



ASSOCIATION OF BAY AREA GOVERNMENTS
METROPOLITAN TRANSPORTATION COMMISSION



Technical Assistance
for Local Planning
HOUSING

DISCLAIMER: This document is intended solely as a technical overview of housing project processing requirements. It is not advice regarding any jurisdiction's specific policies or any proposed housing development project. Local staff should consult with their city attorney or county counsel regarding this document.

Housing Project Processing Requirements

These overviews of housing project processing requirements are intended for internal staff use as reference when reviewing projects or developing applications. They can be revised or amended as state law changes occur. Each page includes a table with general project requirements. The table below provides a description of the requirements included in each project table. More information about some of these laws can be found in the [2022 New Housing Legislation Summary](#), the [2023 New Housing Legislation Summary](#) and the [2024 New Housing Legislation Summary](#) RHTA web pages.

Example Project Processing Requirement Table

Project Requirement	Description
Applicable Jurisdictions	Jurisdictions subject to the law/rules
Project Type	Type of project that can be built under the rules/process
Site Characteristics	Characteristics and requirements for project sites/parcels
Affordability	Affordability requirements and levels
Affordable Rent/Cost	Definition of affordable rent/cost
Ministerial, Discretionary, or Use By Right	Type of review required/allowed
CEQA	Exempt, not exempt, partially except with requirements
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	Potentially eligible for density bonus, waivers, concessions, and parking ratio under Government Code Section 65915
Compliance with Local Objective Development Standards	Required to comply with applicable local objective development standards
Limits on Local Parking Regulations	Restrictions on local parking requirements

Project Requirement	Description
Notice of Application Completeness	Timeline for jurisdiction to issue
Determination of Consistency or Compliance	Timeline for jurisdiction to issue
Approve/Deny Project	Timeline for jurisdiction to approve or deny
Prevailing Wage	Triggers prevailing wage or other labor requirements
Law Sunset	Date law expires if applicable

Housing Accountability Act (Gov Code Section 65589.5)

The Housing Accountability Act is a section of Housing Element law. The Housing Accountability Act limits the applicability of local objective standards and requirements to impose on a housing development application to those that existed when the application was “deemed complete” (which is as early as the submission of a preliminary application). It also restricts when a local agency can deny, reduce the density of, or make infeasible affordable and market rate development projects. Originally adopted in 1982, most recently amended by AB 1893 and AB 1413 in 2024.

Housing Accountability Act Project Processing Requirements

Project Requirement	Description
Jurisdictions	All cities and counties
Project Type	- Two or more units, including residential units only - Mixed use where at least 2/3 of the new or converted square footage is residential - Mixed use where at least 50 percent of the new or converted square footage is residential, project includes at least 500 net new units, and no portion of the project is designated for transient lodging - Mixed use where at least 50 percent of the net new or converted square footage is residential, project includes at least 500 net new units, project demolishes or converts at least 100,000 square feet of nonresidential use, project demolishes at least 50 percent of existing nonresidential uses, and no portion of the project is designated for transient lodging - Transitional housing; supportive housing; emergency shelters; farmworker housing
Site Characteristics	n/a

Project Requirement	Description
Affordability	None. Unless a local agency makes written findings specified in Section 65589.5(d), a housing development project for very low, low-, or moderate-income households that meets the following affordability thresholds cannot be denied: (A) 7 percent affordable to extremely low-income households; (B) 10 percent affordable to very low-income households; (C) 13 percent affordable to lower-income households; (D) 100 percent affordable to lower-income households (excluding manager's units); (E) 100 percent affordable to moderate-income households; - or (F) A project with 10 or fewer units base density (as defined in density bonus law), on a site smaller than one acre, with a minimum density of 10 units per acre.
Affordable Rent/Cost	• Affordable sales price: Health and Safety Code Section 50052.5 • Affordable Rent: Health and Safety Code Section 50053
Ministerial, Discretionary, or Use By Right	Discretionary
CEQA	Not exempt but may challenge local CEQA determination
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	Yes, considered consistent with objective standards
Compliance with Local Objective Development Standards	Required in most cases
Limits on Local Parking Regulations	None
Notice of Complete Application	Within 30 days of receipt of application
Determination of Consistency or Compliance	• Within 30 days of the date the application is determined to be complete if the project is 150 or fewer units • Within 60 days of the date the application is determined to be complete if the project is more than 150 units
Time Limits to Approve/Deny Project	See Permit Streamlining Act (Government Code Section 65950)
Prevailing Wage	No

