

Scaling Up Supportive Housing: AB 2162 & Siting By Right

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Housing California Conference



AB 2162 BASICS

Scaling Up Supportive Housing: Implementing Streamlining Legislation and What's Next

April 17, 2019
Sacramento, CA

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AB 2162 BASICS (G.C. 65650-65656)

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- Which supportive housing projects qualify?
- What benefits do they receive?
- Some advantages



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WHICH PROJECTS QUALIFY?

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- “Supportive housing” as defined in H & S 50675.14
 - ▣ Serves homeless households and linked to services
- All affordable to lower income households
- 55-year restriction
- Receives public funding
- Greater of 25% of units or 12 units are occupied by “target population”

WHICH PROJECTS QUALIFY?

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- Site already zoned for residences or mixed use
- Replace rental housing occupied by lower income households in past 5 years
- Comply with objective standards for multifamily development
- *No more than **50 units** in communities less than 200,000 with fewer than 1,500 homeless persons*

WHAT BENEFITS?

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- Only design review approval
- No CEQA
- Review completed within 60 – 120 days after application complete
- No parking within ½ miles of transit stop



SOME ADVANTAGES

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In comparison with SB 35:

- Can use in the coastal zone (but needs CDP)
- Sites with rental housing can be used if housing replaced
- Prevailing wages may or may not be required
- Many SB 35 exclusions do not apply

BUT:

- Is subject to design review

DON'T FORGET THE HAA

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- Housing Accountability Act (G.C. 65589.5)
can be used with housing project of any size
- Can only be denied if fails to comply with objective standards; + make other findings
- BUT: subject to CEQA

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