



Updates on State Housing Legislation and Proposed Local Affordable Housing Projects

August 2026



State Legislative Reforms

- **Shift Zoning/Land Use Authority from Local Agencies**
 - **Goals: Accelerate Housing Production, Streamline Project Approvals**
- **Recent Legislative Reforms**
 - **SB 4 – Affordable Housing on Faith and Higher Education Lands Act of 2023**
 - **SB 6 – Middle Class Housing Act**
 - **Density Bonus Law**
 - **SB 9 – California Housing Opportunity and More Efficiency Act**
 - **SB 79 – Abundant and Affordable Homes Near Transit Act**
- **City Council – Spring 2025**
 - **Requested Creation of a City Webpage to Inform the Community**
 - **Adopted Resolution CC 2025-19, Opposing Proposed Saffron Project in LA County**



Impacts on Local Agencies

- **Most Cities Have Limited/No Authority on Affordable Housing Projects**
- **Impacts – City Standards vs. SB 79**

Category	City Standards (TCSP)	State Standards (SB 79)
Building Heights	50 feet	65 feet
Dwelling Units/Acre	40 Dwelling Units/Acre	100 Dwelling Units/Acre
Floor/Area Ratio	2.0	3.0
Parking	1 Space/Dwelling Unit + 1 Guest Space per 4 Units	No Fixed Number

- **Additional Impacts**
 - **No Formal Requirement to Conduct Public Outreach**



State Project

STATE OF CALIFORNIA

State Affordable Senior Housing Project

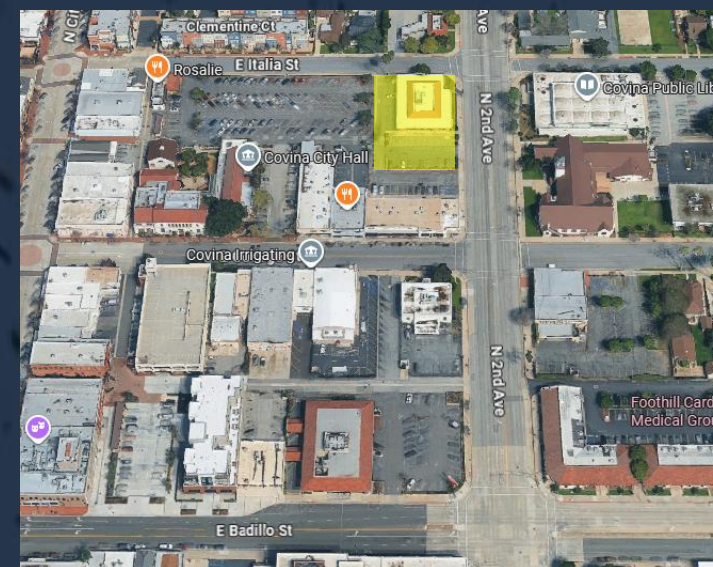
233 N. Second Avenue, near Italia Street

The State proposes redevelopment of the existing surface parking lot/building with a six-story affordable senior housing development.

Property owner	State of California
Developer	Lang Companies
Status	Temporary fencing and site preparation activity began in July 2026
Units	60 affordable units for qualifying low-income seniors
Height	Approximately 75 feet / 6 floors
Parking	30 proposed spaces



