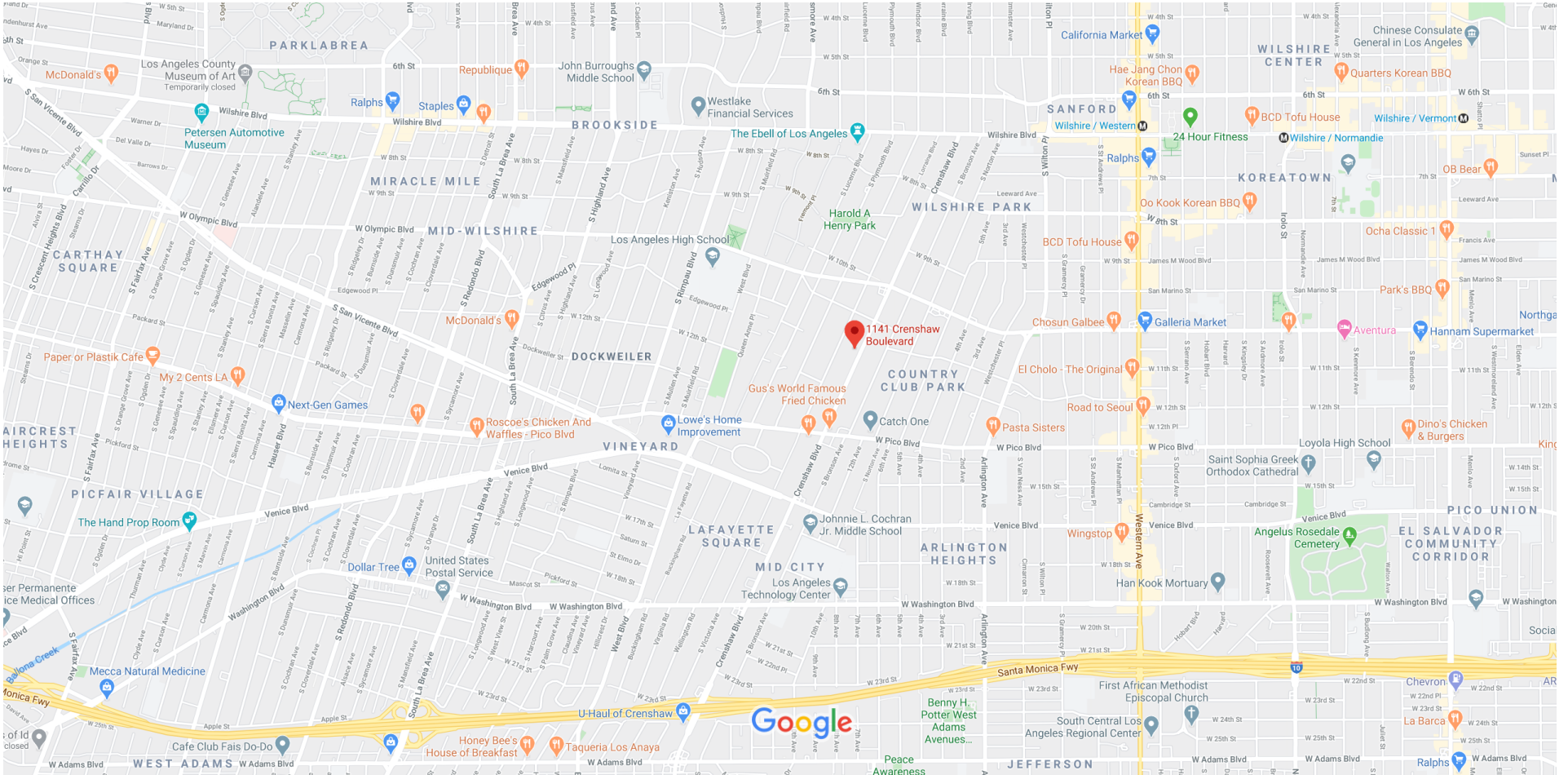
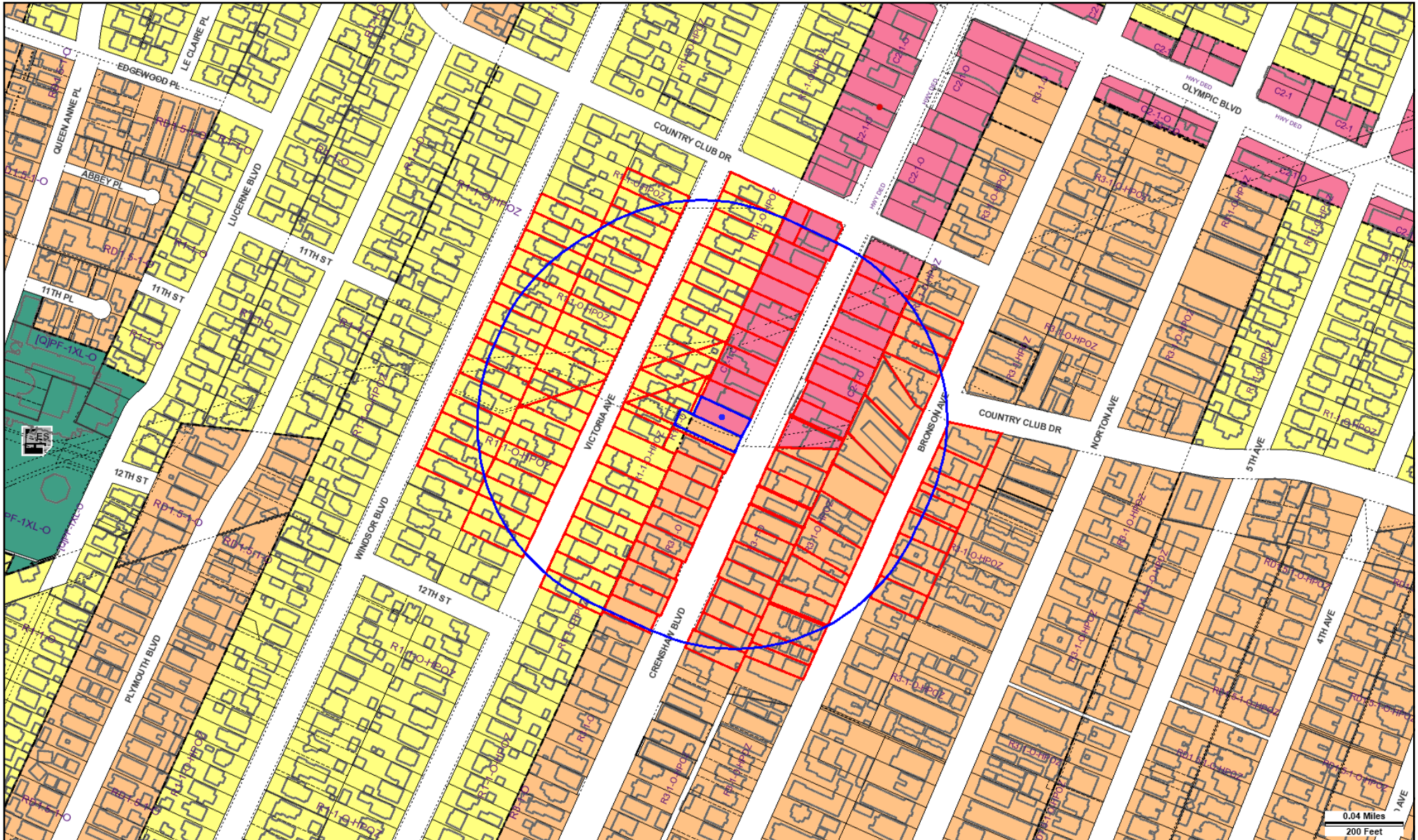