Project Requirement	Description
Law Sunset	No; some sections sunset in 2030, 2031, and 2034

Ministerial Streamlining for Housing (Gov Code Section 65913.4)

Government Code Section 65913.4 requires certain jurisdictions to allow for a streamlined, ministerial review process of multi-family housing development projects on infill sites that meet certain standards. To qualify, the project must provide affordable housing. Commonly referred to by the 2017 bill, SB 35. This law was most recently updated by AB 3122.

Ministerial Streamlining for Housing Project Processing Requirements

Project Requirement	Description
Jurisdictions	A city or county that includes an urbanized area or urban cluster ¹ that: (i) did not issue enough building permits to meet its RHNA in specified categories, or (ii) has not adopted a housing element that HCD has found in substantial compliance, or (iii) has not submitted an Annual Progress Report to HCD
Project Type	A multifamily development that includes two or more residential units
Site Characteristics	• Prior to accepting project application: ○ Complete tribal consultation ○ Hold a public meeting for project proposed in moderate resource area, low resource area, or an area of high segregation and poverty • Must meet standards under Government Code 65913.4(a)

¹ Note generally that Census Bureau no longer designates urbanized areas and urban clusters. May wish to use current designation of urban area instead.

Project Requirement	Description
Affordability	One of the following, depending on locality and tenure: • 10 percent for households earning below 50 percent AMI (rental), • 10 percent for households earning below 80 percent AMI (sale), • 20 percent to households earning 100 percent AMI with the average income of units at or below 80 percent AMI (SF Bay Area only; rental or sale) • 50 percent for households earning at or below 80 percent AMI • 20 percent affordable, with at least 9 percent affordable to households earning at or below 50 percent AMI and the remainder affordable to households making at or below 80 percent AMI (project where application submitted before 2019, includes at least 500 units of housing, and seeks approval or modification of prior approval)
Affordable Rent/Cost	• Affordable sales price: Health and Safety Code Section 50052.5 • Affordable Rent: Health and Safety Code Section 50053, except, for 100 percent affordable, rent that is consistent with the public program providing financing
Ministerial, Discretionary, or Use By Right	Ministerial
CEQA	Exempt. An application for a subdivision is exempt if it (1) is consistent with requirements of SB 35 and all objective subdivision standards, (2) has or will receive low-income housing tax credit financing, or (3) is either within an incorporated city that includes some portions of an urbanized area or within an urbanized area or urban cluster in a county with a population over 250,000
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	Yes, considered consistent with objective standards
Compliance with Local Objective Development Standards	Yes, with exceptions
Limits on Local Parking Regulations	Maximum one parking space per unit with many exceptions
Notice of Application Completeness	Within 30 days of receipt of application

Project Requirement	Description
Determination of Consistency or Compliance	• Within 60 days of receipt of application if 150 or fewer units • Within 90 days if more than 150 units • Within 30 days of resubmittal in response to written feedback provided by the local government
Approve/Deny Project	• Within 90 days of receipt of application if 150 or fewer units • Within 180 days if more than 150 units
Prevailing Wage	• Yes, prevailing wages are required. • Projects with 50 or more housing units that employ or subcontract with construction craft employees must meet apprenticeship and health care expenditure requirements. • For projects taller than 85 feet, there are skilled and trained workforce requirements.
Law Sunset	1/1/2036

Accessory Dwelling Units (ADUs) (Gov Code Sections 66310 et seq.)

