



AB 2162 SUPPORTIVE HOUSING APPLICATION

i ATTENTION: If using AB 2162, an AB 2162 Supportive Housing Application shall be completed prior to submitting a Development Project Application. For questions and/or application submittals, please contact Chris Stanley at cstanley@chulavistaca.gov.

[California Assembly Bill No. 2162 \(AB 2162\)](#) applies statewide and requires that supportive housing be a use that is permitted by right in zones where multifamily and mixed-use development is permitted. [AB 2162](#) amends [Government Code Section 65583](#) and adds Code Section [65650](#) to require local entities to streamline the approval of housing projects containing a minimum amount of Supportive Housing by providing a ministerial approval process, removing the requirement for CEQA analysis and removing the requirement for Conditional Use Authorization or other similar discretionary entitlements granted by the Planning Commission.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al (619) 691-5047. Tenga en cuenta que el Departamento de Vivienda y Servicios para Personas sin Hogar requerirá al menos un día hábil para responder.

WHAT IS SUPPORTIVE HOUSING?

Supportive Housing is defined as housing with no limit on the length of stay, that is occupied by the target population, and is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community ([CA-HSC 50675.14](#)).

Target populations include homeless individuals, youth and families, and people with disabilities.

IS MY PROJECT ELIGIBLE FOR THE PROGRAM?

In order to be eligible for streamlining, the project must meet all of the following criteria:

- Affordability.** All of the proposed residential units, excluding managers' units, must be dedicated as affordable to Lower Income Households for a period of at least 55 years. At least 25% of the total number of units, or 12 units (whichever is greater) must 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.
- Supportive Services.** 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. For projects with 20 units or fewer, at least 90 square feet of space must be dedicated to supportive services. For projects with more than 20 units at least 3% of the non-residential floor area must be dedicated to supportive services.
- Zoning.** The project must be in a zone that allows for multifamily (2 or more units) or mixed-use development.



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- Replacement of Existing Units.** If the project demolishes any existing residential unit, then the project must include replacement unit(s) in the Supportive Housing Development in the manner described in CA Govt. [Code Section 65915\(c\)\(3\)](#).
- Amenities.** Each unit, excluding the manager's unit, must have at least a bathroom, refrigerator, stovetop and sink.
- Consistent with Objective Standards.** The project must comply with the City's objective design standards [Ch. 19.58 Uses | Chula Vista Municipal Code](#)

WHAT IS THE PROCESS FOR STREAMLINED APPROVAL?

Projects that elect to take advantage of streamlining must complete a Development Processing "[Application Form, Type A](#)" for ministerial Design Review and an AB 2162 Supplemental Application indicating the project's eligibility. The completed form must be filed with the Planning Division and accompanied by the required fee for DSD review ([pdf](#)), plans and other attachments. Refer to the "[Application Checklist](#)" for complete submittal requirements. These materials can be submitted at the Development Services Department Front Counter. When speaking with a planner at the DSD Front Counter, please indicate that this is an [AB 2162](#) submittal to ensure that it is routed for the appropriate process.

The Design Review will be completed by the Zoning Administrator and not subject to any applicable neighborhood notice requirements, as a ministerial approval is required process. Additionally, CEQA review is not required for eligible projects as they are subject to a ministerial approval process only.

[AB 2162](#) includes timelines for streamlined ministerial review. Planning staff must determine if a project is eligible for streamlining within 30 days of application submittal. If the Department provides written comments to a Project Sponsor 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 the that written notice. Design review or public oversight must be completed in 60 days for projects with 50 or fewer units and 120 days for projects with more than 50 units.

FEES

There is no separate application fee for the streamlined approval process for supportive housing projects under [AB 2162](#). Projects shall comply with the Fee Schedule for Planning and/or Building Divisions review covered under other entitlements.

Additional fees, at the current hourly full cost recovery rate, may also be collected for legal expenses in the preparation and recording of any documents with the San Diego County Assessor-Recorder's office and for monitoring compliance with any conditions of approval.




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REQUIREMENTS

All ✓ items are REQUIRED. ◇ Additional information as may be appropriate.

1. Proposal Submittal:

- ✓ Application
- ✓ Evidence of Site Control – copy of fully executed purchase option or sales contract
- ◇ Tenant Rent Rolls (current rent roll and rent roll at time of buyer/seller agreement)

 The proposal and the above listed items will be reviewed for completeness. Failure to submit all required information may result in your application not being accepted and/or may extend the length of time needed for review.