VICINITY MAP

1141 S. Crenshaw Boulevard



1141 S. Crenshaw Boulevard



Address: 1141 S CRENSHAW BLVD

APN: 5082026012

PIN #: 129B189 369

Tract: N. C. KELLEY'S MONTVIEW
TRACT

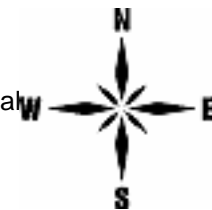
Block: None

Lot: FR 72

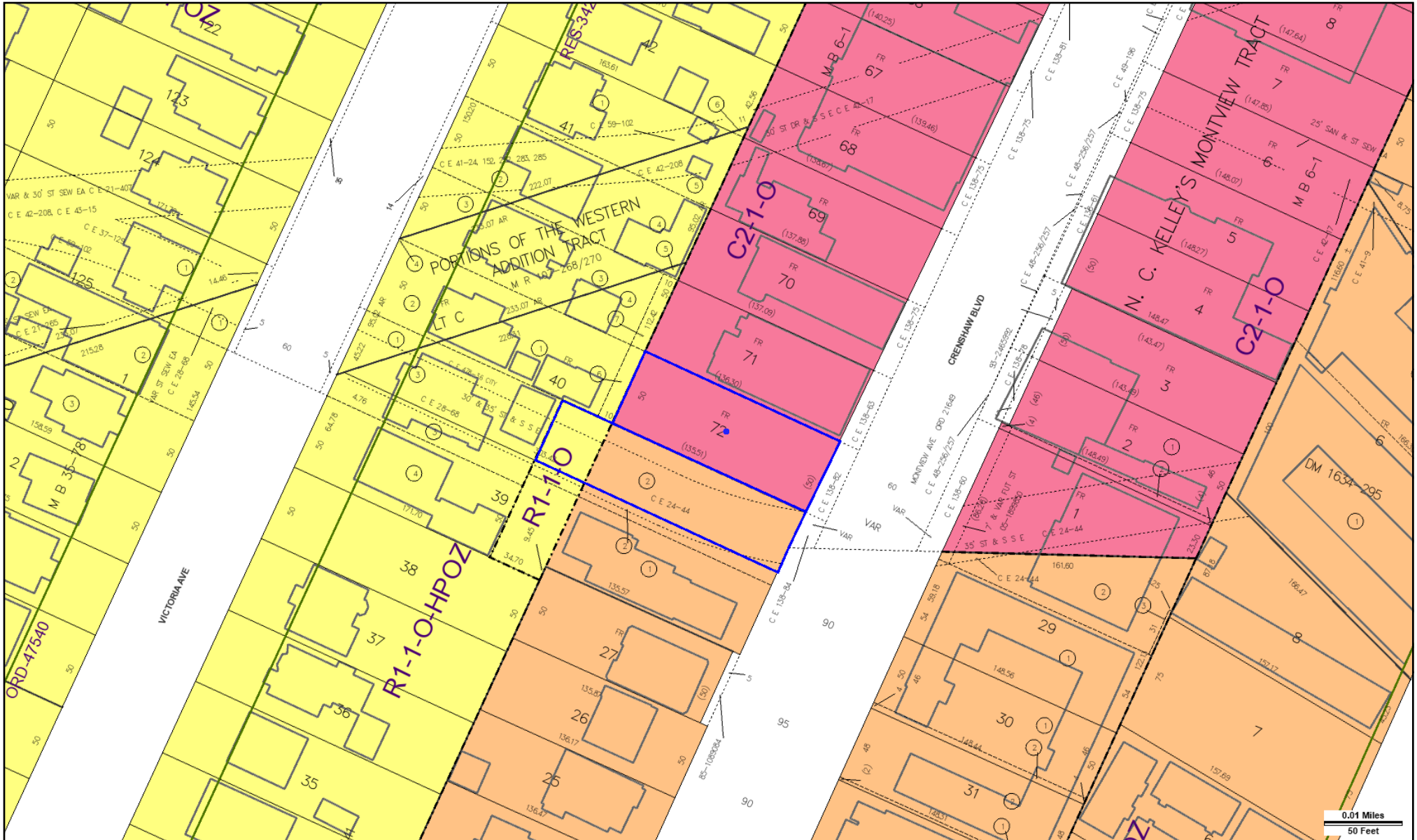
Arb: None

Zoning: C2-1-O

General Plan: Neighborhood Office Commercial



1141 S. Crenshaw Boulevard



Address: 1141 S CRENSHAW BLVD

APN: 5082026012

PIN #: 129B189 369

Tract: N. C. KELLEY'S MONTVIEW TRACT

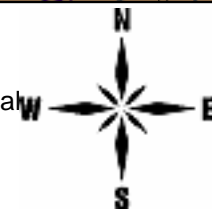
Block: None

Lot: FR 72

Arb: None









Zoning: C2-1-O

General Plan: Neighborhood Office Commercial



LEGEND

GENERALIZED ZONING

-  OS, GW
-  A, RA
-  RE, RS, R1, RU, RZ, RW1
-  R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
-  CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU
-  CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
-  P, PB
-  PF

GENERAL PLAN LAND USE

LAND USE

RESIDENTIAL





-  Minimum Residential
-  Very Low / Very Low I Residential
-  Very Low II Residential
-  Low / Low I Residential
-  Low II Residential
-  Low Medium / Low Medium I Residential
-  Low Medium II Residential
-  Medium Residential
-  High Medium Residential
-  High Density Residential
-  Very High Medium Residential

COMMERCIAL






-  Limited Commercial
-  Limited Commercial - Mixed Medium Residential
-  Highway Oriented Commercial
-  Highway Oriented and Limited Commercial
-  Highway Oriented Commercial - Mixed Medium Residential
-  Neighborhood Office Commercial
-  Community Commercial
-  Community Commercial - Mixed High Residential
-  Regional Center Commercial

FRAMEWORK

COMMERCIAL

-  Neighborhood Commercial
-  General Commercial
-  Community Commercial
-  Regional Mixed Commercial






INDUSTRIAL

-  Commercial Manufacturing
-  Limited Manufacturing
-  Light Manufacturing
-  Heavy Manufacturing
-  Hybrid Industrial




PARKING

-  Parking Buffer





PORT OF LOS ANGELES

-  General / Bulk Cargo - Non Hazardous (Industrial / Commercial)
-  General / Bulk Cargo - Hazard
-  Commercial Fishing
-  Recreation and Commercial
-  Intermodal Container Transfer Facility Site

LOS ANGELES INTERNATIONAL AIRPORT

-  Airport Landside / Airport Landside Support
-  Airport Airside
-  LAX Airport Northside

OPEN SPACE / PUBLIC FACILITIES

-  Open Space
-  Public / Open Space
-  Public / Quasi-Public Open Space
-  Other Public Open Space
-  Public Facilities

INDUSTRIAL



-  Limited Industrial
-  Light Industrial

EXHIBIT C

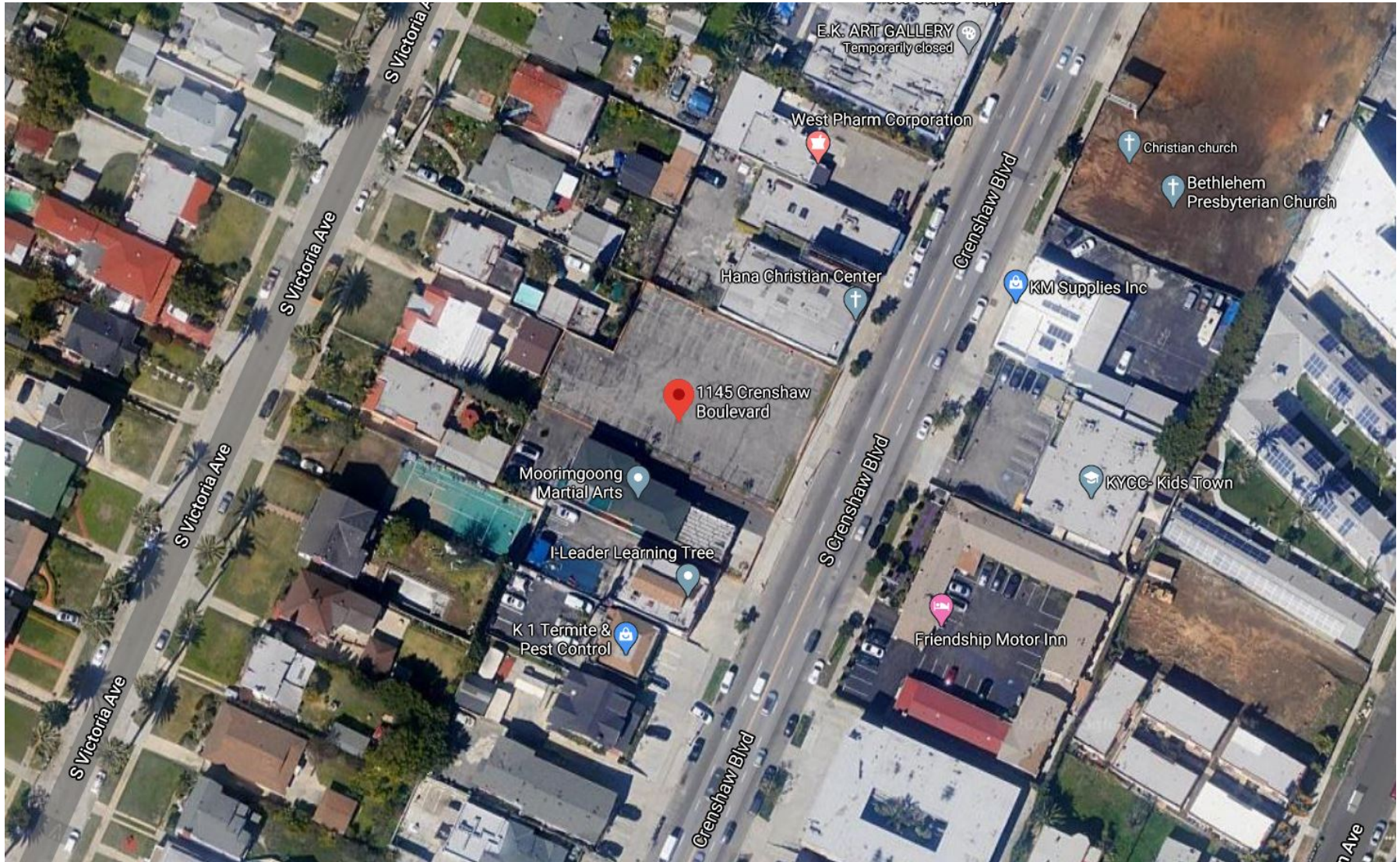
Site Photos

CPC-2020-516-DB-PSH-SIP

AERIAL VIEW

CPC-2020-516-DB-PSH-SIP

1141-1145 S. Crenshaw Blvd



AERIAL PERSPECTIVE

CPC-2020-516-DB-PSH-SIP

1141-1145 S. Crenshaw Blvd



STREET VIEW

CPC-2020-516-DB-PSH-SIP

1141-1145 S. Crenshaw Blvd



EXHIBIT D

Technical Correction to Ordinance 165,331-SA9670
Ordinance 165,331-SA9670
CPC-2020-516-DB-PSH-SIP

CITY OF LOS ANGELES
INTER-DEPARTMENTAL CORRESPONDENCE

February 21, 2020

TO: Betty Dong
Geographic Information Systems Chief
Department of City Planning

FROM: Christina Toy Lee 
Senior City Planner
Department of City Planning

**SUBJECT: TECHNICAL CORRECTION TO ORDINANCE 165,331 SUBAREA 9670
BOUNDARIES WITHIN THE WILSHIRE COMMUNITY PLAN AREA**

This memorandum is to document a technical correction to the zone of a portion of the properties located at 1145 South Crenshaw Boulevard (Lots 39 Arb 2 and FR 40 Arb 2, Oxford Square Tract – APN 5082026013) and 1149, 1145, 1149, 1149 ¼, 1149 ½, 1149 ¾, 1151, 1151 ¼, 1151 ½, 1151 ¾ South Crenshaw Boulevard (Lot 39 Arb 1, Oxford Square Tract – APN 5082025024) (“subject properties”).