Existing Site and Location





Methodist Church Project

CITY OF COVINA

Covina United Methodist Church Affordable Housing Project

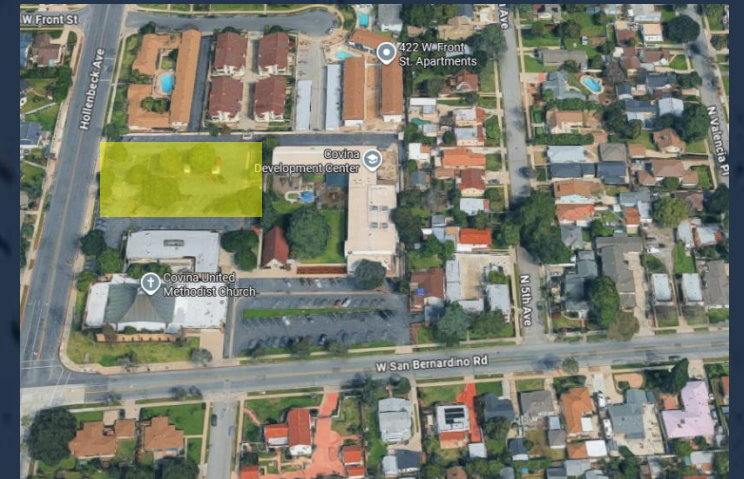
437 W. San Bernardino Road

The current proposal would construct a four-story affordable housing development on an existing surface parking area of the church property. Existing church and preschool buildings would remain.

Property owner	Covina United Methodist Church
Developer	Wakeland Housing
Status	Submitted to the City's Development Review Committee in July 2026
Units	70 affordable units (69 one-bedroom and 1 two-bedroom)
Height	Approximately 46 feet / 4 floors
Parking	8 proposed spaces



Existing Site and Location



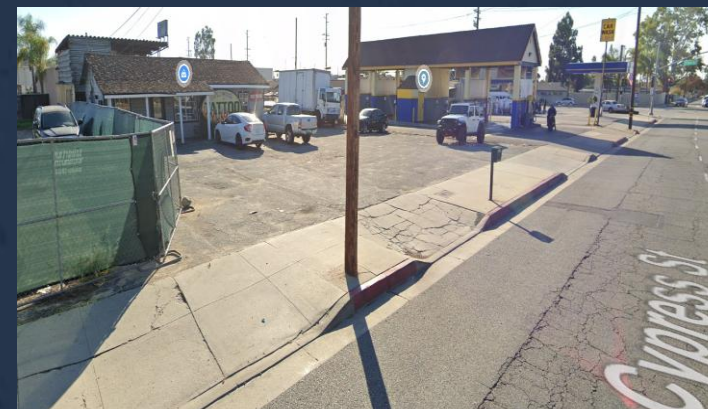


County Project

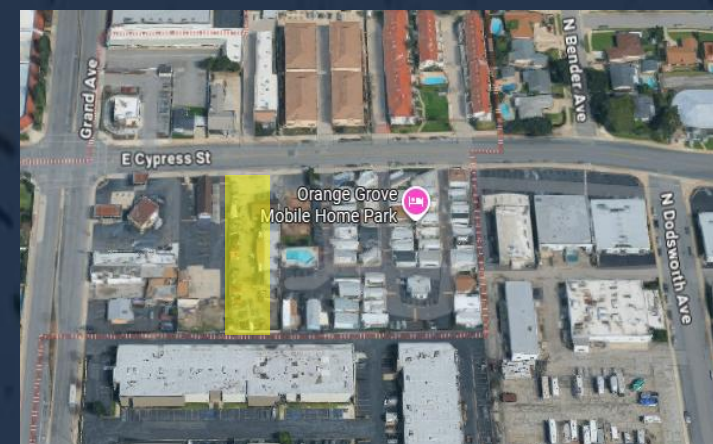
LOS ANGELES COUNTY
Saffron Covina
19516 E. Cypress Street, west of Grand Avenue

Important: Although the development is marketed as "Saffron Covina," the property is in **unincorporated Los Angeles County**, immediately adjacent to Covina. Land-use authority rests with the County of Los Angeles, not the City of Covina.

Developer	Affirmed Housing
Jurisdiction	Unincorporated Los Angeles County
Units	94 affordable units
Height	6-story development
Schedule	Developer project website indicates construction is anticipated to begin in December 2026



Existing Site and Location





Limited/No Public Outreach

- Of the 3 Local Projects, Only 1 Virtual Outreach Session has been held
 - County Project – Saffron held virtual workshop in September 2024
- As a Result, the City Council May Consider City-Initiated Outreach
 - Explaining
 - City's Lack of Discretionary Authority
 - Each Proposed Project's Scope (Building Heights, Units, Target Population)
 - Contact Information for Each Project (Property Owner/Developer)



Outreach Materials - Website

- Update Existing Website to Include Local Projects Seeking to Utilize State Laws

CITY OF COVINA | COMMUNITY INFORMATION

Proposed Housing Projects in and Around Covina

Learn about three proposed affordable housing developments, the California laws and governmental authorities that apply to them, and the City of Covina's role in each project.

