



# SUPPORTIVE HOUSING STREAMLINED APPROVAL (AB-2162)

## SUPPLEMENTAL APPLICATION



## GENERAL INFORMATION

### WHAT IS TRANSITIONAL & SUPPORTIVE HOUSING?

Transitional and Supportive Housing are types of affordable and special needs housing linked to supportive (social) services. These housing types and accompanying services are designed to help individuals with low incomes and one or more disabilities find stable housing and live fuller lives. Target populations include individuals, youth, families, and people with disabilities, who are homeless.

- “**Supportive Housing**” is housing with no limit on the length of stay, occupied by the target population, and linked to on-site or off-site services that assist the supportive housing resident.
- “**Transitional Housing**” means buildings configured as rental housing, that require the termination of assistance no less than six months from the beginning of the assistance.

### WHAT IS SUPPORTIVE HOUSING STREAMLINED APPROVAL?

California Assembly Bill 2162 (AB-2162) requires local entities to consider transitional and supportive housing a residential use of a property and subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

The law mandates a streamlined approval process for certain **Supportive Housing** projects by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a Conditional Use Permit or other similar discretionary entitlements. If the project does not meet the eligibility criteria, it will be subject to the discretionary entitlements (i.e., a Conditional Use Permit or Performance Standard Permit) required per SBMC [§30.185.190](#), Group Residential.



## STREAMLINED APPROVAL PROCESS

*This is a summary of the streamlined approval process for projects that meet the eligibility criteria pursuant to Government Code sections for Supportive Housing [§65650 - §65656].*

### STEP 1: CONFIRM THE PROJECT IS ELIGIBLE

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The first step is to confirm that the project meets the eligibility criteria. Read the attached Streamlined Eligibility Checklist on page 3 to confirm the project is eligible.

### STEP 2: SUBMIT AN OPTIONAL PRELIMINARY HOUSING APPLICATION

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If desired, a housing developer seeking vesting rights may submit a preliminary application for a housing development project. Submittal of the [Preliminary Housing Development](#) (SB-330) Pre-application will “freeze” the applicable fees and development standards that apply to your project for 180 days while you assemble the rest of the material necessary for a full application submittal.

### STEP 3: SUBMIT A COMPLETE APPLICATION

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Once you have confirmed that the project meets the eligibility criteria, you will submit: (1) this Supplemental Application, along with (2) a [Planning \(PLN\) Application](#), and (3) demonstrate how the project complies with objective zoning standards and design review standards.

### STEP 4: TIMELINES FOR MINISTERIAL REVIEW

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The timelines for streamlined review are as follows:

1. **Application Review.** Planning staff will determine if the application is complete, and if the project is in conflict with any objective zoning and design review standards, within 30 days of application submittal. If the Planning Division provides written comments detailing how a project is not AB-2162 eligible as proposed, then the 30-day timeline will restart upon submittal of a revised development application in response to that written notice.
2. **Design Review.** After the application is determined to be complete, a noticed public hearing will be scheduled at the Architectural Board of Review or Historic Landmarks Commission. Review shall be objective and strictly focused on assessing compliance with applicable criteria and objective design review standards.
3. **Action on the Application.** Action on the application including ministerial design review must be completed in 60 days for projects with 50 or fewer units and 120 days for projects with more than 50 units measured from the date of a complete application submittal.
4. **Expiration.** A decision to approve the project will expire after three years. A denial of a qualifying streamlined housing project may be appealed by the applicant to the City Council.

### STEP 5: SUBMIT A BUILDING PERMIT

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If the application is approved by the applicable Design Review body, you will then submit a complete Building Permit application to the Building & Safety Division. A building permit must be issued prior to the three-year approval expiration date. A project may receive a one-time, one-year time extension if the applicant shows significant progress.



# STREAMLINED ELIGIBILITY CHECKLIST

Applicants intending to request streamlined review must fill out this checklist to demonstrate eligibility.