ADUs that meet certain criteria as defined by state law are subject to ministerial streamlined approval. Most recently amended by SB 1211 and AB 2533.

Accessory Dwelling Unit Project Processing Requirements

Project Requirement	Description
Jurisdictions	All cities and counties
Project Type	Attached, detached, or interior accessory dwelling unit
Site Characteristics	Single family home or multifamily building must exist or be proposed with ADU
Affordability	No
Affordable Rent/Cost	n/a
Ministerial, Discretionary, or Use By Right	Ministerial
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	No
Compliance with Local Objective Development Standards	Yes, with many exceptions
Limits on Local Parking Regulations	- One max per ADU or per room, whichever is less - Many exemptions from parking requirements
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	As part of project approval or denial
Approve/Deny Project	- Within 60 days of receipt of complete application - Review may be delayed until a proposed primary dwelling is approved
Prevailing Wage	No
Law Sunset	No

Junior Accessory Dwelling Units (JADUs) (Sections 66310 et seq.)

JADUs that meet certain criteria as defined by state law are subject to ministerial streamlined approval. Most recently amended by AB 2533.

Junior Accessory Dwelling Unit Project Processing Requirements

Project Requirement	Description
Jurisdictions	All cities and counties
Project Type	Junior accessory dwelling unit in a single-family home or attached garage
Site Characteristics	Single-family home must exist or be proposed with JADU on a single-family property
Affordability	No
Affordable Rent/Cost	n/a
Ministerial, Discretionary, or Use By Right	Ministerial
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	No
Compliance with Local Objective Development Standards	No
Limits on Local Parking Regulations	- No parking can be required for JADU - May require replacement parking if JADU is developed in attached garage
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	As part of project approval or denial
Approve/Deny Project	- Within 60 days of receipt of complete application - Review may be delayed until a proposed primary dwelling is approved
Prevailing Wage	No
Law Sunset	No

Preapproved Accessory Dwelling Units (Gov Code Section 65852.27)

Local agencies are required to ministerially review and preapprove ADU plans starting in January 2025. Adopted in 2023 under AB 1332, amended in 2024 under SB 477.

Preapproved Accessory Dwelling Unit Project Processing Requirements

Project Requirement	Description
Jurisdictions	All cities and counties
Project Type	Accessory dwelling unit
Site Characteristics	Applications submitted for preapproval do not have to be site specific. For a building permit, the ADU must be proposed on a site with an existing or proposed single-family home or multi-family building.
Affordability	No
Affordable Rent/Cost	n/a
Ministerial, Discretionary, or Use By Right	Ministerial
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	No
Compliance with Local Objective Development Standards	Yes, with many exceptions
Limits on Local Parking Regulations	- One per ADU or per room, whichever is less - Many exemptions from parking requirements
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	As part of project approval or denial
Approve/Deny Project	- For the preapproval of plans, within 60 days of receipt of complete application - If plan is identical to the plan used in an application for a detached ADU approved by the local agency during the current triennial California Building Standards Code rulemaking cycle or if the plan was preapproved within the current rulemaking cycle, within 30 days from receipt of a complete application

Project Requirement		Description
Prevailing Wage	No	
Law Sunset	No	

Two-Unit Development (Gov Code Section 65852.21)

Adopted in 2021 through SB 9 and amended most recently by SB 450 in 2024, Government Code Section 65852.21 allows for up to two residential units to be ministerially reviewed and developed on a lot in a single-family zone.

