in addressing our housing crisis."

### **Arguments in Support**

Abundant Housing LA, the sponsor of the bill, writes in support to a previous version of the bill, "... [M]any large cities lack a centralized and transparent system to manage the many steps in the entitlement and post-entitlement processes. Without such a centralized system, builders find it challenging to track the status of their projects and manage the complex landscape of different agencies and requirements. Disjointed processes are particularly difficult to navigate for small builders (many of them minority- or women-owned), who cannot afford to hire expeditors and land use consultants familiar with the particularities of each local jurisdiction.

"AB 920 addresses these challenges by requiring large cities and counties to implement a centralized online portal to manage the process from application through construction. The bill will increase transparency and improve the efficiency of housing project approvals, ultimately reducing time and costs that exacerbate the state's housing crisis. These changes would create a meaningful reform."

### **Arguments in Opposition**

None on file.

## **FISCAL COMMENTS**

According to the Senate Appropriations Committee, pursuant to Senate Rule 28.8, negligible state costs.

## **VOTES:**

### **ASM LOCAL GOVERNMENT: 10-0-0**

**YES:** Carrillo, Ta, Hoover, Pacheco, Ramos, Ransom, Blanca Rubio, Stefani, Ward, Wilson

### **ASM HOUSING AND COMMUNITY DEVELOPMENT: 10-0-2**

**YES:** Haney, Patterson, Ávila Farías, Caloza, Garcia, Kalra, Lee, Quirk-Silva, Ta, Wicks

**ABS, ABST OR NV:** Tangipa, Wilson

### **ASM APPROPRIATIONS: 15-0-0**

**YES:** Wicks, Sanchez, Arambula, Calderon, Caloza, Dixon, Elhawary, Fong, Mark González, Hart, Pacheco, Pellerin, Solache, Ta, Tangipa

### **ASSEMBLY FLOOR: 75-0-4**

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

**ABS, ABST OR NV:** Dixon, Flora, Jeff Gonzalez, Papan

**SENATE FLOOR: 37-0-3**

**YES:** Allen, Archuleta, Arreguín, Ashby, Becker, Blakespear, Cabaldon, Caballero, Cervantes, Choi, Cortese, Dahle, Durazo, Gonzalez, Grayson, Grove, Jones, Laird, Limón, McGuire, McNerney, Menjivar, Niello, Ochoa Bogh, Padilla, Pérez, Reyes, Richardson, Seyarto, Smallwood-Cuevas, Stern, Strickland, Umberg, Valladares, Wahab, Weber Pierson, Wiener

**ABS, ABST OR NV:** Alvarado-Gil, Hurtado, Rubio

**UPDATED**

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