Does This Project Qualify for SB 35 Streamlining?
Flowchart

Step 1: Does streamlining apply to projects in this jurisdiction?

No
(building enough housing)

The jurisdiction has met its RHNA allocation in all income categories:
✔ Very Low Income (0-50% AMI)
✔ Low Income (50-80% AMI)
✔ Moderate Income (80-120% AMI)
✔ Above Moderate Income (120+% AMI)

Streamlining does not apply to any projects

Yes
(not building enough housing)

Streamlining could apply to projects only in income levels where it underproduces housing

Example: A city that is meeting its above moderate income housing goals, but not its other housing goals:
✔ Very Low Income (0-50% AMI) → Streamlining applies
✔ Low Income (50-80% AMI) → Streamlining applies
✔ Moderate Income (80-120% AMI) → Streamlining applies
X Above Moderate Income (120+% AMI) → Streamlining does not apply

Step 2: Does streamlining apply to this specific project?

No
(project does not meet all criteria)

Yes
(proposed project meets all qualifying criteria)

If the project does not meet all of the following criteria, it is not eligible for streamlined approval:

✔Urbanized area
✔Zoned for residential or multi-use residential
✔Deed restriction for all proposed affordable units
✔Proposes at least 10% of units for affordable housing if jurisdiction's above moderate need not met (for projects >10 units)
✔Proposes at least 50% of units for affordable housing if jurisdiction's very low and low income need not met (for projects > 10 units)
✔Meets current density standard
✔Not located in coastal zone
✔Not prime farmland
✔Not a fire hazard zone
✔Not a hazardous waste site
✔Not in a flood plain
✔Not in a conservation zone
✔Cannot require demolition of historic structure
✔Cannot require demolition of rent controlled units or has been occupied by tenants for the past 10 years
✔Pays prevailing wage (for projects >10 units)

Step 3: Project Can be Approved Through Streamlining Process

✔Objective process:
Review and approval of project based on compliance with objective criteria from step 2.
✔ Focused design review:
Design review must not materially impact the building height or unit count. The period for design review will be time-limited and strictly focused on improving both the architectural design and urban features of the development
✔ Parking requirements:
Parking requirements are waived if project is within ½ mile of transit, located in a historic district, if on-street permits are required, or there is a car share within a block of the project. For all others, the maximum ratio is 1 space per unit.

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