Two-Unit Project Processing Requirements

Project Requirement	Description
Jurisdictions	- Cities that include a portion of an urbanized area or urban cluster - Parcels in unincorporated areas wholly within an urbanized area or urban cluster
Project Type	One to two residential units
Site Characteristics	Single family residential zone and meets Government Code Section 65852.21 standards
Affordability	No
Affordable Rent/Cost	n/a
Ministerial, Discretionary, or Use By Right	Ministerial
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	No
Compliance with Local Objective Development Standards	Yes, with exceptions
Limits on Local Parking Regulations	One parking space per unit with exceptions where near transit or car share
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	- Not specified - May wish to use Housing Accountability Act deadline of 30 days after project complete if 2 or more units proposed
Approve/Deny Project	Within 60 days of receiving a completed application
Prevailing Wage	No
Law Sunset	No

Urban Lot Split (Gov Code Section 66411.7)

Adopted in 2021 through SB 9, and most recently amended in 2024 under SB 450, Government Code Section 66411.7 allows for a ministerial lot split of a lot in a single-family zone.

Urban Lot Split Project Processing Requirements

Project Requirement	Description
Jurisdictions	• Cities that include a portion of an urbanized area or urban cluster • Parcels in unincorporated areas wholly within an urbanized area or urban cluster
Project Type	• Subdivision of a lot in a single-family zoned area • No more than two units/lot
Site Characteristics	Meets standards under Government Code 66411.7(a)(3)
Affordability	No
Affordable Rent/Cost	n/a
Ministerial, Discretionary, or Use By Right	Ministerial
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	No
Compliance with Local Objective Development Standards	Yes, with exceptions
Limits on Local Parking Regulations	One parking space per unit with exceptions where near transit or car share
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	• Not specified • May wish to use Housing Accountability Act deadline of 30 days after project complete if 2 or more units proposed
Approve/Deny Project	Within 60 days of receiving a completed application
Prevailing Wage	No
Law Sunset	No

Middle Class Housing Act of 2022 (Gov Code Section 65852.24)

This law, adopted in 2022 by SB 6 and most recently amended in 2024 by AB 2243, is intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Review is discretionary unless applicants invoke Government Code Section 65913.4 for project streamlining.

Middle Class Housing Act of 2022 Project Processing Requirements

Project Requirement	Description
Jurisdictions	• Cities that include a portion of an urbanized area • Parcels in unincorporated areas wholly within an urbanized area
Project Type	Residential units or mixed-use development with at least 50 percent of new construction square footage for residences
Site Characteristics	• Parcel zoned for office, retail, or parking • Meet standards in Government Code Section 65852.24(b)
Affordability	No, unless seek approval under Government Code Section 65913.4
Affordable Rent/Cost	As required by Section 65913.4 if used
Ministerial, Discretionary, or Use By Right	Discretionary unless Section 65913.4 is used
CEQA	Not exempt, unless Section 65913.4 is used
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	Yes
Compliance with Local Objective Development Standards	Yes, with exceptions
Limits on Local Parking Regulations	None
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	• If discretionary, same as Housing Accountability Act (30 days after completeness for projects with 150 or fewer units; 60 days for larger projects) • If Section 65913.4, use Section 65913.4 timelines
Approve/Deny Project	• If discretionary, same as Permit Streamlining Act (Government Code Section 65950 et seq) • If Section 65913.4, use Section 65913.4 timelines
Prevailing Wage	Yes; also skilled and trained workforce requirements

Project Requirement		Description
Law Sunset	1/1/2033	

Affordable Housing and High Road Jobs Act (Gov Code Section 65912.100 et seq.)

This law, adopted in 2022 by AB 2011 and amended by AB 2243 in 2024, is intended to permit residential development on sites currently zoned and designated for commercial or retail uses. Projects that meet the criteria or are not reviewed within the prescribed timelines are subject to ministerial streamlined review.