The current ZIMAS map shows the zone of a portion of the subject properties that are designated for Medium Residential Land Uses as CR-1-O (see Figure 1); however, the correct zone should be R3-1-O, consistent with Subarea 9670 of Ordinance 165,331 (effective January 14, 1990), which changed the zone of properties in Subarea 9670 from CR-1-O to R3-1-O.

When the Ordinance was drafted, the legal description of the subject properties was inadvertently omitted in the Subarea 9670 description (see Figure 2). However, based on the Wilshire map attached to the Ordinance, Subarea 9670 does include a portion of the subject properties, as the northerly boundary of Subarea 9670 aligns with the diagonal boundary of Subarea 9650 across Crenshaw Boulevard (see Figure 3).

Furthermore, the boundaries of Subarea 9670 in the Wilshire map (see Figure 3) is consistent with the boundaries of the Medium Residential General Plan Land Use Designation in the Wilshire Community Plan (see Figure 4). The R3 zone is consistent with the purpose of Ordinance 165,331 to make the zone consistent with the General Plan Land Use Designation of Medium Residential in the Wilshire Community Plan pursuant to Assembly Bill 283.

As such, based on evidence in the record, the zone of a portion of the subject properties as delineated in Figure 1 shall be R3-1-O, and not CR-1-O.

For any questions, please contact Nuri Cho at (213) 978-1177 or via email at Nuri.Cho@lacity.org

Figure 1: Current ZIMAS map shows the zone of the subject properties as CR-1-O

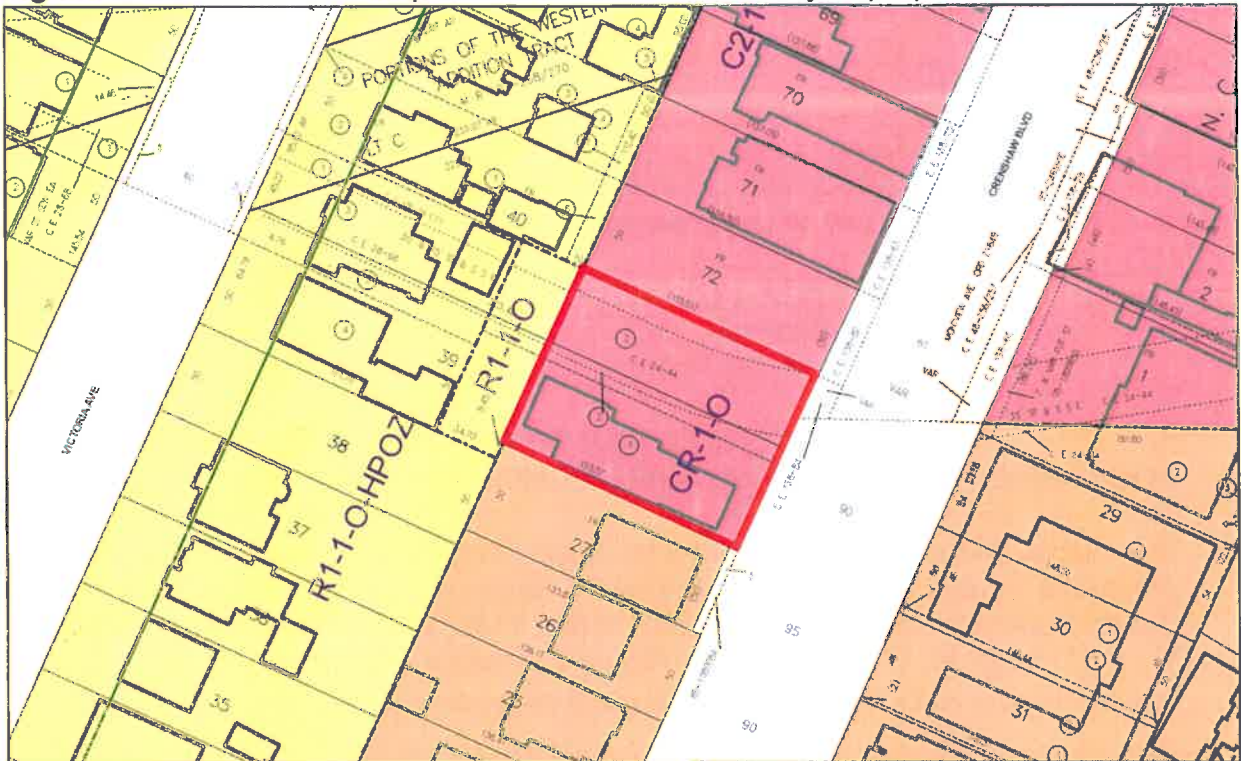


Figure 2: Subarea Location Description for Subarea 9670 in Table for Section 1 in Ordinance 165,331

| | | | |
|------|--------|--------|--|
| 9670 | CR-1-O | R3-1-O | Lots 4-21, 23-26 and Frac. Lots 22 and 27, Benton Terrace Tract; all as shown on Cadastral Maps 129-B-185 and 129-B-189. |
|------|--------|--------|--|

Figure 3: Wilshire Map in Ordinance 165,331

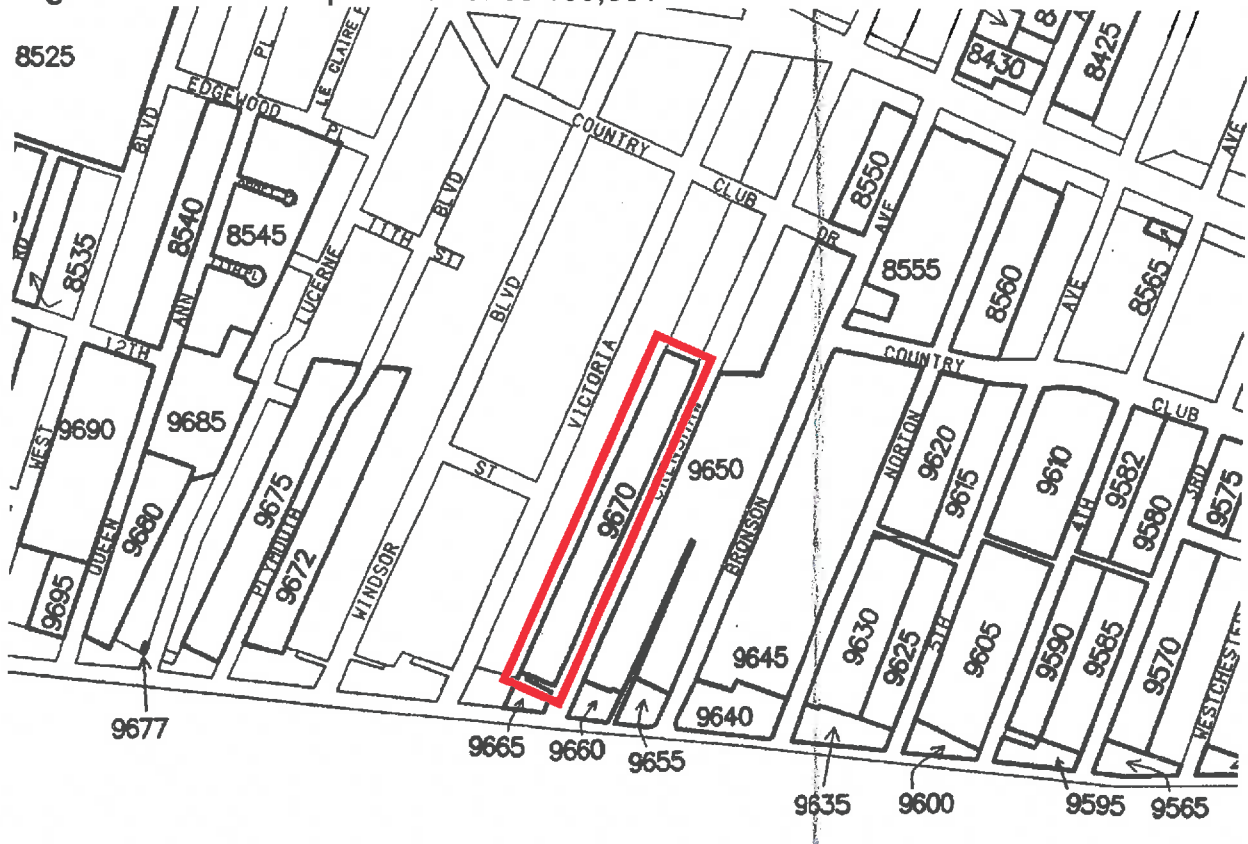


Figure 4: General Plan Land Use Map of the Wilshire Community Plan



199 pages
8/19/90

ORDINANCE NO. 165331

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An ordinance amending Section 12.04 of the Los Angeles Municipal Code by amending the zoning map.

THE PEOPLE OF THE CITY OF LOS ANGELES DO ORDAIN AS FOLLOWS:

Section 1. Section 12.04 of the Los Angeles Municipal Code is hereby amended by changing the zones and zone boundaries shown upon portions of the zone map attached thereto and made a part of Article 2, Chapter 1, of the Los Angeles Municipal Code, so that such portions of the zoning map shall set forth the zones and height districts as they are set forth on the map entitled "Wilshire" and the Table for Section 1 attached hereto and incorporated herein by this reference.

Section 2. The intent of this Ordinance is to change the zones and height districts of property as part of the City's General Plan/Zoning Consistency Program, pursuant to California Government Code Section 65860(d). Because of the numerous parcels affected by this program in the Wilshire District Plan area, the City Council has approved this form of ordinance which utilizes subarea designations, tables, diagrams, and a map to establish the location of the affected properties and to make the necessary changes.

