Does This Project Qualify for SB 35 Streamlining?

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

- No (building enough housing)
- Yes (not 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 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
- 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)

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.

Step 3: Project Can be Approved Through Streamlining Process

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)

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