



City of Gilroy

COMMUNITY DEVELOPMENT DEPARTMENT/PLANNING DIVISION
74231 Rosanna Street, Gilroy CA 95020
(408) 846-0440, main • (408) 846-0429, fax
www.cityofgilroy.org/planning

SB 423 Eligibility Checklist

Projects must comply with **ALL** the following to qualify for SB 423 review:

	COMPLY	N/A
1. Affordability. A minimum of 50% of the total residential units will be dedicated to low-income households making at or below 80% of the area median income (prior to calculating density bonus).	<input type="checkbox"/>	<input type="checkbox"/>
2. Number. Project contains at least two or more net new residential units.	<input type="checkbox"/>	<input type="checkbox"/>
3. Residential Uses. The parcel has a general plan and/or zoning designation for residential uses with at least 2/3 of the floor area of the proposed development dedicated to residential uses.	<input type="checkbox"/>	<input type="checkbox"/>
4. Infill Development. At least 75% of the perimeter of the site adjoins lots developed with urban uses. Includes lots separated by a street or highway.	<input type="checkbox"/>	<input type="checkbox"/>
5. Historic Resources. The project does NOT demolish a historic structure, site, or feature that has been placed on a national, state, or local historic register.	<input type="checkbox"/>	<input type="checkbox"/>
6. Demolition of Residential Units. The project does NOT demolish housing units that have been occupied by tenants in the last 10 years; or any housing subject to rent or price control; or are subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of moderate, low, or very low incomes.	<input type="checkbox"/>	<input type="checkbox"/>
7. Location. The project site is NOT within any of these areas: a coastal zone, prime farmland, wetland, very high fire hazard severity zone, hazardous waste site, delineated earthquake fault zone, flood plain, floodway, community conservation plan area, a habitat for protected species, under a conservation easement, or located on a qualifying mobile home site.	<input type="checkbox"/>	<input type="checkbox"/>
8. Prevailing Wages. All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the type of work and geographic area if the development is not a public work. This requirement does not apply to projects that include 10 or fewer units and is not a public work project.	<input type="checkbox"/>	<input type="checkbox"/>
9. Skilled and Trained Workforce. A skilled and trained workforce will complete the development if the project consists of 50 or more units that are not 100 percent subsidized affordable housing.	<input type="checkbox"/>	<input type="checkbox"/>
10. Subdivisions. Does not involve a subdivision subject to the Subdivision Map Act, unless the development either (i) receives a low-income housing tax credit and is subject to the requirement that prevailing wages be paid, or (ii) is subject to the requirements to pay prevailing wages and to use a skilled and trained workforce.	<input type="checkbox"/>	<input type="checkbox"/>
11. Parking. The project must provide at least one parking space per unit unless exempt pursuant to California Government Code Section 65913.4(d)(1).	<input type="checkbox"/>	<input type="checkbox"/>
12. Notification to California Native American tribes. The project proponent has submitted a Notice of Intent in the form of a preliminary application that includes all of the information described in California Government Code Section 65941.1 and concluded the tribal consultation process.	<input type="checkbox"/>	<input type="checkbox"/>
13. Consistent with Objective Standards. The project meets all objective general plan, zoning, subdivision, and design review standards at the time of SB 423 application submittal.	<input type="checkbox"/>	<input type="checkbox"/>