1 Each subarea listed in the attached Table for Section 1 is shown on the
2 attached map entitled "Wilshire". The Table for Section 1 also sets forth a
3 description of the subarea under the column "Subarea Location" to assist in
4 the location of the boundaries of the area being rezoned. References in this
5 ordinance to "District" or "Cadastral" maps are to such maps maintained on file
6 by Department of Building and Safety, and more specifically described in the
7 legend on the attached Wilshire map.
8

9 References in the Table for Section 1 under the column "Previous Zone
10 and Height District" are to the zoning classification and height district
11 classification applicable to the property prior to the adoption of this ordinance.
12 Such references are for informational purposes only, to assist in the location
13 of the boundaries of the area being rezoned.
14

15 In the Table for Section 1, the column "New Zone and/or Height District"
16 sets forth the change of zone or height district effectuated by this ordinance.
17

18 In those instances where this ordinance effectuates only a change of
19 height district for a subarea, or a portion thereof, then only the new height
20 district classification has been set forth. The new height district classification
21 is preceded by the symbol "HD". In these cases, no change in the zoning
22 classification of the subarea, or portion thereof, has been made. If this
23 ordinance effectuates a height district change for a subarea, or portion
24 thereof, and if such a subarea, or portion thereof, is already subject to
25 existing "Q" conditions limiting the height or floor area, then as between the
26 requirements of the new height district classification and the existing "Q"
27 conditions, the more restrictive limitation shall control.
28

TABLE FOR SECTION I

| SUB AREA NO. | EXISTING ZONE AND HEIGHT DISTRICT | NEW ZONE AND/OR HEIGHT DISTRICT | SUBAREA LOCATION |
|--------------------|--|--|---|
| 55 | R2-1-O | R1-1-O | Lots 15-28, Blk. 2, Tract 4353; all as shown on Cadastral Maps 138-B-173 and 141-B-173. |
| 60 | R2-1-O | R1-1-O | Lots 1-14, Blk. 3, Tract 4353; all as shown on Cadastral Maps 138-B-173 and 141-B-173. |
| 80 | R4-1 | R3-1 | Lots 265-277, Tract 6790; all as shown on Cadastral Maps 138-B-177 and 141-B-177. |
| 90 | R4-1 | R3-1 | Lots 289-301, Tract 6790; all as shown on Cadastral Maps 138-B-177 and 141-B-177. |
| 100 | R4-1-O | RD1.5-1-O | Lots 544-556, Tract 6568; all as shown on Cadastral Maps 138-B-177 and 141-B-177. |
| 110 | R4-1-O | [Q]R3-1-O | Lots 557-566, Tract 6568; and, Lot 52, Tract 5177; all as shown on Cadastral Map 138-B-177. |

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9655 C4-2-O HD 1 Lots 1, 2 and Frac. Lot 3, Blk. 18,
Boulevard Heights Tract; all as shown on
Cadastral Map 129-B-189.

9660 C2-2-O HD 1
C4-2-O HD 1 Lots 54-56, Benton Terrace Tract; all as
shown on Cadastral Map 129-B-189.

9665 C4-2-O HD 1 Frac. Lots 1-3, Benton Terrace Tract; all
as shown on Cadastral Map 129-B-185.

9670 CR-1-O R3-1-O Lots 4-21, 23-26 and Frac. Lots 22 and
27, Benton Terrace Tract; all as shown on
Cadastral Maps 129-B-185 and 129-B-189.

9672 R3-1-O RD1.5-1-O Lots 5-9, Tract 13221; and, Lots 7-24,
Tract 4626; all as shown on Cadastral
Map 129-B-185.

9675 R3-1-O RD1.5-1-O Lots 1-4, Tract 13221; and, Lots 25-40,
and Frac. Lots 1-3, Tract 4226; all as
shown on Cadastral Map 129-B-185.

9677 R2-1-O R1-1-O Lot 32, Tract 2293; all as shown on
Cadastral Map 129-B-185.

158 165331

EXHIBIT E

HCIDLA AB 2556 & SB 330 Determinations

CPC-2020-516-DB-PSH-SIP



Eric Garcetti, Mayor
Rushmore E. Cervantes, General Manager

DIR 2019-4049

DATE: January 3, 2019
TO: 1141 Crenshaw, L.P., a California limited partnership, Owner
FROM: Marites Cunanan, Senior Management Analyst I *Marites Cunanan*
Los Angeles Housing and Community Investment Department
SUBJECT: **AB 2556 (TOC) Determination for**
1141 S. Crenshaw Blvd., Los Angeles, CA 90019
1145 S. Crenshaw Blvd., Los Angeles, CA 90019

Based on the Affordable Unit Determination Application submitted by Domus Development, LLC (Owner Representative) on behalf of 1141 Crenshaw, L.P., a California limited partnership (Owner), the Los Angeles Housing + Community Investment Department (HCIDLA) has determined that no units are subject to replacement under AB 2556 (formerly AB 2222).

Information about the existing property for the five years prior to the date of the application is required in order to make a determination. HCIDLA received the Affordable Unit Determination Application on or about December 3, 2018, so HCIDLA must collect data from December 2013 to December 2018.

1141 Crenshaw, L.P., a California limited partnership (Owner) acquired the property commonly known as:
1141 S. Crenshaw Blvd. under APN # 5082-026-012, Lot 72 on September 7, 2018 per Grant Deed.
1145 S. Crenshaw Blvd. under APN # 5082-026-013, Lot 40 on September 7, 2018 per Grant Deed.

Per Google Earth images, Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), First American Datatree database, Billing Information Management System (BIMS) database, Code, Compliance and Rent Information System (CRIS) database, and Internet Search, the property commonly known as 1141 S. Crenshaw Blvd. has a use code of "2700-Commercial Parking Lot". Per the Rent Stabilization Ordinance (RSO) Unit, the property commonly known as 1141 S. Crenshaw Blvd. is a parking/vacant land and not subject to the RSO.

Per Google Earth images, Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), First American Datatree database, Billing Information Management System (BIMS) database, Code, Compliance and Rent Information System (CRIS) database, and Internet Search, the property commonly known as 1145 S. Crenshaw Blvd. has a use code of "100V-Commercial Vacant Land". Per the Rent Stabilization Ordinance (RSO) Unit, the property commonly known as 1145 S. Crenshaw Blvd. is a parking/vacant land and not subject to the RSO.

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for either a Building Permit or a Demolition Permit for the project.

Per the Affordable Unit Determination Application received by HCIDLA on or about December 3, 2018, the Owner plans to construct a forty-three (43) unit affordable housing apartment complex, pursuant to Transit Oriented Communities (TOC) guidelines.

HCIDLA has determined that there were no residential units demolished on the property, which currently and has remained within the last five years a parking lot and vacant land. As such, no AB 2556 replacement affordable units are required. **Please note that this AB 2556 determination applies to Density Bonus (DB), Transit Oriented Communities (TOC), and Measure JJJ projects.**

Note: This determination is provisional and is subject to verification by HCIDLA's Rent Division.

///

****IF APPLICABLE ONLY****

CAUTION: LOT TIES AND EXISTING SINGLE FAMILY DWELLINGS

| | |
|----------------|---|
| ISSUE: | Does the property have a SINGLE FAMILY DWELLING on one lot that will be demolished for the NEW project and is a LOT TIE required for the NEW project? |
| IF NO: | Owner's replacement obligation remains the SAME as above. |
| IF YES: | Owner's replacement obligation will INCREASE by one, unless the existing single family dwelling is demolished before the lots are tied. |

cc: Los Angeles Housing and Community Investment Department File
1141 Crenshaw, L.P., a California limited partnership, Owner
Ulises Gonzalez, Case Management Section, City Planning Department


MAC:dk



Eric Garcetti, Mayor
Rushmore D. Cervantes, General Manager

DATE: February 3, 2020

TO: 1141 Crenshaw, L.P., a California limited partnership, Owner

FROM: Marites Cunanan, Senior Management Analyst II 
Los Angeles Housing and Community Investment Department

SUBJECT: **Affordable Housing Crisis Act of 2019 (SB 330)**
(DB/AB 2162) Replacement Unit Determination
RE: 1141-1145 South Crenshaw Boulevard, Los Angeles, CA 90019

Based on the Application for a Replacement Unit Determination (RUD) submitted by 1141 Crenshaw, L.P., a California limited partnership (Owner) for the above referenced property located at 1141-1145 S. Crenshaw Blvd, (APN #5082-026-012 & #5082-026-013) (Property), the Los Angeles Housing and Community Investment Department (HCIDLA) has determined that there no units subject to replacement pursuant to the requirements of the Housing Crisis Act of 2019 (SB 330) and the Property is in compliance with said provisions.

PROJECT SITE REQUIREMENTS:

SB 330 prohibits the approval of any proposed housing development project on a site that will require the demolition of existing residential dwelling units or occupied or vacant "Protected Units" unless the proposed housing development project replaces those units as specified below. The replacement requirements below are applicable only to those proposed housing development projects that submit a complete application pursuant to California Government Code Section 65943 to the Department of City Planning on or after January 1, 2020.

Replacement of Existing Residential Dwelling Units.

The proposed housing development project shall provide at least as many residential dwelling units as the greatest number of residential dwelling units that existed on the project site within the past 5 years.

Replacement of Existing or Demolished Protected Units.

The proposed housing development project must also replace all existing or demolished "Protected Units." Protected Units are those residential dwelling units that are or were within the 5 years prior to the owner's application for a Replacement Unit Determination: (1) subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of lower or very low income, (2) subject to any form of rent or price control through a public entity's valid exercise of its police power within the 5 past years, (3) **occupied by lower or very low income households (an affordable Protected Unit)**, or (4) that were withdrawn from rent or lease per the Ellis Act, within the past 10 years.

Whether a unit qualifies as an affordable Protected Unit, is primarily measured by the income level of the occupants (i.e. W-2 forms, tax return, pay stubs etc.). In the absence of occupant income documentation, affordability will default to the percentage of extremely low, very low, and low income renters in the jurisdiction as shown in the latest HUD Comprehensive Housing Affordability Strategy (CHAS) database, which is presently at 32% extremely low income, 19% very low income and 19% low income for Transit Oriented communities (TOC) projects and 51% very low income an 19% low income for Density Bonus projects. The remaining 30% of the units are presumed above-low income and if subject to the Rent Stabilization Ordinance ("RSO"), must be replaced in accordance with the RSO. All replacement calculations resulting in fractional units shall be rounded up to the next whole number.

