



# Senate Housing Production

## LEGISLATIVE PACKAGE

### SB 995 FACT SHEET

**SB 995 (ATKINS):** Provides California Environmental Quality Act (CEQA) relief by expanding the existing AB-900 process for Environmental Leadership Development Projects for housing projects, particularly affordable housing.

**IMPACT ON HOUSING PRODUCTION:** This creates a new tool for housing developers who may have been interested in utilizing the AB 900 process, but did not meet the existing dollar threshold. In addition to creating housing units, it also could carry the benefit of creating numerous construction jobs. According to figures compiled by the Governor's Office of Planning and Research and Senate Office of Research, since 2011, 10,573 housing units have been constructed or proposed under projects certified under AB 900, and the law helped create 46,949 high-wage, permanent construction jobs.

#### REQUIREMENTS:

- Provide a minimum investment of \$15 million dollars (as opposed to the current \$100 million threshold).
- Located on an infill site and consistent with the region's sustainable communities strategy.
- Dedicates a minimum of 15% of residential units as affordable housing (in keeping with other state incentive programs).
- Comply with the other requirements of an Environmental Leadership Development Project (AB-900, Buchanan, 2011), including the requirement that a project pay prevailing wages and uses a skilled and trained workforce

This allows projects to take advantage of an expedited 270-day CEQA litigation process.

#### THE BILL ALSO WOULD:

- Broaden application and utilization of the Master Environmental Impact Report (MEIR) process that allows cities to do upfront planning that streamlines housing approvals on an individual project level.
- Pursue additional opportunities to revise local community plans and policies to support more housing, reform funding and administrative processes at state housing entities, and protect and sustain equity in existing neighborhoods.