



Low Barrier Navigation Center By Right Processing Government Code Sections 65660, 65664, and 65666 (AB 101, Chapter 159, Statutes of 2019)

Fact Sheet

Introduction

AB 101 requires a Low Barrier Navigation Center (LBNC) be a use by right in areas zoned for mixed use and nonresidential zones permitting multifamily uses if it meets specified requirements, including:

- Access to permanent housing.
- Use of a coordinated entry system (i.e. Homeless Management Information System).
- Use of Housing First according to Welfare and Institutions Code section 8255. (Gov. Code, § 65662.)

A LBNC is defined as a Housing First, low barrier, temporary, service-enriched shelter focused on helping homeless individuals and families to quickly obtain permanent housing. Low barrier includes best practices to reduce barriers to entry, such as allowing partners, pets, storage of personal items, and privacy. (Gov. Code, § 65660.)

Highlights

- LBNC shall be a use by right as defined by Government Code section 65583.2, subdivision (i).
- A local government is required to notify the developer whether the application is complete within 30 days of receipt of an application.
- Within 60 days of receipt of a completed application, the local jurisdiction shall act upon its review of the application.
- New provisions under AB 101 are **in addition** to current housing element law regarding planning and approval for emergency shelters and transitional and by right permanent supportive housing.
- This law applies to all cities and counties, including charter cities and counties.

Excerpt from Government Code Section 65583.2(i)

“use by right” shall mean that the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code

Additional Resources

For the full text and requirements of AB 101 - Low Barrier Navigation Center, visit California’s legislative information website at <http://leginfo.legislature.ca.gov/>. If you have any questions or would like additional information or technical assistance, please email Divya Ram at Divya.Ram@hcd.ca.gov.