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Real Estate and Development

Real Estate Bullets #14:

Lawmakers Approve Bill to Spur Housing

California lawmakers have **approved SB 423** and it now heads to Gov. Gavin Newsom who has until **October 14** to sign or veto.

SB 423 would:

- Extend SB 35 **streamlining provisions** until January 1, 2036
- Apply SB 35 to the coastal zone starting January 1, 2025, with exceptions for **environmentally sensitive** or **hazardous areas**
- Subject local governments to SB 35 streamlining if they fail to adopt a compliant housing element
- **Require local government** planning directors to assess compliance with objective planning standards
- Limit **consultant studies** required by local governments
- Require that cities approve a housing development application if the project fulfills the **following criteria**:
 - Project is on an urban infill site (75% lot bordering developed parcels)
 - Site is **zoned for residential or mixed use** and complies with objective design standards
 - Developers must pay **prevailing wage** on projects with more than 10 units
 - Projects with **50 or more units** must provide healthcare benefits
 - Projects over **85 feet** must prioritize hiring skilled and trained workers
 - Developers should hire workers from **apprentice programs** when available
 - Site not located in farmland, wetlands, high fire risk zones, hazardous waste sites, floodplains/floodways, **protected species habitat**, or under conservation plans/easements
 - Project adheres to all relevant objective laws and ordinances, including zoning and **environmental safety regulations**.
 - The required amount of affordable housing in an SB 35 project depends on the jurisdiction's compliance with **RHNA-allocated targets**.
 - If a city falls short in housing for any income category, SB 35 **streamlines approval** for projects aiming to address that specific housing gap.

[Link to this Bill](#)

[CA Yimby Statement on Passage of SB 423](#)

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