



## CITY OF OAKLAND Bureau of Planning – Zoning Division

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

### **IS MY PROJECT ELIGIBLE FOR STREAMLINED APPROVAL by AB-2162?**

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

#### **1. Affordability Required as Condition of Approval.**

All of the proposed residential units must be dedicated as affordable to households at 80% AMI or below 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. (Gov. Code Section 65651)

#### **2. 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. (Gov. Code Section 65651)

#### **Applicants Must Provide:**

- (a) The name of the proposed entity or entities that will provide supportive services, and any relevant licensing information related to said supportive services providers.
- (b) The proposed funding source or sources for the provided onsite supportive services.
- (c) Proposed staffing levels and daily operations of support services.

#### **3. Zoning.**

The project must be in a Zone that allows for multifamily activities (2 or more units) or mixed-use zoning.

#### **4. Replacement of Existing “Protected” 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).

#### **5. Amenities.**

Each unit, excluding the manager’s unit, must have at least a bathroom, refrigerator, stovetop and sink.

#### **6. Consistent with Objective Standards.**

The project must comply with objective, written development standards and policies which apply to other multifamily developments within the same Zoning District. Such objective standards are those that require no personal or subjective (discretionary) judgment, such as objective dimensional requirements, and as otherwise set forth below.



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### WHAT IS THE PROCESS FOR STREAMLINED APPROVAL?

Projects that elect to take advantage of streamlining must submit a site or building permit application, a Project Application, and an AB-2162 Supplemental Application indicating the project's eligibility. These materials can be submitted to the Building Department under the same procedure as site and building permit submittals. When speaking with a Planning and Building staff person, please indicate that this is an AB-2162 submittal to ensure that it is appropriately reviewed and processed.

- CEQA: CEQA review is not required for eligible projects because they are subject to a ministerial approval process.
- Public Notice: The site or building permit will not be subject to any applicable neighborhood notice requirements in the Planning Code, as the Department will not accept Discretionary Review applications for these projects because they are subject to a ministerial approval process.
- Review Timelines: 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.