Relocation, Right of Return, Right to Remain for occupants of Protected Units.

SB 330 also provides the right of first refusal for comparable units (i.e. same bedroom type) in the owner's proposed new housing development to occupants of Protected Units. Therefore, for occupied units, the replacement units must be of the same bedroom type of the units demolished. The comparable replacement units must be provided at a rent or sales price affordable to the same or lower income category. Occupants of Protected Units also are entitled to receive relocation to state or local law, whichever provides greater assistance and the right to remain in their unit until 6 months before the start of construction.

OWNER'S PROPOSED HOUSING DEVELOPMENT PROJECT:

Per the statement received by HCIDLA on January 21, 2020, the Owner plans to construct a five (5) story, forty three (43) unit 100% permanent supportive housing residential apartment building on the Property pursuant to Density Bonus (DB) and AB 2162.

Owner submitted an Application for a RUD for the Property on 1141-1145 S. Crenshaw Blvd. In order to comply with the required 10 year look back period, HCIDLA collected and reviewed data from January 2010 to January 2020.

WHAT IS CURRENTLY ON THE PROPERTY? (AKA THE "PROJECT SITE"):

Pursuant to the Owner's Grant Deed, the Property was acquired on September 7, 2018.

The most recent Certificate of Occupancy for the Property indicate that it consists of a parking lot.

Google Earth, Google Street View, and an internet search on the Property all show a parking lot.

Department of City Planning (ZIMAS), County Assessor Parcel Information (LUPAMS), DataTree database, Billing Information Management System (BIMS) database, and the Code, Compliance, and Rent Information System (CRIS) database indicate a use code of "2700 – Parking Lot – Patron or Employee" and "100V-Commercial-Vacant Land".

The Los Angeles Department of Building and Safety database indicates that the Owner has not applied for a new Demolition Permit. The Los Angeles Department of Building and Safety database indicates that the Owner has applied for a new Building Permit #19010-10000-05591, permit not issued yet.

DETERMINATION AS TO WHETHER REPLACEMENT UNITS ARE REQUIRED:

HCIDLA has determined that since January 21, 2010, the Property is and continues to be a parking lot. Therefore, the proposed housing development does not require the demolition of any prohibited types of housing. Further, the provisions of SB330 do not apply to commercial properties, therefore no SB330 replacement affordable units are required.

Please note that this SB330 determination will also apply if the proposed project is Transit Oriented Communities (TOC).

If you have any questions about this RUD, please contact Edmund Wong at (213)808-8441, or edmund.wong@lacity.org.

NOTE: This determination is provisional and is subject to verification by HCIDLA's Rent Division.

cc: Los Angeles Housing and Community Investment Department File
1141 Crenshaw, L.P., a California limited partnership, Owner
Ulises Gonzalez, Case Management Section, City Planning Department

MAC:ew

EXHIBIT F

SUPPORTIVE SERVICES PLAN

ASSEMBLY BILL 2162

CPC-2020-516-DB-PSH-SIP

January 31, 2019

Mr. Maurice Ramirez
Domus Development, LLC
Los Angeles, CA 90010

**Re: Agreement to Provide Social Services
Solaris Apartments (1141-1145 S. Crenshaw Blvd.) – Los Angeles, CA; 43 PSH Units**

Dear Mr. Ramirez:

The purpose of this letter is to demonstrate the commitment of Koreatown Youth and Community Center ("KYCC") and the Jenesse Center, Inc. ("Jenesse") to provide social services to the homeless individuals and families residing in the above-referenced affordable housing property ("Property").

KYCC is an experienced provider of supportive services to low-income people and families, in both residential and non-residential settings, including permanent supportive housing. Jenesse is a leading provider of supportive services to survivors of domestic violence, in both residential and non-residential settings. The Property owner will contract with KYCC and Jenesse to undertake the development, implementation, and administration of supportive social services for the residents of the Property. Social services will be provided based on the following terms, conditions, and structure:

1. KYCC / Jenesse shall act as the Co-Lead Social Service Providers for the entity that owns the Property. The Property owner shall make an agreement with the service providers that shall confer onto them sufficient control over the administration of social services to ensure effective delivery of social programs to the residents at the Property. These social programs shall be designed to strengthen and benefit homeless families residing at the Property. The list of services to be provided include:
 - a. Case Management – case managers work with tenants to jointly develop individualized service plans, help tenants with supportive services and basic necessities, and coordinate with property management staff to support tenant stability in housing
 - b. Benefits Counseling & Advocacy – assist tenants with securing government benefits for which they are eligible, such as SSI, SDI, and SNAP, on an as-needed basis
 - c. Physical Health Care – primary health care, dental, and vision services made available through DHS Full Service Partners, or the resident's existing Health Home
 - d. Mental Health Care – psychiatric, medication, individual/family therapy, crisis intervention, support group services, made available through DHS Full Service Partners
 - e. Substance Use Services – assistive services delivered directly by case management staff include individual support using a motivational interviewing approach, individual meetings that address recovery planning, and behavior modifications to assist with relapse
 - f. Employment and OJT Placement/Training – individualized employment counseling, along with on-site classes covering job search, resume writing, computer training, and interview skills
 - g. Education Assistance/Benefits Information – assistance identifying and applying for educational financial aid programs, assistance, and scholarships
 - h. Financial Counseling – financial literacy courses, including instruction in money management, budgeting, savings plans, online banking, and others
 - i. Legal/Family Law Services – pro bono legal advice, including family law services, to be provided on an as-needed basis
 - j. Life Skills – typical life skills training will include household maintenance, basic cooking and nutrition, laundry, interpersonal communication and relationship issues, among others
 - k. Outpatient Family Therapy/Counseling – linkages for provision of out-patient family therapy and counseling interventions that meet tenant's needs, to be provided on an as-needed basis
 - l. Domestic Violence Support – trained staff to assist residents with safety plans, contacting law enforcement, credit and identity protection, and providing linkages to domestic violence counseling and related legal assistance
 - m. Food Bank/Meal Support Services – routine partnerships with local food banks and agencies to provide food commodities and meal services
 - n. Social and Recreational Activities – staff will facilitate social activities for residents, including holiday celebrations, movie night, pot luck meals, special lectures, and others

- o. Peer Support & Advocacy – staff will foster and support resident groups to form and gather regularly on subjects of their choice
 - p. Educational Services – adult education curriculum that is professionally developed and refreshed each year, with a wide variety and range of topics
- 2. KYCC and Jenesse shall provide services on-site at 1141-1145 Crenshaw Blvd., Los Angeles, CA 90019, to the extent possible. If any services will be provided off-site at other service facilities, such facilities will be within 1-5 miles of the Property and easily walkable, or KYCC/Jenesse will assist with providing directions on how to utilize public transportation to access those facilities, or provide a van or shuttle to help transport residents.
- 3. The service providers shall provide service programs designed to meet the needs of the residents. The service providers will provide staff that will include the following:
 - a. Service Coordinator/Program Director – Coordinate all on-site service delivery, maintain relationships with external vendors, partners and property management; set overall direction of the services, provide supervision of on-site staff, and implement all services
 - b. Case Manager – Provide individual case management services to all assigned tenants as they relate to tenant retention. Develop individual case management plan, and advocate to ensure tenant needs are met. Responsible for developing and implementing tenant engagement and social activities.
 - c. Behavioral Health Specialist – Provide mental and issue specific case management services. Develop individual case management plan and provide supportive services to special needs populations.
 - d. Youth Service Coordinator/Specialist – Design and implement appropriate youth development programs including but not limited to academic support, life skills development, art and culture and social connections.
 - e. Financial Capabilities Specialist – Provide financial capability building services including access to employment, financial education, financial management, public benefits, utility assistance and financial coaching.
- 4. All social services shall be provided to the residents on an ongoing, regular basis, at no charge to the tenants. The services staff will be on-site Monday through Friday from 9 a.m. to 5 p.m. and 24/7 emergency accessibility. It is anticipated that services shall commence no later than three (3) months following issuance of building Certificate of Occupancy.
- 5. The term of the Agreement between the social service providers and the Property owner shall be for the life of the Property ownership, and in no case less than 15 years.
- 6. For the aforementioned services, the annual budget will be \$363,721, to be paid in monthly installments of \$30,310.
- 7. It is understood that Domus Management Company shall be responsible for the lease-up and tenant selection process, but that the service providers and Domus Management Company will work together collaboratively in the service and day-to-day operation of the Property.

PROPERTY OWNER:

1141 Crenshaw, L.P., a California limited partnership

By: Domus GP LLC, a California limited liability company, a general partner

By: 
Monique Hastings
Member/Manager

By: Koreatown Youth and Community Center, Inc., a California nonprofit public benefit corporation, a general partner

By: _____
Johng Ho Song
Executive Director

SERVICE PROVIDERS:

Jenesse Center, Inc., a California nonprofit public benefit corporation

By: _____
Karen Earl
Executive Director

Koreatown Youth and Community Center, Inc., a California nonprofit public benefit corporation

By: _____
Johng Ho Song
Executive Director

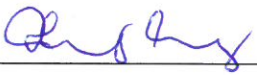
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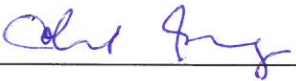
By:  _____
Johng Ho Song
Executive Director

SERVICE PROVIDERS:

Jenesse Center, Inc., a California nonprofit public benefit corporation

By: _____
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Monique Hastings
Member/Manager

By: Koreatown Youth and Community Center, Inc., a California nonprofit public benefit corporation, a general partner

By: _____

Johng Ho Song
Executive Director

CO-LEAD SERVICE PROVIDERS:

Jenesse Center, Inc., a California nonprofit public benefit corporation

By: _____

Karen Earl
Executive Director

Koreatown Youth and Community Center, Inc., a California nonprofit public benefit corporation

By: _____

Johng Ho Song
Executive Director


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AB-2162 Planning and zoning: housing development: supportive housing. (2017-2018)

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Date Published: 09/27/2018 09:00 PM

Assembly Bill No. 2162

CHAPTER 753

An act to amend Section 65583 of, and to add Article 11 (commencing with Section 65650) to Chapter 3 of Division 1 of Title 7 of, the Government Code, relating to land use.