## A. PROJECT ELIGIBILITY CHECKLIST

If the project complies with ALL of the following, it may qualify for streamlining:	COMPLY	N/A
1. <b>Affordability.</b> 100% of the proposed residential units will be dedicated as affordable to lower income households, at 80% Area Median Income (AMI) or below, for a period of at least 55 years; and the development is, or will be, receiving public funding to ensure affordability.	<input type="checkbox"/>	<input type="checkbox"/>
2. <b>Target Population.</b> At least 25% of the total number of units, or 12 units (whichever is greater) will be restricted for residents of Supportive Housing who meet the target population. If there are fewer than 12 units in the project, then the entire project must be restricted for residents of Supportive Housing.	<input type="checkbox"/>	<input type="checkbox"/>
3. <b>Supportive Services.</b> Supportive Services include, but are not limited to, a combination of subsidized, permanent housing, intensive case management, medical and mental health care, substance abuse treatment, employment services, and benefits advocacy. <input type="checkbox"/> a. For projects with 20 units or fewer, at least 90 square feet of onsite non-residential floor area must be dedicated to supportive services. <input type="checkbox"/> b. For projects with more than 20 units, at least 3% of the total non-residential floor area must be dedicated to onsite supportive services that are limited to <i>tenant use only</i> , including: community rooms, case management offices, computer rooms, and community kitchens.	<input type="checkbox"/>	<input type="checkbox"/>
4. <b>Multi-Unit Residential Zoning.</b> The parcel is zoned to allow for multi-unit residential uses or mixed-use development.	<input type="checkbox"/>	<input type="checkbox"/>
5. <b>Replacement Units.</b> If the project demolishes any existing residential unit, then the project will include replacement units in the Supportive Housing development in the manner described in CA Govt. Code Section 65915(c)(3)	<input type="checkbox"/>	<input type="checkbox"/>
6. <b>Amenities.</b> Each unit, excluding the manager’s unit, will have at least a bathroom, refrigerator, stovetop, and sink.	<input type="checkbox"/>	<input type="checkbox"/>
7. <b>Consistent with Objective Standards.</b> The project meets all objective multi-unit zoning and design review standards that apply to other multi-unit housing developments within the same zone in place at the time of application submittal.	<input type="checkbox"/>	<input type="checkbox"/>

# 1 SUPPORTIVE HOUSING FORM

## PROPERTY INFORMATION

Project Address:

APN:

## SUPPORTIVE SERVICES INFORMATION

What is the **target population** for the supportive housing?

What is the **name** of entities providing supportive services?

Describe the **funding sources** for on-site supportive services:

What are the proposed **staffing levels**?

## SUPPORTIVE SERVICES PLAN

Describe below, or on a separate sheet, your plan for providing supportive services; with documentation demonstrating supportive services will be provided onsite to residents and indicate all services provided:

## PROJECT DATA

### EXISTING

### PROPOSED

### DEMOLISHED

Residential Units – Number:

Residential Units – Floor Area (Sq. Ft.):

Nonresidential – Land Uses:

Nonresidential – Floor Area (Sq. Ft.):

Parking Spaces:

Are you seeking a **parking reduction** per Government Code §65654?  YES  NO

*If yes, verify the reduction in parking is only for the units occupied by supportive housing residents, and show the walking distance is within one-half mile from the project site to the nearest public transit stop on a vicinity map.*

## UNIT INFORMATION

What is the **percentage** of the units provided as supportive housing?

Indicate **affordability level** of proposed residential units:

Are **bonus density** units proposed?  YES  NO  State Bonus Density  City Bonus Density

*If yes, and your project will use AB-2162 in conjunction with either State Bonus Density or City Bonus Density, please submit a completed [Density Bonus Program](#) Supplemental Application with your submittal.*

## 2 REMOVAL OF UNITS AFFIDAVIT

State law mandates additional protections for residential units that are removed or demolished as part of a new Supportive Housing project. The City may request additional information on the type and size of the existing units, as well as the incomes of households occupying the units.

### A. RESIDENTIAL UNIT INFORMATION

Answer the following questions to verify the project complies.

YES NO N/A

- |    |  |                          |                          |                          |
|----|--|--------------------------|--------------------------|--------------------------|
| 1. | Will the project require the demolition of residential units?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Does the project create at least as many residential units as will be demolished?  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | Does the project include at least as many residential units as the greatest number of units that existed on the project site within the last five years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

### B. AFFORDABLE RESIDENTIAL UNIT INFORMATION

Answer the following questions to verify the project complies.

YES NO N/A

- |    |   |                          |                          |                          |
|----|---|--------------------------|--------------------------|--------------------------|
| 1. | Are any units subject to affordability restrictions to persons of lower-income (or below) within the last five years? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 2. | Are units occupied by lower-income (or below) households within the last five years?                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3. | The income category of the last household in occupancy is not known.  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

If you answered **yes**, please answer the next question about the affordable units.

- |    |  |                          |                          |                          |
|----|--|--------------------------|--------------------------|--------------------------|
| 4. | The project will <b>replace</b> the affordable residential units with <b>one</b> of these methods:   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|    | <input type="checkbox"/> The project creates at least as many restricted affordable units of equivalent size and of the same or lower income category as will be demolished, and at the minimum percentages as required by State law; or |                          |                          |                          |
|    | <input type="checkbox"/> The project is 100% affordable (exclusive of manager units), and will be affordable to, and occupied by, either a lower or very low-income household.   |                          |                          |                          |

Under penalty of perjury the following declarations are made:

- a. The information presented is true and correct to the best of my knowledge.
- b. I understand that if the income category of the last household in occupancy is not known, it shall be rebuttably presumed that lower income renter households occupied these units in the same proportion of lower income renter households to all renter households within the City.
- c. I understand affordable units have the **right of first refusal** for a comparable unit available in the new housing development affordable to the household at an affordable rent or an affordable housing cost.

Owner's Signature

Date

Owner's Name (printed)