Some housing projects proposed within or adjacent to Covina are not subject to the City's traditional discretionary approval process. This page is intended to clearly explain why.

Understanding the City's Role

California has enacted laws intended to increase and accelerate housing production throughout the state. Some of these laws limit the authority cities traditionally have had over local land-use decisions and require qualifying housing developments to be reviewed through streamlined or ministerial processes.

The City of Covina is committed to keeping residents informed about these projects, explaining the laws that apply to them, and clearly identifying the City's role in each project. Project information reflects proposals currently known to the City and may change as projects proceed through the development process.

What does "ministerial approval" mean?

Traditionally, some development projects are subject to discretionary review, which may involve public hearings before the Planning Commission or City Council and allow the City to exercise judgment when deciding whether to approve a project.

California law now requires certain qualifying housing projects to be reviewed ministerially or "by right." For these projects, review is generally limited to determining whether the project complies with applicable objective standards. If it does, the City may be legally required to approve it without the traditional discretionary public hearing process.

Projects within Covina remain subject to applicable building, fire, engineering, public-safety and other requirements that have not been preempted by state law.

Current Projects

CITY OF COVINA

Covina United Methodist Church Affordable Housing

437 W. San Bernardino Road

70 affordable units	4 floors
46 ft. approx. height	8 proposed parking spaces

Project details →

STATE OF CALIFORNIA

State Affordable Senior Housing Project

233 N. Second Avenue, near Italia Street

60 affordable units	6 floors
75 ft. approx. height	30 proposed parking spaces

Project details →

LOS ANGELES COUNTY

Saffron Covina

19516 E. Cypress Street, west of Grand Avenue

94 affordable units	6 floors
County land-use authority	Outside Covina city limits

Project details →

CITY OF COVINA

Covina United Methodist Church Affordable Housing Project

437 W. San Bernardino Road

The current proposal would construct a four-story affordable housing development on an existing surface parking area of the church property. Existing church and preschool buildings would remain.

Property owner	Covina United Methodist Church
Developer	Wakeland Housing
Status	Submitted to the City's Development Review Committee in July 2026
Units	70 affordable units (60 one-bedroom and 10 two-bedroom)
Height	Approximately 46 feet / 4 floors
Parking	8 proposed spaces

Why can this project be built here?

The applicant is seeking approval under several California housing laws, including **Senate Bill 4 (SB 4)**, the Affordable Housing on Faith and Higher Education Lands Act. SB 4 provides a streamlined, ministerial approval process for qualifying affordable housing developments on property owned by religious institutions and independent institutions of higher education.

The project is also being reviewed in connection with California's Density Bonus Law, SB 300 and AB 2087.

What authority does the City have?

The City is responsible for reviewing the application to determine whether it satisfies applicable state-law requirements and objective development standards. If the project qualifies under SB 4 and other applicable state housing laws, the City cannot require the traditional discretionary approval process that otherwise might apply.

Community outreach

As of July 2026, the City is not aware of a public community outreach meeting conducted by the applicant regarding the proposed development.

STATE OF CALIFORNIA

State Affordable Senior Housing Project

233 N. Second Avenue, near Italia Street

The State proposes redevelopment of the existing surface parking lot/building with a six-story affordable senior housing development.

Property owner	State of California
Developer	Leng Companies
Status	Temporary fencing and site preparation activity began in July 2026
Units	60 affordable units for qualifying low-income seniors
Height	Approximately 75 feet / 6 floors
Parking	30 proposed spaces

Why is the State developing this property?

