Prevailing Wages?

All eligible SB35 projects may require the use of prevailing wages to construct the project. The following would trigger applicants to provide prevailing wages:

- Projects with more than 10 units;

- When public funding from the City or any other public agency is provided.

What are the incentives?

All eligible SB35 projects get to take advantage of the following incentives:

- One (1) parking space per unit for the entire development (State Requirement);

- No "Guest" parking or "Additional Parking" required (State Requirement);

- Density Bonus – This is subject to the Alhambra Municipal Code Section 23.20.060; and

- Staff-level approval only.

Community Development

About Us

The Community Development Department is comprised of five (5) divisions: Planning, Building, Housing, Economic Development, and Code Enforcement. The Department's primary roles include the day to day administration of the City's land use regulations, building permit review of conformance with zoning regulations, rehabilitation and creation of affordable housing, creation of a vibrant and stable local business community, and ensuring compliance with the Zoning Code and other City and state regulations. The Department partners with other departments and agencies to stimulate economic growth, create new jobs and plan for long-term development in the city.

Contact Us

Phone: (626) 570-5034
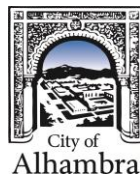
Email: Planning@cityofalhambra.org

Web:

www.cityofalhambra.org/resources/sb35-affordable-housing-streamlining-act-info

SB35 Project Eligibility Handout
**Community Development
Planning Division
111 South First Street
Alhambra, CA 91801**

City of
Alhambra

SB35 Project Eligibility Handout

Affordable Housing Streamlining

What is SB35?

The State of California has a housing crisis which has caused the price of homes to rise steeply making the state unaffordable. According to the California Department of Housing and Community Development approximately 180,000 homes need to be constructed per year through 2025 which has lawmakers finding ways to simplify the approval process for multi-family housing throughout California.

Governor Brown signed new housing legislation, Senate Bill 35 (SB35), on September 29, 2017. SB35 changed the local review process for certain development projects by establishing a streamlined, ministerial review and approval process if they meet objective planning standards. SB35 creates a streamlined ministerial approval process for certain housing projects.

SB35 requires cities to streamline, ministerial review and approval of affordable housing projects.

Project Eligibility Checklist

All SB35 projects may be subject to the following requirements. Contact the Planning Division for more information.

Requirements

➢ The multi-family housing project consist of two (2) or more units with a minimum of 10% of the units designated as affordable at the moderate to very-low income level (80% AMI).

➢ The site is zoned for residential use or residential mixed-use development.

   For property designed for mixed-use, the project shall provide two-thirds (2/3) of the square footage as residential.

➢ The project meets all design requirements, "objective zoning standards," and "objective design review standards."

➢ The project site was not used for tenant-occupied housing that was demolished within 10 years or currently contains tenant occupied housing.

➢ No units of the property were subsequently offered for sale to the general public by the subdivider or subsequent owner of the property.

Project Eligibility Checklist Cont'd

➢ The development is not demolishing any of the following:

   • Housing that is subject to a recorded covenant or law that restricts rents to levels affordable to persons and families of moderate, low, or very low income;
   • Housing that is subject to rent or price control;

➢ The project site is not located within a:

   • Very high fire hazard severity zone or within a high or very high fire hazard severity zone;
   • Hazardous waste site;
   • Earthquake fault zone;
   • Flood plain or floodway;
   • Habitat for protected species.