

**Senate Bill 330**  
The Housing Crisis Act  
Senator Nancy Skinner (D-Berkeley)

**NOTE:** Senate Appropriations amendments remove limit on cities increasing fees and modify sunset from 10 years to 5 years.

**THIS BILL**

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California is experiencing an extreme housing shortage. We now rank 49th in the number of housing units per capita and are home to 33 of the 50 US cities with the highest rents.

SB 330 is designed to address our housing crisis by asking local governments to process permits for housing that is already allowed under their existing rules, but to do it faster and not change the rules once the housing application is submitted.

By requiring timely processing of permits and relaxing a limited set of rules, SB 330 employs the same approach that cities have used to help recover from fires or other disasters. And to help keep tenants and low-income families in their homes, SB 330 also includes anti-displacement measures.

**ISSUE**

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Rent and purchase prices have skyrocketed, super commutes are normal, and increasing numbers of Californians, who can no longer afford the cost of housing, are living in their cars or on the streets. Home ownership is also become increasingly out of reach for most Californians with the median price of a California home now more than 2.5 times the median price in the U.S. as a whole.

The LAO raised the alarm with the 2015 report: *California's High Housing Costs – Causes and Consequences*, providing data that California isn't producing nearly enough housing to accommodate its growing population. By federal estimates the state is short by at least 3 million units and needs approximately 180,000 additional units of housing each year to keep up with current population growth. Governor Gavin Newsom has called for

the creation of 3.5 million units of housing in the next seven years.

**SOLUTION**

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After a fire or other disaster, California cities have sped up permitting and relaxed local rules in order to quickly rebuild housing. SB 330 is modeled on the same premise to help increase housing at all income levels quickly.

For a limited 5 year time period, SB 330 asks local governments to process housing permits faster, not change the rules midstream, and hold off on actions that would decrease or delay housing.

For a period of 5 years, SB 330 would:

- Require timely processing of housing permits for units allowed under existing zoning rules and design standards
- Prevent downzoning unless the local government simultaneously upzones to achieve "no net loss" in zoned capacity
- Suspend housing moratoriums and growth control measures including population caps and caps on annual housing permits
- Prohibit demolition of low income, Section 8, or rent controlled units unless developers replace the affordable units and build additional affordable units, pay to rehouse tenants while affordable housing is rebuilt, and offer tenants a right of return to their units at the same rent.

SB 330 sunset in 5 years.

**SUPPORT**

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Non-Profit Housing Association of Northern CA  
BRIDGE Housing  
State Building & Construction Trades Council  
Working Partnerships  
PICO  
Bay Area Council

Terner Center for Housing Innovation, UC  
Berkeley  
Building Industry Association of Southern CA,  
Baldy View Chapter  
Building Industry Association of San Diego  
CA Building Industry Association  
CA Business Roundtable  
CA Association of Realtors  
CA Apartment Association  
CBIA Bay Area  
Chan Zuckerberg Initiative  
CA Business Properties Association  
CalChamber  
CA Council for Affordable Housing  
CA Community Builders  
California YIMBY  
EAH Housing  
East Bay for Everyone  
East Bay Leadership Council  
East Bay Young Dems  
Eden Housing  
Emerald Fund  
Enterprise  
Facebook  
Hamilton Families  
Leading Builders of America  
Local Government Commission  
Midpen Housing Corporation  
MLK Freedom Center  
Nonprofit Housing Association of North America  
North Bay Leadership Council  
Oakland Chamber of Commerce  
Related  
The San Francisco Foundation  
Salesforce  
San Francisco Housing Action Coalition  
Santa Cruz YIMBY  
Silicon Valley Community Foundation  
SV@Home  
TMG Partners  
Urban Displacement Project, UC Berkeley  
Valley Industry & Commerce Association (VICA)  
SPUR (In Concept)  
Zillow Group  
CA Hawaii State Conference of NAACP

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