The property is owned by the **State of California**. In 2019, Executive Order N 06-19 directed state agencies to identify excess state-owned property that could be used for affordable housing. The State subsequently expanded this effort through its Excess Sites Program.

The City is not the land-use decision-making authority for this project. Because the project is located on State-owned property and is proceeding under State authority, Covina does not have discretionary land-use authority to approve or deny the development.

Covina proposed an alternative site

The City Council and City staff engaged State representatives regarding a potential property exchange involving **174 E. Basilio Street**, the former Frontier site. The alternative property is approximately 800 feet from the Second Avenue property, roughly three times larger, and located in an area the City believes is more consistent with its long-term planning vision.

The City pursued discussions with State representatives and legislators and conducted due diligence related to acquiring the alternative property. The State ultimately declined the proposed exchange and elected to proceed at 233 N. Second Avenue.

What authority does the City have?

The City's involvement includes matters within its jurisdiction, such as work affecting City streets and the public right-of-way. The developer has obtained an encroachment permit from the City and paid applicable fees for work within the public right-of-way.

Community outreach

As of July 2026, the City is not aware of a public community outreach meeting conducted by the State or developer regarding the proposed development.

LOS ANGELES COUNTY

Saffron Covina

19516 E. Cypress Street, west of Grand Avenue

Important: Although the development is marketed as "Saffron Covina," the property is in **unincorporated Los Angeles County**, immediately adjacent to Covina. Land-use authority rests with the County of Los Angeles, not the City of Covina.

Developer	Affirmed Housing
Jurisdiction	Unincorporated Los Angeles County
Units	94 affordable units
Height	6-story development
Schedule	Developer project website indicates construction is anticipated to begin in December 2026

What authority does the City have?

Because the property is outside Covina's incorporated boundaries, the City of Covina does **not** have authority to approve, deny or impose land-use conditions on the project. Questions regarding land-use approvals, construction, environmental review or other development requirements should be directed to the County of Los Angeles or the project developer.

Community outreach

The City is aware of one virtual community workshop conducted by the developer on September 26, 2024.

Visit the developer's project website

Why doesn't the City Council vote on these projects?

These projects involve three different legal and jurisdictional circumstances. In each case, the City's traditional discretionary authority is limited or does not apply.

Methodist Church Project Located in Covina, but proposed under state housing laws - including SB 4 - that can require streamlined ministerial review.	State Senior Housing Located in Covina, but as State-owned land being developed under State authority. Covina is not the land-use approval authority.	Saffron Covina Not located within Covina. The property is in unincorporated Los Angeles County and falls under County jurisdiction.
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What is the City doing?

Even when state law limits the City's decision-making authority, Covina remains committed to representing the interests of its residents. The City will:

- Provide residents with accurate and timely information about projects that may affect the community.
- Clearly identify which governmental agency has authority over each project.
- Review projects within the City's jurisdiction for compliance with applicable objective standards and building, fire, engineering and public-safety requirements.
- Communicate community concerns to State, County and other responsible agencies when the City does not have decision-making authority.
- Advocate for meaningful community outreach by project developers and responsible agencies.
- Continue advocating for state housing policies that preserve appropriate opportunities for local input while complying with California law.

Learn More About California Housing Laws

California housing laws have significantly changed the development approval process for cities throughout the state. For additional information about SB 4, Density Bonus Law and other state housing legislation affecting Covina, visit the City's State Housing Laws webpage.

View State Housing Laws

Last updated: August 2026. Project descriptions are based on information available to the City as of the date above. Proposed project designs, unit counts, schedules and other details are subject to change as projects proceed through applicable review and development processes.
Renderings shown are project renderings supplied in the City's August 2026 project information sheet and are for informational purposes.



Outreach Materials – Direct Mailings

- Distribute flyers to residents/businesses adjacent to project locations

PROPOSED PROJECTS in Covina

- These new projects are permitted by California State law or outside the City's boundaries.
- While the City is not the decision-making authority for these projects, we are committed to providing accurate information to our community.
- We want to help ensure your voice is heard by the appropriate agencies/organizations that are leading these projects.