[Approved by Governor September 26, 2018. Filed with Secretary of State September 26, 2018.]

LEGISLATIVE COUNSEL'S DIGEST

AB 2162, Chiu. Planning and zoning: housing development: supportive housing.

The Planning and Zoning Law requires the legislative body of each county and city to adopt a comprehensive, long-term general plan for the physical development of the county or city that includes, among other mandatory elements, a housing element. That law requires the housing element to contain, among other things, an assessment of housing needs and an inventory of resources and constraints relevant to meeting those needs and a program that sets forth a schedule of actions during the planning period, each with a timeline for implementation. That law specifies that transitional housing and supportive housing are a residential use of property, subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

This bill would make a nonsubstantive change to this requirement.

The Planning and Zoning Law requires the rezoning of sites identified in the inventory of sites by specific deadlines where the inventory does not identify adequate sites to accommodate the need for groups of all household income levels. That law further requires this rezoning to accommodate 100% of the need for housing for very low and low-income households, as specified, on sites zoned to permit owner-occupied and rental multifamily residential use by right during the planning period and defines the term "use by right" for these purposes.

This bill would require that supportive housing be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria, and would require a local government to approve, within specified periods, a supportive housing development that complies with these requirements. The bill would require that a developer of supportive housing provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project and describing those services, as provided. The bill would prohibit the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The bill would specify that its provisions do not (1) preclude or limit the ability of a developer to seek a density bonus from the local government or (2) expand or contract the authority of a local

government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

The bill would include findings that the changes proposed by this bill address a matter of statewide concern rather than a municipal affair and, therefore, apply to all cities, including charter cities.

The California Environmental Quality Act (CEQA) requires a lead agency, as defined, to prepare, or cause to be prepared, and certify the completion of, an environmental impact report on a project that it proposes to carry out or approve that may have a significant effect on the environment or to adopt a negative declaration if it finds that the project will not have that effect. CEQA does not apply to the ministerial approval of projects.

This bill, by authorizing supportive housing as a use by right under certain circumstances, would expand the exemption for the ministerial approval of projects under CEQA.

By adding to the duties of local planning officials, this bill would impose a state-mandated local program.

This bill would incorporate additional changes to Section 65583 of the Government Code proposed by AB 686 to be operative only if this bill and AB 686 are enacted and this bill is enacted last.

The California Constitution requires the state to reimburse local agencies and school districts for certain costs mandated by the state. Statutory provisions establish procedures for making that reimbursement.

This bill would provide that no reimbursement is required by this act for a specified reason.

Vote: majority Appropriation: no Fiscal Committee: yes Local Program: yes

THE PEOPLE OF THE STATE OF CALIFORNIA DO ENACT AS FOLLOWS:

SECTION 1. The Legislature finds and declares the following:

(a) California's homeless population increased by over 16,000 from 2016 to 2017, to 134,278 Californians experiencing homelessness at any point in time. Two to three times this number experienced homelessness during the course of last year. Twenty-five percent of the nation's total homeless population and almost half of the nation's unsheltered population reside in California. California now has one of the highest rates of homelessness per resident, twice as high as the national average.

(b) Addressing homelessness is urgent, as communities across the state face public health emergencies, including widespread Hepatitis A infection among residents experiencing homelessness in several major cities, higher mortality among homeless people with HIV and AIDS, and early mortality among people experiencing chronic homelessness.

(c) Chronic patterns of homelessness—homelessness lasting at least a year or repeatedly over three years—are on the rise in California, whereas decreasing elsewhere. As of 2017, 42 percent of those experiencing chronic homelessness nationwide live in California. The vast majority of these individuals and families have lived in California since well before becoming homeless.

(d) Evidence shows supportive housing—an affordable rental with intensive services promoting housing stability—works to reduce chronic homelessness. As a result, the Legislature has invested in supportive housing, including the No Place Like Home Program, which will generate \$2 billion in revenue bonds to build supportive housing for homeless Californians with serious mental illness.

(e) Studies reveal supportive housing benefits communities by reducing homelessness locally, addressing blight, and increasing property values. Yet one of the barriers to creating supportive housing has been local delays or denials of applications to build supportive housing, based on subjective local planning standards. Delays or denials of building applications add to the costs and timeline of development, affecting the effectiveness of state dollars.

(f) Given the urgent need to provide supportive housing to Californians experiencing chronic homelessness, streamlining and expediting the process of approving supportive housing applications will offer housing opportunities in communities with few or no opportunities to exit chronic homelessness. Further, it will promote progress in addressing the growing crisis of homelessness the Legislature intended through recent initiatives.

SEC. 2. Section 65583 of the Government Code is amended to read:

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

(8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government which have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs which can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program which have not been legally obligated for other purposes and which could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program which sets forth a schedule of actions during the planning period, each with a timeline for implementation, which may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.

(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that

could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.

(8) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction's emergency shelter need.

(B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

(f) The deadline for completing required rezoning pursuant to subparagraph (A) of paragraph (1) of subdivision (c) shall be extended by one year if the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low- and very low income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that any of the following circumstances exist:

(1) The local government has been unable to complete the rezoning because of the action or inaction beyond the control of the local government of any other state, federal, or local agency.

(2) The local government is unable to complete the rezoning because of infrastructure deficiencies due to fiscal or regulatory constraints.

(3) The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The resolution and the findings shall be transmitted to the department together with a detailed budget and schedule for preparation and adoption of the required rezonings, including plans for citizen participation and expected interim action. The schedule shall provide for adoption of the required rezoning within one year of the adoption of the resolution.

(g) (1) If a local government fails to complete the rezoning by the deadline provided in subparagraph (A) of paragraph (1) of subdivision (c), as it may be extended pursuant to subdivision (f), except as provided in paragraph (2), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph. Any subdivision of sites shall be subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)). Design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) A local government may disapprove a housing development described in paragraph (1) if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(3) The applicant or any interested person may bring an action to enforce this subdivision. If a court finds that the local agency disapproved a project or conditioned its approval in violation of this subdivision, the court shall issue an order or judgment compelling compliance within 60 days. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders to ensure that the purposes and policies of this subdivision are fulfilled. In any such action, the city, county, or city and county shall bear the burden of proof.

(4) For purposes of this subdivision, "housing development project" means a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of at least 49 percent of the housing units for very low, low-, and moderate-income households with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing.

(h) An action to enforce the program actions of the housing element shall be brought pursuant to Section 1085 of the Code of Civil Procedure.

SEC. 2.5. Section 65583 of the Government Code is amended to read:

65583. The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community. The element shall contain all of the following:

(a) An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs. The assessment and inventory shall include all of the following:

(1) An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households, as defined in subdivision (b) of Section 50105 and Section 50106 of the Health and Safety Code. These existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584. Local agencies shall calculate the subset of very low income households allotted under Section 65584 that qualify as extremely low income households. The local agency may either use available census data to calculate the percentage of very low income households that qualify as extremely low income households or presume that 50 percent of the very low income households qualify as extremely low income households. The number of extremely low income households and very low income households shall equal the jurisdiction's allocation of very low income households pursuant to Section 65584.

(2) An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.

(3) An inventory of land suitable and available for residential development, including vacant sites and sites having realistic and demonstrated potential for redevelopment during the planning period to meet the locality's housing need for a designated income level, and an analysis of the relationship of zoning and public facilities and services to these sites.

(4) (A) The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones shall include sufficient capacity to accommodate the need for emergency shelter identified in paragraph (7), except that each local government shall identify a zone or zones that can accommodate at least one year-round emergency shelter. If the local government cannot identify a zone or zones with sufficient capacity, the local government shall include a program to amend its zoning ordinance to meet the requirements of this paragraph within one year of the adoption of the housing element. The local government may identify additional zones where emergency shelters are permitted with a conditional use permit. The local government shall also demonstrate that existing or proposed permit processing, development, and management standards are objective and encourage and facilitate the development of, or conversion to, emergency shelters. Emergency shelters may only be subject to those development and management standards that apply to residential or commercial development within the same zone except that a local government may apply written, objective standards that include all of the following:

(i) The maximum number of beds or persons permitted to be served nightly by the facility.

(ii) Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone.

(iii) The size and location of exterior and interior onsite waiting and client intake areas.

(iv) The provision of onsite management.

(v) The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart.

(vi) The length of stay.

(vii) Lighting.

(viii) Security during hours that the emergency shelter is in operation.

(B) The permit processing, development, and management standards applied under this paragraph shall not be deemed to be discretionary acts within the meaning of the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code).

(C) A local government that can demonstrate to the satisfaction of the department the existence of one or more emergency shelters either within its jurisdiction or pursuant to a multijurisdictional agreement that can accommodate that jurisdiction's need for emergency shelter identified in paragraph (7) may comply with the zoning requirements of subparagraph (A) by identifying a zone or zones where new emergency shelters are allowed with a conditional use permit.

(D) A local government with an existing ordinance or ordinances that comply with this paragraph shall not be required to take additional action to identify zones for emergency shelters. The housing element must only describe how existing ordinances, policies, and standards are consistent with the requirements of this paragraph.

(5) An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the types of housing identified in paragraph (1) of subdivision (c), and for persons with disabilities as identified in the analysis pursuant to paragraph (7), including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need in accordance with Section 65584 and from meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters identified pursuant to paragraph (7).

