



County of San Diego, Planning & Development Services
**SUPPORTIVE HOUSING
MINISTERIAL APPROVAL**
ZONING DIVISION

Supportive housing is regulated by the California Health and Safety Code (CHSC) and California Government Code (CGC). For additional information and permit requirements, please see Sections 65650 – 65656, and 65582 of the CHSC, and Sections 50079.5, 50675.14 of the CHSC.

What is a supportive housing?

Supportive housing is defined as housing with no limit on length of stay, that is occupied by the target population, and that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.

What is a target population?

Target population is defined as persons, including persons with disabilities, and families who are “homeless” (see Section 11302 of Title 42 of the United States Code), or who are “homeless youth” (see CGC 11139.3).

What are 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.

What is the definition of lower income households?

“Lower income households” are established by State Law as households earning up to 80% of the Area Median Income (AMI). “Lower income households” include very low-income households and extremely low income households.

Income Category	Area Median Income (AMI)
Extremely low income	0-30% of AMI
Very low income	30% to 50% of AMI
Lower income	0% to 80% of AMI

Please refer to this page to see the current County of San Diego income limits:

<https://www.sandiegocounty.gov/content/sdc/sdhcd/rental-assistance/income-limits-ami.html>

APPLICATION PROCESS

In accordance with Assembly Bill 2162 (2018), supportive housing is a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, when all requirements under Section 65651 of the CGC are met.

Complete applications for supportive housing that meet the requirements will be reviewed within 60 calendar days for projects with 50 or fewer units, and within 120 calendar days for projects with more than 50 units.

In order to be processed ministerially, the proposed housing development must satisfy all of the following requirements:

1. Units within the development must include a recorded affordability restriction for 55 years.

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2. All units, excluding managers' units, within the development must be dedicated to lower income households and must receive public funding to ensure affordability of the housing to lower income Californians.
3. At least 25% of the units in the development or 12 units, whichever is greater, must be restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100 percent of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.
4. Nonresidential floor area shall be used for onsite supportive services in the following amounts:
 - a. For a development with 20 or fewer total units, at least 90 square feet shall be provided for onsite supportive services.
 - b. For a development with more than 20 units, at least 3% 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.
5. Dwelling units on the site of the supportive housing development must be replaced as required under paragraph (3) of subdivision (c) of Section 65915 of the CGC.
6. Units within the development must include at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.
7. The development must comply with objective development standards and policies that apply to other multifamily development within the same zone.

The developer may request that the County reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, if all of the following conditions are met:

1. The owner demonstrates that it has made good faith efforts to find other sources of financial support.
2. Any change in the number of supportive service units is restricted to the minimum necessary to maintain project's financial feasibility.
3. Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

Supportive Services Documentation

In order for the application to be processed ministerially, the developer must provide the County with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services. The documentation must include all of the following:

1. The name of the proposed entity or entities that will provide supportive services.
2. The proposed funding source or sources for the provided onsite supportive services.
3. Proposed staffing levels.

Affordability Agreement

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Applicants will be required to enter into an affordable housing agreement with the Health & Human Services Agency (HHS). The agreement will specify the terms and conditions which apply to the development. These terms will include the number and type of reserved units and the length of time for which they must be reserved. It also states that the owner must ensure that the residents of these reserved units meet eligibility requirements. This agreement is recorded with the County Recorder and is binding on all future owners.

Parking Requirements

Supportive housing developments located within 0.5 mile of a public transit stop are exempt from any minimum parking requirements for the units occupied by supportive housing residents. Parking requirements for units reserved for lower income households must be provided in accordance with Section 6370 of the Zoning Ordinance.