Saffron Covina

19516 E. Cypress Street

As proposed, the project is as follows:

Unit count:
94 units

Target population to serve:
100% affordable

Number of parking spaces proposed:
20

How tall the project will be:
82'-6"

Methodist Church Property

437 W. San Bernardino Road

As proposed, the project is as follows:

Unit count:
70 units

Target population to serve:
100% affordable

Number of parking spaces proposed:
8 stalls

How tall the project will be:
45'-6"

Exemptions:
Density Bonus/ SB 4

State Surplus Site

233 N. Second Avenue

As proposed, the project is as follows:

Unit count:
60 units

Target population to serve:
100% affordable for seniors

Number of parking spaces proposed:
30

How tall the project will be:
75'

Exemptions:
State of CA Excess Sites
Program/Executive Order N-06-19



Saffron Covina
www.saffroncovina.com



Methodist Church Project
Covina Methodist Church
(626) 339-7386



State Surplus Site Project
Lain Companies
(424) 652-8343



Outreach Materials – Social Media

- Social Media Outreach to Engage Local Stakeholders

LOCAL DEVELOPMENT UPDATE



STATE HOUSING LAWS NOW LIMIT THE CITY OF COVINA'S ABILITY TO REVIEW PROJECTS

Here's a summary of some of the State Housing laws, what they do and projects that have been proposed in our community.

[COVINA PUBLIC INFORMATION](#)

[READ MORE](#) [COVINACA.GOV](#)

LOCAL HOUSING PROJECTS UTILIZING STATE HOUSING LAWS

State Affordable Senior Housing Project

Proposes to build 70 affordable units on its existing parking lot with only 8 parking spaces.

No public outreach has been conducted.

Covina United Methodist Church Affordable Housing Project

Proposes to build 60 affordable units for seniors on its existing parking lot with only 30 parking spaces.

No public outreach has been conducted.

19516 E. CYPRESS STREET (COUNTY OF LA)

Proposes to build 94 affordable units with only 30 parking spaces.

One virtual public outreach meeting conducted.

[READ MORE](#) [COVINACA.GOV](#)

COVINA METHODIST CHURCH



437 W. SAN BERNARDINO ROAD

Proposes to build 70 affordable units on its existing parking lot with only 8 parking spaces.

No public outreach has been conducted.

AFFORDABLE HOUSING ON FAITH AND HIGHER EDUCATION LANDS ACT (SB 4)

Overrides local development standards to allow taller building heights, additional affordable housing units and fewer parking spaces.

[READ MORE](#) [COVINACA.GOV](#)

CA STATE HOUSING LAWS

HOUSING ACCOUNTABILITY ACT

State law limits local agencies' ability to deny or reduce the density of housing projects that comply with objective development standards.

SB 4

State law expedites affordable housing development on land owned by religious or nonprofit higher education institutions, bypassing conditional use permits and CEQA requirements.

SB 6

State law allows housing in commercial zones if certain standards are met (e.g. minimum density/affordability) and limits local agencies' authority to deny projects compliant with the law.

DENSITY BONUS LAW

State law allows developers to add more units to a residential project than would be otherwise permitted and receive other concessions if affordable housing is part of project.

SB 79

Overrides local zoning limitations to allow greater heights and densities for residential development near transit stops.

[READ MORE](#) [COVINACA.GOV](#)

COUNTY OF LA - ADJACENT TO COVINA



19516 E. CYPRESS STREET (COUNTY OF LA)

Proposes to build 94 affordable units with only 30 parking spaces.

One virtual public outreach meeting conducted.

DENSITY BONUS LAW (AB 2433)

Allows developers to add more units to a residential project than otherwise permitted if the developer includes affordable housing units.

[READ MORE](#) [COVINACA.GOV](#)

STATE OF CALIFORNIA PROPERTY



233 N. SECOND AVENUE

Proposes to build 60 affordable units for seniors on its existing parking lot with only 30 parking spaces.

No public outreach has been conducted.