(6) An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, the requests to develop housing at densities below those anticipated in the analysis required by subdivision (c) of Section 65583.2, and the length of time between receiving approval for a housing development and submittal of an application for building permits for that housing development that hinder the construction of a locality's share of the regional housing need in accordance with Section 65584. The analysis shall also demonstrate local efforts to remove nongovernmental constraints that create a gap between the locality's planning for the development of housing for all income levels and the construction of that housing.

(7) An analysis of any special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need. The need for emergency shelter may be reduced by the number of supportive housing units that are identified in an adopted 10-year plan to end chronic homelessness and that are either vacant or for which funding has been identified to allow construction during the planning period. An analysis of special housing needs by a city or county may include an analysis of the need for frequent user coordinated care housing services.

(8) An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system.

(9) An analysis of existing assisted housing developments that are eligible to change from low-income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use. "Assisted housing developments," for the purpose of this section, shall mean multifamily rental housing that receives governmental assistance under federal programs listed in subdivision (a) of Section 65863.10, state and local multifamily revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees. "Assisted housing developments" shall also include multifamily rental units that were developed pursuant to a local inclusionary housing program or used to qualify for a density bonus pursuant to Section 65916.

(A) The analysis shall include a listing of each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each

year during the 10-year period. For purposes of state and federally funded projects, the analysis required by this subparagraph need only contain information available on a statewide basis.

(B) The analysis shall estimate the total cost of producing new rental housing that is comparable in size and rent levels, to replace the units that could change from low-income use, and an estimated cost of preserving the assisted housing developments. This cost analysis for replacement housing may be done aggregately for each five-year period and does not have to contain a project-by-project cost estimate.

(C) The analysis shall identify public and private nonprofit corporations known to the local government that have legal and managerial capacity to acquire and manage these housing developments.

(D) The analysis shall identify and consider the use of all federal, state, and local financing and subsidy programs that can be used to preserve, for lower income households, the assisted housing developments, identified in this paragraph, including, but not limited to, federal Community Development Block Grant Program funds, tax increment funds received by a redevelopment agency of the community, and administrative fees received by a housing authority operating within the community. In considering the use of these financing and subsidy programs, the analysis shall identify the amounts of funds under each available program that have not been legally obligated for other purposes and that could be available for use in preserving assisted housing developments.

(b) (1) A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.

(2) It is recognized that the total housing needs identified pursuant to subdivision (a) may exceed available resources and the community's ability to satisfy this need within the content of the general plan requirements outlined in Article 5 (commencing with Section 65300). Under these circumstances, the quantified objectives need not be identical to the total housing needs. The quantified objectives shall establish the maximum number of housing units by income category, including extremely low income, that can be constructed, rehabilitated, and conserved over a five-year time period.

(c) A program that sets forth a schedule of actions during the planning period, each with a timeline for implementation, that may recognize that certain programs are ongoing, such that there will be beneficial impacts of the programs within the planning period, that the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, the utilization of appropriate federal and state financing and subsidy programs when available, and the utilization of moneys in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area pursuant to the Community Redevelopment Law (Division 24 (commencing with Section 33000) of the Health and Safety Code). In order to make adequate provision for the housing needs of all economic segments of the community, the program shall do all of the following:

(1) Identify actions that will be taken to make sites available during the planning period with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's or county's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory completed pursuant to paragraph (3) of subdivision (a) without rezoning, and to comply with the requirements of Section 65584.09. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.

(A) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, rezoning of those sites, including adoption of minimum density and development standards, for jurisdictions with an eight-year housing element planning period pursuant to Section 65588, shall be completed no later than three years after either the date the housing element is adopted pursuant to subdivision (f) of Section 65585 or the date that is 90 days after receipt of comments from the department pursuant to subdivision (b) of Section 65585, whichever is earlier, unless the deadline is extended pursuant to subdivision (f). Notwithstanding the foregoing, for a local government that fails to adopt a housing element within 120 days of the statutory deadline in Section 65588 for adoption of the housing element, rezoning of those sites, including adoption of minimum density and development standards, shall be completed no later than three years and 120 days from the statutory deadline in Section 65588 for adoption of the housing element.

(B) Where the inventory of sites, pursuant to paragraph (3) of subdivision (a), does not identify adequate sites to accommodate the need for groups of all household income levels pursuant to Section 65584, the program shall identify sites that can be developed for housing within the planning period pursuant to subdivision (h) of Section 65583.2. The identification of sites shall include all components specified in Section 65583.2.

(C) Where the inventory of sites pursuant to paragraph (3) of subdivision (a) does not identify adequate sites to accommodate the need for farmworker housing, the program shall provide for sufficient sites to meet the need with zoning that permits farmworker housing use by right, including density and development standards that could accommodate and facilitate the feasibility of the development of farmworker housing for low- and very low income households.

(2) Assist in the development of adequate housing to meet the needs of extremely low, very low, low-, and moderate-income households.

(3) Address and, where appropriate and legally possible, remove governmental and nongovernmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities. Transitional housing and supportive housing shall be considered a residential use of property and shall be subject only to those restrictions that apply to other residential dwellings of the same type in the same zone. Supportive housing, as defined in Section 65650, shall be a use by right in all zones where multifamily and mixed uses are permitted, as provided in Article 11 (commencing with Section 65650).

(4) Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.

(5) Promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.

(6) Preserve for lower income households the assisted housing developments identified pursuant to paragraph (9) of subdivision (a). The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all available federal, state, and local financing and subsidy programs identified in paragraph (9) of subdivision (a), except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve local regulation and technical assistance.

(7) Include an identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.

(8) Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.

(9) (A) Affirmatively further fair housing in accordance with Chapter 15 (commencing with Section 8899.50) of Division 1 of Title 2. The program shall include an assessment of fair housing in the jurisdiction that shall include all of the following components:

(i) A summary of fair housing issues in the jurisdiction and an assessment of the jurisdiction's fair housing enforcement and fair housing outreach capacity.

(ii) An analysis of available federal, state, and local data and knowledge to identify integration and segregation patterns and trends, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs within the jurisdiction, including displacement risk.

(iii) An assessment of the contributing factors for the fair housing issues identified under clause (ii).

(iv) An identification of the jurisdiction's fair housing priorities and goals, giving highest priority to those factors identified in clause (iii) that limit or deny fair housing choice or access to opportunity, or negatively impact fair housing or civil rights compliance, and identifying the metrics and milestones for determining what fair housing results will be achieved.

(v) Strategies and actions to implement those priorities and goals, which may include, but are not limited to, enhancing mobility strategies and encouraging development of new affordable housing in areas of opportunity, as well as place-based strategies to encourage community revitalization, including preservation of existing affordable housing, and protecting existing residents from displacement.

(B) A jurisdiction that completes or revises an assessment of fair housing pursuant to Subpart A (commencing with Section 5.150) of Part 5 of Subtitle A of Title 24 of the Code of Federal Regulations, as published in Volume 80 of the Federal Register, Number 136, page 42272, dated July 16, 2015, or an analysis of impediments to fair housing choice in accordance with the requirements of Section 91.225 of Title 24 of the Code of Federal Regulations in effect prior to August 17, 2015, may incorporate relevant portions of that assessment or revised assessment of fair housing or analysis or revised analysis of impediments to fair housing into its housing element.

(C) The requirements of this paragraph shall apply to housing elements due to be revised pursuant to Section 65588 on or after January 1, 2021.

(d) (1) A local government may satisfy all or part of its requirement to identify a zone or zones suitable for the development of emergency shelters pursuant to paragraph (4) of subdivision (a) by adopting and implementing a multijurisdictional agreement, with a maximum of two other adjacent communities, that requires the participating jurisdictions to develop at least one year-round emergency shelter within two years of the beginning of the planning period.

(2) The agreement shall allocate a portion of the new shelter capacity to each jurisdiction as credit toward its emergency shelter need, and each jurisdiction shall describe how the capacity was allocated as part of its housing element.

(3) Each member jurisdiction of a multijurisdictional agreement shall describe in its housing element all of the following:

(A) How the joint facility will meet the jurisdiction's emergency shelter need.

(B) The jurisdiction's contribution to the facility for both the development and ongoing operation and management of the facility.

(C) The amount and source of the funding that the jurisdiction contributes to the facility.

(4) The aggregate capacity claimed by the participating jurisdictions in their housing elements shall not exceed the actual capacity of the shelter.

(e) Except as otherwise provided in this article, amendments to this article that alter the required content of a housing element shall apply to both of the following:

(1) A housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when a city, county, or city and county submits a draft to the department for review pursuant to Section 65585 more than 90 days after the effective date of the amendment to this section.

(2) Any housing element or housing element amendment prepared pursuant to subdivision (e) of Section 65588 or Section 65584.02, when the city, county, or city and county fails to submit the first draft to the department before the due date specified in Section 65588 or 65584.02.

(f) The deadline for completing required rezoning pursuant to subparagraph (A) of paragraph (1) of subdivision (c) shall be extended by one year if the local government has completed the rezoning at densities sufficient to accommodate at least 75 percent of the units for low- and very low income households and if the legislative body at the conclusion of a public hearing determines, based upon substantial evidence, that any of the following circumstances exist:

(1) The local government has been unable to complete the rezoning because of the action or inaction beyond the control of the local government of any other state, federal, or local agency.

(2) The local government is unable to complete the rezoning because of infrastructure deficiencies due to fiscal or regulatory constraints.

(3) The local government must undertake a major revision to its general plan in order to accommodate the housing-related policies of a sustainable communities strategy or an alternative planning strategy adopted pursuant to Section 65080.

The resolution and the findings shall be transmitted to the department together with a detailed budget and schedule for preparation and adoption of the required rezonings, including plans for citizen participation and expected interim action. The schedule shall provide for adoption of the required rezoning within one year of the adoption of the resolution.

