

AFFORDABLE HOUSING STREAMLINED APPROVAL

Senate Bill 35 Information Sheet

What is Senate Bill 35?

SB 35 requires cities and counties to streamline the approval process for **qualifying** development projects and restricts local governments' ability to reject these proposals.

SB 35 requires local entities to streamline the approval by providing a ministerial approval process through which a project is only reviewed against objective standards, exempting the projects from environmental review under the California Environmental Quality Act ("CEQA").

This is a voluntary program that a project sponsor may elect to pursue, provided that certain eligibility criteria are met. These provisions sunset on January 1, 2026.



What Projects are Eligible for Streamlining?

To be eligible for streamlining, the project must meet the following criteria:

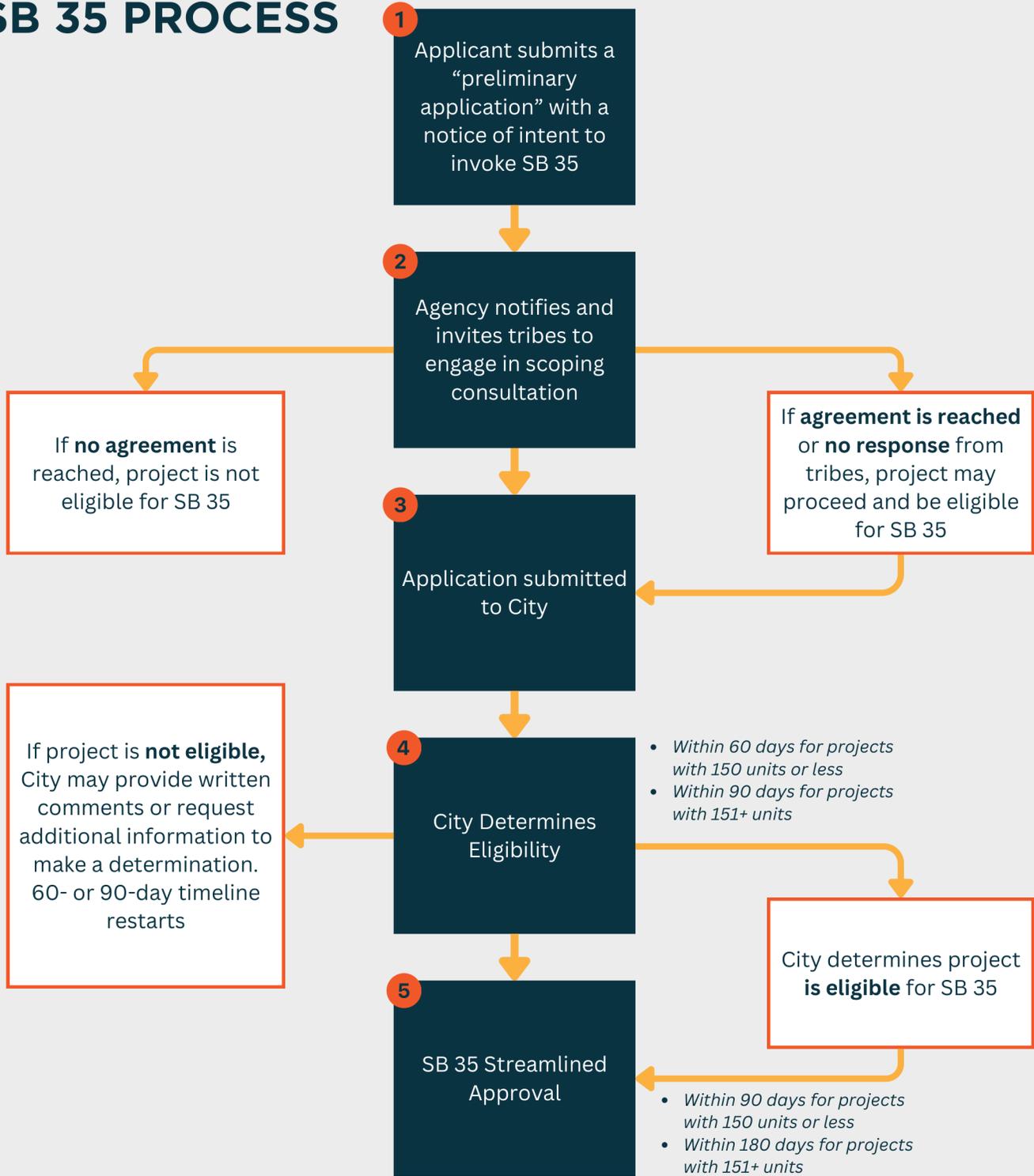
- Dedicate 10% of Units as Affordable
- Multifamily Project
- Located in a Residential Zone
- 2/3 of Floor Area is Residential
- Consistent with Objective Standards
- Does Not Demolish Residential Units or Historic Structures
- Not Located in Sensitive Environments
- Not on Subdivisions Subject to the California Subdivision Map Act
- Notify California Native American Tribes
- Follows all Labor Provisions
 - Prevailing Wages
 - Skilled/Trained Workforce
- Not Subject to Hazardous Conditions