Affordable Housing and High Road Jobs Act Project Processing Requirements

Project Requirement	Description
Jurisdictions	• Cities that include a portion of an urbanized area • Parcels in unincorporated areas wholly within an urbanized area
Project Type	Multifamily housing development in areas designated for office, retail, or parking development
Site Characteristics	• Parcel zoned for office, retail, or parking • Meets standards under Government Code Sections 65912.110 - 65912.113 (affordable housing) or 65912.120 - 65912.123 (mixed-income housing)
Affordability	• 100 percent affordable for lower-income households; OR • Mixed-income housing: ○ Rental: 8 percent of base units for very low and 5 percent of units for extremely low-income; or 15 percent of base units for lower-income ○ Ownership: 30 percent of base units for moderate-income or 15 percent of base units for lower-income
Affordable Rent/Cost	• Affordable housing: Affordable sales price as defined in Health and Safety Code Section 50052.5; affordable rent as set by the California Tax Credit Allocation Committee • Mixed-income housing: Affordable sales price as defined in Health and Safety Code Section 50052.5; affordable rent as defined in Health and Safety Code Section 50053
Ministerial, Discretionary, or Use By Right	Ministerial
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	Yes
Compliance with Local Objective Development Standards	Yes, with many exceptions and may be standards from a different zone

Project Requirement	Description
Limits on Local Parking Regulations	- Affordable housing: eligible for density bonus reductions - Mixed-income housing: no parking shall be required except electric vehicle spaces and parking for persons with disabilities
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	- Within 60 days of receipt of application if 150 or fewer units - Within 90 days if more than 150 units - Within 30 days of resubmittal in response to written feedback provided by the local government
Approve/Deny Project	- Within 60 days of the date the development is determined to be consistent with objective standards if 150 or fewer units - Within 90 days of the date the development is determined to be consistent with objective standards if more than 150 units
Prevailing Wage	Yes
Law Sunset	1/1/2033

Adaptive Reuse (Gov Code Section 65913.12)

This law, adopted in 2023 by AB 1490, allows for housing developments to be developed on sites meeting certain characteristics when the development is an “extremely affordable adaptive reuse project” (i.e., conversion of residential or commercial building that currently allows temporary dwelling or occupancy).

Adaptive Reuse Project Processing Requirements

Project Requirement	Description
Jurisdictions	• Cities that include a portion of an urbanized area or urban cluster • Parcels in unincorporated areas wholly within an urbanized area or urban cluster
Project Type	Residential or commercial building that allows temporary occupancy retrofitted to multifamily housing within existing building envelope
Site Characteristics	• Infill site within 1/2 mile of public transit • No more than 1/3 of the site's or adjoining site's square footage is designated for industrial use • Other standards in Section 65913.12
Affordability	100 percent lower-income, including 50 percent very low-income
Affordable Rent/Cost	• Affordable sales price as defined in Health and Safety Code Section 50052.5 • Affordable rent as set by the California Tax Credit Allocation Committee
Ministerial, Discretionary, or Use By Right	Discretionary
CEQA	Not exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	No maximum density can be imposed
Compliance with Local Objective Development Standards	Objective design review standards with exceptions
Limits on Local Parking Regulations	Local agency cannot impose requirement to add additional parking
Notice of Application Completeness	Within 30 days of receipt of application

Project Requirement	Description
Determination of Consistency or Compliance	• Within 60 days of receipt of complete proposal if 150 or fewer units • Within 90 days if more than 150 units
Approve/Deny Project	Permit Streamlining Act (Government Code Section 65950 et seq)
Prevailing Wage	No
Law Sunset	No

Starter Home Revitalization Act of 2021 (Gov Code Sections 65852.28, 66499.40, and 66499.41)

Adopted in 2021 by AB 803, the Starter Home Revitalization Act created an approval process for small home lot developments that meet certain criteria. SB 684, adopted in 2023 and amended by SB 1123 in 2024, expanded the Starter Home Revitalization Act and created a ministerial review process for the subdivision of up to 10 parcels and the small home lot development.

