



Piasky Solutions

Real Estate and Development

Real Estate Bullets #3:

Legislative Alert: Housing Streamlining Bills

Two housing streamlining bills (AB 2011 & SB 6) go into effect on July 1, 2023.

HAPPY FOURTH OF JULY!!

AB 2011:

AFFORDABLE HOUSING & HIGH ROAD JOBS ACT 2022

Creates a ministerial, streamlined approval process for projects meeting affordability, location, objective standards and labor requirements.

- [Affordability Requirements](#)
- [Location Requirements](#)
- [Objective Standards](#)
- [Labor Requirements](#)

[Link to this Bill](#)

SB 6:

MIDDLE CLASS HOUSING ACT OF 2022

- Allows housing development projects in zones where office, retail or parking are permitted, if they are not adjacent to industrial-use parcels.
- [Objective Standards](#)
- [Labor Requirements](#)
- Permits projects to apply for a density bonus.
- Allows local agencies to adopt implementing ordinances, which are not subject to the California Environmental Quality Act.
- Eligible parcels may qualify for streamlined ministerial approval under SB 35 is certain requirements are met.

[Link to this Bill](#)

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GTS is a transportation planning, traffic engineering, and technology solutions firm established to **integrate advanced technology** in transportation. All GTS solutions strive to balance mobility and safety on the one hand with livability and sustainability on the other.

- **Transportation Studies**: GTS specializes in multi-modal transportation systems. Our services include traffic calming studies, traffic impact analysis, transportation planning, and vehicle miles traveled (VMT) analysis.
- **Traffic Engineering Design**: GTS brings extensive experience from new signal designs to signal modifications, HAWK signals, rectangular rapid flashing beacons (RRFB), in-roadway warning lights (IRWL), signing and striping, and pedestrian/bicycle facilities, to traffic control plans.
- **Parking Studies**: GTS believes that parking is more than just supply and demand; parking is about economic development, land use, and multi-modal transportation. Our parking services include shared parking analysis and parking management plans, parking design support, operations & compliance audits.
- **Complete Street Solutions**: GTS specializes in context-sensitive solutions that accommodate all users of all ages and abilities: from writing and adopting Complete Streets policies to planning, engineering, and design of pedestrian and bicycle facilities. GTS has the tools communities need to create streets that carry all travel modes safely, efficiently, and comfortably.

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