STATE OF CA EXCESS SITES PROGRAM

Despite City efforts to complete a property exchange for another larger nearby property, State officials declined the offer and will build a 6-story project on State-owned property.

[READ MORE](#) [COVINACA.GOV](#)

COVINA SUPPORTS EFFORTS TO BUILD AFFORDABLE HOUSING, BUT LOCAL STAKEHOLDERS SHOULD BE ENGAGED IN THE PROCESS

Contact Property Owners/Project Developers to learn more.

State Affordable Housing Project
Property Owner: State of CA, HCD (916) 263-6928
Developer: Laing Companies (424) 652-8343

Methodist Church Project
Property Owner: Covina Methodist Church (626) 339-7386
Developer: Wakeland Development mstanko@wakeland.com

Saffron Covina (County of LA)
Property Owner: Affirmed Housing (858) 679-2828
Developer: Affirmed Housing (858) 679-2828

[READ MORE](#) [COVINACA.GOV](#)



Outreach Materials – Letter to Governor

- Reaffirm Support for Additional Affordable Housing
- Explain Need to Require Public Outreach



CITY OF COVINA

125 East College Street • Covina, California 91723-2199
www.covina-ca.gov

August 18, 2026

The Honorable Gavin Newsom
Governor of California
1021 O Street, Suite 9000
Sacramento, CA 95814

Re: State Housing Mandates and Their Impact on the Covina Community

Dear Governor Newsom,

The City of Covina shares the State's commitment to addressing California's housing crisis, and we have worked in good faith to meet our Regional Housing Needs Allocation (RHNA) obligations. But the cumulative effect of years of State housing legislation has steadily removed the discretion our City needs to responsibly manage growth and has left our community without a meaningful voice in projects that will permanently reshape their neighborhoods.

Over the past several years, the State has enacted a series of laws that streamline housing approvals, limit environmental review, and narrow the grounds on which a city may deny or condition a qualifying project. Taken individually, each law was framed as a targeted fix. Taken together, they have shifted approval authority away from local government and toward a ministerial, by-right process. When paired with the threat of the Builder's Remedy for jurisdictions still finalizing Housing Element compliance, cities like Covina are left to approve projects as a matter of law, regardless of the concerns our residents raise.

This is not a hypothetical concern for Covina; it is happening right now. Three separate affordable housing projects are actively moving forward in our community under this State framework: the State-owned property at 2nd Avenue and Italia Street, proposed as senior affordable housing; the Covina Methodist Church affordable housing site at San Bernardino Road and Hollenbeck Avenue; and the Saffron Covina affordable housing project on Cypress Street, just east of Grand Avenue in unincorporated Los Angeles County. Construction fencing has already been installed at the State-owned site, a visible sign to residents that a project is underway that they know little about.

A common thread among all three projects is that the developers have conducted little to no public outreach to inform neighbors and the broader community about what is being proposed. Under the ministerial approval pathways created by State law, the City has limited to no discretionary

authority to require that outreach, and limited ability to condition approval on it. The result is that Covina residents are learning about significant changes to their neighborhoods only after the fact, through fencing at a job site rather than through a public process, and are, understandably, looking to their local government for answers we are increasingly unable to provide.

Governor, Covina is committed to doing its part to help solve California's housing shortage. What we are asking for is not a retreat from that goal, but a partnership that restores a role for cities and residents in shaping how that growth happens. We respectfully urge your administration to pause and reassess the cumulative effect of these ministerial approval laws, and to consider measures, such as baseline community outreach requirements for developers utilizing these State exemptions, that would allow housing production to continue while restoring public trust in the process.

We appreciate your attention to this matter and welcome the opportunity to discuss how the State and the City of Covina can work together to better serve our shared constituents.

Respectfully,

Hector Delgado
Mayor
City of Covina

CC: Honorable Susan Rubio, Senator, 22nd District
Honorable Blanca Rubio, Assemblymember, 48th District



Alternatives

- **Proceed with Public Outreach Measures**
- **Other Outreach Alternatives, as Determined by the Council**