



April 23, 2025

The Honorable Matt Haney
Chair, Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, CA 95814

RE: AB 660: Post Entitlement Phase Permits—SUPPORT

Dear Chair Haney,

The California Home Building Alliance (HBA) writes in support of AB 660 which will amend current law to govern the process for local agencies to review applications and act on post entitlement permits and applications for service for housing development projects.

The HBA brings people together from across the political spectrum to advance legislation and administrative actions that will increase housing production in our state. This coalition includes trade associations representing small and large businesses, for-profit and not-for-profit home builders, developers, employers, affordable housing infill builders, and non-profit research, education, and advocacy organizations focused on increasing the supply of new housing and improving the quality and affordability of housing in California.

We support AB 660 because it addresses problems with delays revolving post-entitlement permits by closing loopholes in current law and providing vital remedies for housing project applicants when local agencies fail to comply with the rules of the road for post entitlement permits and service applications that are necessary for approved housing units to become built housing units. AB 660 strengthens the integrity and efficiency of California's housing approval process, ensuring that housing projects can be built on time and at predictable costs. Specifically, AB 660 could:

- Prohibit local agency inspectors from requiring the project to make changes in the field that would deviate from the plans the local agency already approved;
- Limit the number of plan check/specification resubmittal demands made by the local agency to the applicant for a building permit;
- Provide that if a local agency violates the shot clock applicable to acting on a complete application, the applicant may seek a writ of mandate in court to compel the local agency to approve the permit if there is substantial evidence in the record such that a reasonable person could find that the application is complete and compliant with the applicable standards.
- Eliminate the ability of local agencies to extend the shot clock indefinitely by requiring an outside entity to review the application.

For these reasons, the HBA is proud to support AB 660 (Wilson).

Sincerely,



Azeen Khanmalek
Executive Director
Abundant Housing LA



Noni Ramos
Chief Executive Officer
Housing Trust Silicon Valley



Corey Smith
Executive Director
Housing Action Coalition



Will Moore
Policy Counsel
Circulate San Diego



Michael Lane
State Policy Director
SPUR



Jordan Panana Carbajal
Government Affairs Manager
California YIMBY



Matthew O. Franklin
President and CEO
MidPen Housing