

## Senate Bill 6 (SB 6) Checklist for the City of Corona

Middle Class Housing Act of 2022

SB 6 became effective on July 1, 2023, and was adopted in California Government Code §65852.24. The regulations enacted by SB 6 will end on January 1, 2033, unless amended by subsequent state legislation. The following checklist is intended to assist in the review of a housing development that is submitted to the City of Corona pursuant to Cal Gov't Code §65852.24. A housing development project can be 100% residential or Mixed-Use if 50% or more square feet is designated residential.

Housing Development Project	Meet criteria ✓
<b>APPLICABLE ZONES</b>	
Is the site in a zone where office, retail, or parking are principally permitted use <sup>1</sup> ?	
<b>SITE AND PROJECT CRITERIA</b>	
Is the project a housing development that consists of 100% residential or a mixed-use project with at least 50% of the square footage dedicated to residential <sup>2</sup> ?	
Is the site 20 acres or less and within an urban area defined by the US Census <sup>3</sup> ?	
The site is not on or adjoined to a site where more than one-third is dedicated to industrial uses <sup>4</sup> .	
The development is consistent with any applicable and approved sustainable community strategy or alternative plan <sup>5</sup> .	
The applicant has provided notice to commercial tenants and relocation assistance to certain qualifying independently-owned commercial tenants <sup>6</sup> ?	
<b>AFFORDABLE HOUSING REQUIREMENT</b>	
The housing development complies with Corona Municipal Code Chapter 17.31, Affordable Housing Overlay Zone, and provides at least 20% of all units within the project to be rented or sold to lower-income households <sup>7</sup> .	
Has the applicant submitted a draft "regulatory agreement" that indicates the lower-income units shall maintain affordability for a period of 30 years? (The regulatory agreement shall be recorded prior to the issuance of a building permit)	
<b>DEVELOPMENT STANDARDS</b>	
Is the project's residential density at least 30 du/ac <sup>8</sup> ?	
Does the project comply with local zoning, parking, design and other ordinances, local code requirements, and procedures applicable to the processing and permitting of housing development in a zone that allows for housing that meets a density of at least 30 du/ac <sup>9, 10</sup> ?	
<b>APPROVAL PROCESS<sup>11</sup></b>	
Does the project meet the criteria in CMC Chapter 17.31 to qualify for streamlined review?	
Has the project completed the city's Development Plan Review pursuant to CMC Chapter 17.102, prior to applying for a building permit?	
<b>LABOR REQUIREMENTS<sup>12</sup></b>	
Prevailing wage required <sup>13</sup>	
In addition to paying prevailing wage, the developer is required to: <ul style="list-style-type: none"> <li>• Use skilled and trained workforce<sup>14</sup> except where, after the specified bidding process, fewer than two prequalified contractors that are committed to using a "skilled and trained workforce" bid on the contract.</li> <li>• Require these standards to be included in all construction contracts.</li> <li>• Certify to the city that the labor requirements will be met in the project construction.</li> <li>• Provide the city with monthly compliance reports.</li> </ul>	

Notes

<sup>1</sup> "Principally permitted use" is not defined. Rather, the law defines "office and retail commercial zones" which means any commercial zone, except for zones where office uses and retail uses are not permitted or are permitted only as an accessory use. Gov't Code Section 65852.24(I)(3).

<sup>2</sup> "Housing development project" means a project consisting of: (A) residential uses only; or (2) mixed-use developments consisting of residential and nonresidential retail commercial or office use, and at least 50% of the square footage of the new construction associated with the project is designated for residential use. None of the square footage of any such development shall be designated for hotel, motel, bed and

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breakfast inn, or other transient lodging use, except for a residential hotel. A residential hotel has the same meaning as defined in Section 50519 of the Health and Safety Code.

<sup>3</sup> Corona is located within an urban area defined by the US Census.

<sup>4</sup> "Dedicated to industrial use" means any of the following: (1) square footage is currently being used for industrial use; (2) more recently permitted use of the square footage is an industrial use; or (3) the site was designated for industrial use in local government's latest general plan adopted before January 1, 2022.

<sup>5</sup> Sustainable community strategies and alternative plans are outlined in Government Code Section 65080. Corona follows SCAG's Connect SoCal Plan (Regional Transportation Plan and Sustainable Communities Strategy Plan).

<sup>6</sup> Notification and relocation assistance to commercial tenants shall follow Government Code Section 65852.24 (c)(1)-(7).

<sup>7</sup> The City adopted Ordinances 3372 and 3374 which amended the text for the commercial zones in the Corona Municipal Code and various specific plans to require a housing development proposed pursuant to CA Gov't Code §65852.24 to adhere to the requirements set forth in CMC Chapter 17.31, Affordable Housing Overlay Zone.

<sup>8</sup> Per Gov't Code Section 65583.2(d)-(e), Corona is a metropolitan jurisdiction and to accommodate housing for lower-income households pursuant to housing element law, a housing development shall be at least 30 du/ac.

<sup>9</sup> If more than one zoning designation allows for the described density, the applicable zoning standards shall be those for the zoning designation for the closest parcel that allows residential use at a density that is appropriate to accommodate lower-income households pursuant to housing element law. If the existing zoning designation for the parcel allows residential density that exceeds housing element law density, the existing zoning designation applies.

<sup>10</sup> The project shall comply with all other objective local requirements for a parcel, except those that prohibit residential use or allow residential use only at a lower density.

<sup>11</sup> The project shall comply with the mitigation measures in the Supplemental EIR to the General Plan EIR for the Housing Element Rezoning Program.

<sup>12</sup> The project shall meet the labor requirements specified in Gov't Code Sections 65852.24(b)(8)(A)-(B), 65852.24(b)(9)(A)-(G).

<sup>13</sup> "Prevailing wage" means at least the general prevailing rate or per diem wages for the type of work and the geographic area as determined by the Director of Industrial Relations pursuant to Labor Code Sections 1773 and 1773.9, except apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.

<sup>14</sup> "Skilled and trained workforce" has the same meaning as in Public Contract Code Sections 2600, et seq.