Starter Home Revitalization Act of 2021 Project Processing Requirements

Project Requirement	Description
Jurisdictions	An incorporated city, the boundaries of which include some portion of an urbanized area and urbanized areas or urban clusters in a county with a population greater than 600,000 based on the most recent United States Census Bureau data
Project Type	• Small home lot development (subdivision for and development of single-family homes on lots) • Must have at least the number of units projected in housing element for the site or meet maximum density, as applicable.
Site Characteristics	• Lot must be surrounded by qualified urban uses and either: ○ zoned for multifamily residential and no larger than 5 acres, or ○ zoned for single-family residential, vacant, and no larger than 1.5 acres (as of 7/1/25) • Meet additional site requirements in 66499.40(b) or 66499.41(a)
Affordability	For subdivisions under 66499.41, • If the parcel is identified to accommodate any portion of the jurisdiction's share of the regional housing need for low- or very low-income households, the development will result in at least as many low- or very low-income units as projected in the housing element • Remain affordable for at least 45 years
Affordable Rent/Cost	Health and Safety Code Section 50053
Ministerial, Discretionary, or Use By Right	• Discretionary for 66499.40 • Ministerial for 66499.41 and 65852.28

Project Requirement	Description
CEQA	- Development under 66499.40 not exempt - Parcel, tentative, and final maps approved under 66499.41 are exempt - Developments under 65852.28 are exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	No
Compliance with Local Objective Development Standards	Yes, with some exceptions
Limits on Local Parking Regulations	- Development under 66499.40: yes, local agency cannot require parking to be covered or enclosed - Development under 65852.28: yes, local agency cannot require parking to be covered or enclosed or inconsistent with Government Code 65852.21(c)(1)
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	- For application under 66499.40: See Housing Accountability Act. - For application under 66499.41 and 65852.28: within 60 days from receipt of a completed application
Approve/Deny Project	- For application under 66499.40: See Permit Streamlining Act (Government Code Section 65950 et seq) - For map application under 66499.41: within 60 days from receipt of a completed application
Prevailing Wage	No
Law Sunset	No

Yes in God's Backyard (YIGBY) Affordable Housing on Faith and Higher Education Lands Act (Gov Code Section 65913.16)

The Affordable Housing on Faith and Higher Education Lands Act, adopted in 2023 by SB 4, requires that upon the request of an applicant, a housing development project be a "use by right" on land owned by an independent institution of higher education or a religious institution if specified criteria are met.

Affordable Housing on Faith and Higher Education Lands Act Project Processing Requirements

Project Requirement	Description
Jurisdictions	All cities and counties
Project Type	- Two or more units, including residential units only - Mixed use where at least 2/3 of the square footage is residential - Transitional housing; supportive housing; emergency shelters
Site Characteristics	- Land owned on or before 1/1/2024 by a private institution of higher education or religious institution - Must meet standards under Government Code 65913.16(c)
Affordability	100 percent affordable to lower-income households, except 5 percent may be for staff of the institution and 20 percent may be for moderate-income households
Affordable Rent/Cost	- Affordable sales price as defined in Health and Safety Code Section 50052.5 - Affordable rent asset by the California Tax Credit Allocation Committee
Ministerial, Discretionary, or Use By Right	Use By Right
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	Yes
Compliance with Local Objective Development Standards	Yes, with exceptions
Limits on Local Parking Regulations	One parking space per unit with exceptions where near transit or car share
Notice of Application Completeness	Within 30 days of receipt of application

Project Requirement	Description
Determination of Consistency or Compliance	• Within 60 days of receipt of application if 150 or fewer units • Within 90 days if more than 150 units
Approve/Deny Project	• Within 90 days of receipt of application if 150 or fewer units • Within 180 days if more than 150 units
Prevailing Wage	Yes
Law Sunset	1/1/2036

Housing on Local Education Agency Land (Gov Code Section 65914.7)

Added by AB 2295 in 2022, Government Code Section 65914.7 deems a housing development an allowable use on real property owned by a school district or county office of education.