(g) (1) If a local government fails to complete the rezoning by the deadline provided in subparagraph (A) of paragraph (1) of subdivision (c), as it may be extended pursuant to subdivision (f), except as provided in paragraph (2), a local government may not disapprove a housing development project, nor require a conditional use permit, planned unit development permit, or other locally imposed discretionary permit, or impose a condition that would render the project infeasible, if the housing development project (A) is proposed to be located on a site required to be rezoned pursuant to the program action required by that subparagraph and (B) complies with applicable, objective general plan and zoning standards and criteria, including design review standards, described in the program action required by that subparagraph. Any subdivision of sites shall be subject to the Subdivision Map Act (Division 2 (commencing with Section 66410)). Design review shall not constitute a "project" for purposes of Division 13 (commencing with Section 21000) of the Public Resources Code.

(2) A local government may disapprove a housing development described in paragraph (1) if it makes written findings supported by substantial evidence on the record that both of the following conditions exist:

(A) The housing development project would have a specific, adverse impact upon the public health or safety unless the project is disapproved or approved upon the condition that the project be developed at a lower density. As used in this paragraph, a "specific, adverse impact" means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.

(B) There is no feasible method to satisfactorily mitigate or avoid the adverse impact identified pursuant to paragraph (1), other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.

(3) The applicant or any interested person may bring an action to enforce this subdivision. If a court finds that the local agency disapproved a project or conditioned its approval in violation of this subdivision, the court shall issue an order or judgment compelling compliance within 60 days. The court shall retain jurisdiction to ensure that its order or judgment is carried out. If the court determines that its order or judgment has not been carried out within 60 days, the court may issue further orders to ensure that the purposes and policies of this subdivision are fulfilled. In any such action, the city, county, or city and county shall bear the burden of proof.

(4) For purposes of this subdivision, "housing development project" means a project to construct residential units for which the project developer provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of at least 49 percent of the housing units for very low, low-, and moderate-income households with an affordable housing cost or affordable rent, as defined in Section 50052.5 or 50053 of the Health and Safety Code, respectively, for the period required by the applicable financing.

(h) An action to enforce the program actions of the housing element shall be brought pursuant to Section 1085 of the Code of Civil Procedure.

SEC. 3. Article 11 (commencing with Section 65650) is added to Chapter 3 of Division 1 of Title 7 of the Government Code, to read:

Article 11. Supportive Housing

65650. For purposes of this article, the following definitions shall apply:

(a) "Supportive housing" shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.

(b) "Supportive services" shall have the same meaning as defined in Section 65582.

(c) "Target population" shall have the same meaning as defined in Section 50675.14 of the Health and Safety Code.

(d) "Use by right" shall have the same meaning as defined in subdivision (i) of Section 65583.2.

65651. (a) Supportive housing shall be a use by right in zones where multifamily and mixed uses are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development satisfies all of the following requirements:

- (1) Units within the development are subject to a recorded affordability restriction for 55 years.
- (2) One hundred percent of the units, excluding managers' units, within the development are dedicated to lower income households and are receiving public funding to ensure affordability of the housing to lower income Californians. For purposes of this paragraph, "lower income households" has the same meaning as defined in Section 50079.5 of the Health and Safety Code.
- (3) At least 25 percent of the units in the development or 12 units, whichever is greater, are 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) The developer provides the planning agency with the information required by Section 65652.
- (5) 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 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.
- (6) The developer replaces any dwelling units on the site of the supportive housing development in the manner provided in paragraph (3) of subdivision (c) of Section 65915.
- (7) 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.
 - (b) The local government may require a supportive housing development subject to this article to comply with objective, written development standards and policies; provided, however, that the development shall only be subject to the objective standards and policies that apply to other multifamily development within the same zone.
 - (c) Notwithstanding any other provision of this section to the contrary, the local government shall, at the request of the project owner, 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, but only if all of the following conditions have been 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.
 - (d) If the proposed housing development is located within a city with a population of fewer than 200,000 or the unincorporated area of a county with a population of fewer than 200,000, and the city or the unincorporated area of the county has a population of persons experiencing homelessness of 1,500 or fewer, according to the most recently published homeless point-in-time-count, the development, in addition to the requirements of subdivision (a), shall consist of 50 units or fewer to be a use by right pursuant to this article. A city or county described in this subdivision may develop a policy to approve as a use by right proposed housing developments with a limit higher than 50 units.

65652. A developer of supportive housing subject to this article shall provide the planning agency with a plan for providing supportive services, with documentation demonstrating that supportive services will be provided onsite to residents in the project, as required by Section 65651, and describing those services, which shall include all of the following:

- (a) The name of the proposed entity or entities that will provide supportive services.

(b) The proposed funding source or sources for the provided onsite supportive services.

(c) Proposed staffing levels.

65653. (a) The local government shall approve a supportive housing development that complies with the applicable requirements of this article.

(b) The local government shall notify the developer whether the application is complete within 30 days of receipt of an application to develop supportive housing in accordance with this article. The local government shall complete its review of the application within 60 days after the application is 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.

65654. 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.

65655. This article shall not be construed to do either of the following:

(a) Preclude or limit the ability of a developer to seek a density bonus from the local government pursuant to Section 65915.

(b) Expand or contract the authority of a local government to adopt or amend an ordinance, charter, general plan, specific plan, resolution, or other land use policy or regulation that promotes the development of supportive housing.

65656. The Legislature finds and declares that the provision of adequate supportive housing to help alleviate the severe shortage of housing opportunities for people experiencing homelessness in this state and of necessary services to the target population described in Section 50675.14 of the Health and Safety Code is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this article applies to all cities, including charter cities.

SEC. 4. Section 2.5 of this bill incorporates amendments to Section 65583 of the Government Code proposed by both this bill and Assembly Bill 686. That section of this bill shall only become operative if (1) both bills are enacted and become effective on or before January 1, 2019, (2) each bill amends Section 65583 of the Government Code, and (3) this bill is enacted after Assembly Bill 686, in which case Section 2 of this bill shall not become operative.

SEC. 5. No reimbursement is required by this act pursuant to Section 6 of Article XIII B of the California Constitution because a local agency or school district has the authority to levy service charges, fees, or assessments sufficient to pay for the program or level of service mandated by this act, within the meaning of Section 17556 of the Government Code.

EXHIBIT G

CEQA Notice of Exemption

CPC-2020-516-DB-PSH-SIP

COUNTY CLERK'S USE

CITY OF LOS ANGELES

OFFICE OF THE CITY CLERK
200 NORTH SPRING STREET, ROOM 395
LOS ANGELES, CALIFORNIA 90012

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

(PRC Section 21152; CEQA Guidelines Section 15062)

Filing of this form is optional. If filed, the form shall be filed with the County Clerk, 12400 E. Imperial Highway, Norwalk, CA 90650, pursuant to Public Resources Code Section 21152(b) and CEQA Guidelines Section 15062. Pursuant to Public Resources Code Section 21167 (d), the posting of this notice starts a 35-day statute of limitations on court challenges to reliance on an exemption for the project. Failure to file this notice as provided above, results in the statute of limitations being extended to 180 days.

PARENT CASE NUMBER(S) / REQUESTED ENTITLEMENTS
CPC-2020-516-DB-PSH-SIP / Density Bonus On and Off-Menu Incentives, Permanent Supportive Housing Project Review

LEAD CITY AGENCY
City of Los Angeles (Department of City Planning)

CASE NUMBER
N/A

PROJECT TITLE
Solaris Apartments

COUNCIL DISTRICT
10 – Wesson

PROJECT LOCATION (Street Address and Cross Streets and/or Attached Map)
1141 S. Crenshaw Boulevard, Los Angeles, CA 90019

Map attached.

PROJECT DESCRIPTION:
Demolition of 3 existing residential buildings; and the construction, use and maintenance of an eight-story building with, consisting of 150 Permanent Supportive Housing units all of which are restricted to Low Income Households.

Additional page(s) attached.

NAME OF APPLICANT / OWNER:
1141 Crenshaw LP

CONTACT PERSON (If different from Applicant/Owner above)
Dana Styles, AICP, three6ixty

(AREA CODE) TELEPHONE NUMBER | EXT.
(310) 204-3500

EXEMPT STATUS: (Check all boxes, and include all exemptions, that apply and provide relevant citations.)

STATE CEQA STATUTE & GUIDELINES

- STATUTORY EXEMPTION(S)
Public Resources Code Section 21080(b)(1) and Government Code Section 65651
- CATEGORICAL EXEMPTION(S) (State CEQA Guidelines Sec. 15301-15333 / Class 1-Class 33)
CEQA Guideline Section(s) / Class(es) _____
- OTHER BASIS FOR EXEMPTION (E.g., CEQA Guidelines Section 15061(b)(3) or (b)(4) or Section 15378(b))

JUSTIFICATION FOR PROJECT EXEMPTION: Additional page(s) attached

The proposed project is a Supportive Housing Project that satisfies all of the objective planning standards of Gov. Section 65651(a) and (b) is subject to the streamlined, ministerial approval process provided by Gov. Section 65653(a) and (b). Therefore, pursuant to Gov. Code Section 65651 and Public Resources Code Section 21080(b)(1), the Supportive Housing Project is Statutorily Exempt from the California Environmental Quality Act ("CEQA") as a ministerial project).

- None of the exceptions in CEQA Guidelines Section 15300.2 to the categorical exemption(s) apply to the Project.
- The project is identified in one or more of the list of activities in the City of Los Angeles CEQA Guidelines as cited in the justification.

IF FILED BY APPLICANT, ATTACH CERTIFIED DOCUMENT ISSUED BY THE CITY PLANNING DEPARTMENT STATING THAT THE DEPARTMENT HAS FOUND THE PROJECT TO BE EXEMPT.
If different from the applicant, the identity of the person undertaking the project.

CITY STAFF USE ONLY:

CITY STAFF NAME AND SIGNATURE
Jim Harris

STAFF TITLE
City Planning Associate

ENTITLEMENTS APPROVED
Density Bonus, Permanent Supportive Housing Project

FEE: N/A RECEIPT NO. N/A REC'D. BY (DCP DSC STAFF NAME) N/A