One signed electronic copy of this application shall be turned in with the Planning application.

Project Information

Will the project use **State Density Bonus Law** in conjunction with [AB 2162](#)? Yes No
If yes, please submit a completed Density Bonus Supplemental Application.

Will the project use **Multifamily Revenue Bond and/or Low-Income Housing Tax Credit financing** in conjunction with [AB 2162](#)? Yes No
If yes, please contact Brian Warwick, Housing Manager, at bwarwick@chulavistaca.gov.

Will the project use [AB 2162](#) to satisfy an inclusionary housing requirement? Yes No

Will or has the project received **Public Funding**? Yes No

Funding Source	Amount (\$)	Committed	Expected Date of Commitment
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes <input type="checkbox"/> No	
		<input type="checkbox"/> Yes	



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		<input type="checkbox"/> No	
		<input type="checkbox"/> Yes	
		<input type="checkbox"/> No	

Total # of Units:	# _____	100 %
Target Population Units:	# _____	_____ %
Lower Income (51% - 80% AMI)	# _____	_____ %
Very Low Income (at or below 50% AMI)	# _____	_____ %
Permanent Supportive Housing Units:	# _____	_____ %

Note: Units within the development, excluding managers' units, include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

If the supportive housing development is located within one-half mile of a public transit stop, the local government shall not impose any minimum parking requirements for the units occupied by supportive housing residents. CA Govt Code 65654.

On Site Support Services

Project Unit Total	Total DUs	Area for Support Services (Sq Ft)	Requirement
20 total units or fewer		Sq Ft	At least 90 square feet.
More than 20 total units		Sq Ft	At least three percent of the total nonresidential floor area shall be provided for onsite supportive services that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

Describe the plan for providing supportive services and attach documentation demonstrating that supportive services will be provided onsite to residents:

See Attachment.

Name of the Organization	Description of Services	Staffing Level	Funding Source



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Acquisition & Rehabilitation Projects

No. of Households potentially subject to tenant relocation _____ No. of vacant units _____

Please attach the following:

- Copy of current tenant rent rolls and income levels
- Relocation plan

NOTICE TO APPLICANTS

Regulatory Agreement

Projects may require a regulatory agreement prior to building permit issuance. The agreement, once executed, would be recorded against the property, and would be binding upon all successors in interest. Please contact the Housing & Homeless Services Department at 619-691-5047 to request preparation of the regulatory agreement for recordation.

Occupancy & Monitoring

Compliance with the applicable restrictions will be subject annually to a regulatory audit and such restrictions must be maintained for the full applicable compliance period. A monitoring fee will be required for a minimum of 20% of the units or the total number of units as defined in the Regulatory Agreement. Such fee covers the costs of software, third-party vendors, and staff time to perform the monitoring functions. Applicant shall cooperate with and utilize such forms, software, websites, and third-party vendors as may be required by the City. The City also reserves the right to periodically inspect the affordable units to ensure compliance with the health and safety standards associated with the restricted units.



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APPLICANT’S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
b) The information presented is true and correct to the best of my knowledge. Any misstatement or omission of the requested information or of any information subsequently requested shall be grounds for denying the density bonus, for suspending or revoking a density bonus issued on the basis of these or subsequent representations.
c) Other information or applications may be required.

Signature of Authorized Agent/Applicant(s)
Print Name of Authorized Agent/Applicant(s)
Title Date
Street Address City/State/Zip Code
Phone E-mail

For Department of Housing & Homeless Services Use Only
In accordance with Cal Govt Code § 65653, “use by right” shall mean that the local government’s review of the owner-occupied or multifamily residential use may not require a conditional use permit, planned unit development permit, or other discretionary local government review or approval that would constitute a “project” for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code. Therefore, projects submitted as a “use by right” shall submit the project for design review subject only to the approval of the Zoning Administrator, with no requirement for public noticing, and shall also be processed and reviewed consistent with the Housing Accountability Act as set forth in Cal Govt Code §65589.5.
Application Status Name of Staff Date
1. Received
2. Application Deemed Complete
Within 30 days of receipt of an application for supportive housing, the City must notify the Applicant of the determination of completeness. Cal Govt Code § 65653
3. Application Review Complete
Within 60 days after the application is deemed complete for a project with 50 or fewer units, or within 120 days after the application is complete for a project with more than 50 units, the City shall complete its review of the application. Cal Govt Code § 65653