Housing on Local Education Agency Land Project Processing Requirements

Project Requirement	Description
Jurisdictions	All cities and counties
Project Type	- Rental housing with 10 or more units - Priority for local education agency employees
Site Characteristics	- Infill site adjacent to property that permits residential uses - Within any applicable urban limit line or urban growth boundary - Property owned by local public education agency as of 1/1/2023
Affordability	- Majority of units affordable to lower or moderate-income households - At least 30 percent affordable to lower-income households
Affordable Rent/Cost	Health and Safety Code Section 50053
Ministerial, Discretionary, or Use By Right	Discretionary
CEQA	Not exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	Yes
Compliance with Local Objective Development Standards	Yes, with exceptions
Limits on Local Parking Regulations	No provisions related to parking
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	Same as Housing Accountability Act (30 days after completeness for projects with 150 or fewer units; 60 days for larger projects)
Approve/Deny Project	Permit Streamlining Act (Government Code Section 65950 et seq)
Prevailing Wage	No
Law Sunset	1/1/2033

Supportive Housing Streamlined Approval (Gov Code Sections 65650 et seq.)

Adopted in 2018 by AB 2162, Government Code Sections 65650 et seq. requires local jurisdictions to approve supportive housing developments that are compliant with the statute as a use by right.

Supportive Housing Streamlined Approval Project Processing Requirements

Project Requirement	Description
Jurisdictions	All cities and counties
Project Type	Limited to 50 units within a city with a population less than 200,000 or the unincorporated area of a county with a population less than 200,000, and homeless population of 1,500 or fewer, unless the city or county approves a policy to allow larger projects
Site Characteristics	- Affordable housing where at least 25 percent of units are supportive housing serving people who are homeless and those at risk of homelessness - Must receive public funding for lower-income households
Affordability	100 percent of the units affordable to lower-income households with the greater of at least 25 percent or 12 units providing supportive housing
Affordable Rent/Cost	Rents consistent with the rent limits set by the public program providing financing
Ministerial, Discretionary, or Use By Right	"Use by right" as defined in Section 65583.2(i)
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	Yes
Compliance with Local Objective Development Standards	Yes, limited to objective development standards that apply to other multi-family developments in the zone
Limits on Local Parking Regulations	None for units occupied by supportive housing residents if within one half mile of a public transit stop
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	Part of project approval/denial

Project Requirement	Description
Approve/Deny Project	• Within 60 days after application is complete for 50 or fewer units • Within 120 days for more than 50 units
Prevailing Wage	No
Law Sunset	No

Navigation Centers (Gov Code Sections 65660 et seq.)

Adopted in 2019 by AB 101 and most recently amended in 2024 by SB 1395, Government Code Sections 65660 et seq. requires local jurisdictions to approve low-barrier navigation centers that are compliant with the statute as a use by right.

Navigation Centers Project Processing Requirements

Project Requirement	Description
Jurisdictions	All cities and counties
Project Type	Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities; may be non-congregate and relocatable
Site Characteristics	Sites zoned for mixed use and nonresidential zones permitting multi-family uses
Affordability	Not specified, but the target population is the population of individuals experiencing homelessness
Affordable Rent/Cost	n/a
Ministerial, Discretionary, or Use By Right	"Use by right" as defined in Section 65583.2(i)
CEQA	Exempt
Density Bonus (Waivers, Concessions, Parking Ratio Eligibility)	No; does not provide dwelling units
Compliance with Local Objective Development Standards	- Yes, limited to objective design review standards - Must be approved if meets Section 65662
Limits on Local Parking Regulations	Must be approved if meets Section 65662, which does not require parking
Notice of Application Completeness	Within 30 days of receipt of application
Determination of Consistency or Compliance	Part of project approval/denial
Approve/Deny Project	Within 60 days of receipt of a completed application
Prevailing Wage	No
Law Sunset	1/1/2027