For more details on each item, see pages 3-4.

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SB 35 PROCESS



*Project is automatically approved if the City does not meet the applicable timeline.

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What Projects are Eligible for Streamlining?

To be eligible for streamlining, the project must meet the following criteria:

- Dedicate 10% of Units as Affordable:** At least 10% of the proposed residential units must be dedicated as affordable to households making at or below 80 percent of the Area Median Income.
- Multifamily Project:** The development must contain 2+ net new residential units.
- Located in a Residential Zone:** The development must be located on a legal parcel(s) that are zoned for residential uses.
- 2/3 of Floor Area is Residential:** At least 2/3 of the floor area of the proposed development must be dedicated to residential use.
- Consistent with Objective Standards:** The project must meet all objective standards of the Zoning Code at the time of SB-35 application submittal. Such objective standards are those that require no personal or subjective (discretionary) judgment, such as objective dimensional requirements, and as otherwise set forth below.
- Does Not Demolish - Residential Units:** The project does not demolish any housing units that have been occupied by tenants in the last 10 years; are subject to any form of rent or price control, or are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low incomes.
Historic Structures: The project does not demolish a historic structure that has been placed on a national, state, or local historic register.
- Not Located in Sensitive Environments:** The development must be located on a property that is not within a coastal zone, prime farmland, wetlands, a community conservation plan area, a habitat for protected species, or under a conservation easement.

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Not on Subdivisions Subject to the California Subdivision Map: The development did not or does not involve a subdivision of a parcel that is subject to the California Subdivision Map Act, unless the development either (i) receives a low-income housing tax credit and is subject to the requirement that prevailing wages be paid, or (ii) is subject to the requirements to pay prevailing wages and to use a skilled and trained workforce.

Notify California Native American Tribes: After providing notice of the intent to develop the site to California Native American tribes that are traditionally and culturally affiliated with the geographic area of the proposed development site, a determination by the City that: the development site is not a tribal or cultural resource on a national, state, tribal or local historic register list; that the parties to a scoping consultation have documented an enforceable agreement on methods, measures, and conditions for tribal cultural resource treatment; or that the parties to the scoping consultation do not disagree as to whether a potential tribal cultural resource will be affected by the proposed development.

Follows all Labor Provisions -
Prevailing Wages: If the development is not in its entirety a public work, as defined in Government Code Section 65913.4 (a)(8)(A), all construction workers employed in the execution of the development must be paid at least the general prevailing rate of per diem wages for the type of work and geographic area.

Skilled and Trained Workforce: A skilled and trained workforce, as defined in Government Code Section 65913.4 (a)(8)(B)iii, must complete the development if the project consists of 50 or more units.

Not Subject to Hazardous Conditions: The project site is not within a high or very high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, or floodway.

How do I apply for SB 35 approval?

Fill out a preliminary application and return it to the Community Development Department. Preliminary application can be found here: tinyurl.com/cow-sb35form

Contact Staff for More Information

Email: CDD-planners@cityofwoodland.gov

Phone: (530) 661-5913