



HOUSING DEVELOPMENT STREAMLINED APPROVAL - 100% AFFORDABLE HOUSING PROJECTS APPLICATION

INFORMATIONAL AND SUPPLEMENTAL APPLICATION PACKET

For questions, you can call the Planning counter at 628.652.7300 or email pic@sfgov.org where planners are able to assist you.

Español: Si desea ayuda sobre cómo llenar esta solicitud en español, por favor llame al 628.652.7550. Tenga en cuenta que el Departamento de Planificación requerirá al menos un día hábil para responder.

中文: 如果您希望獲得使用中文填寫這份申請表的幫助, 請致電628.652.7550。請注意, 規劃部門需要至少一個工作日來回應。

Filipino: Kung gusto mo ng tulong sa pagkumpleto ng application na ito sa Filipino, paki tawagan ang 628.652.7550. Paki tandaan na mangangailangan ang Planning Department ng hindi kukulangin sa isang araw na pantrabaho para makasagot.

WHAT IS A HOUSING DEVELOPMENT STREAMLINED APPROVAL USING ASSEMBLY BILL 2011 (AB 2011)?

In response to California's housing crisis, the State Legislature has introduced numerous bills to fund, incentivize, and legalize new housing. On September 29, 2022, Governor Gavin Newsom signed into law Assembly Bill 2011 (AB 2011), the Affordable Housing and High Road Jobs Act of 2022. Generally, AB 2011 creates a ministerial approval process for multifamily housing developments on certain sites where office, retail or parking are principally permitted in exchange for certain amounts of on-site affordable housing and workforce commitments.

IS MY PROJECT ELIGIBLE FOR HOUSING DEVELOPMENT STREAMLINED APPROVAL USING AB 2011?

In order to be eligible for streamlining, the project must meet all of the development and eligibility criteria in Government Code 65912 et seq. Please review [Planning Director Bulletin 9](#) and Government Code 65912 et seq. for additional information. This section summarizes certain general requirements. In the event of any conflict between the provisions of the Government Code section 65912 et seq, and this AB 2011 application, the Government Code shall control.

This housing development streamlined approval application is for 100% affordable housing projects only. To qualify as a 100% Affordable Housing Project, 100% of the units, excluding managers units, must be dedicated to low income households (80% AMI per HUD income levels) and deed restricted for at least a period of 55 years for rental projects and 45 years for ownership projects.

100% Affordable Project must propose at least. AB 2011 100% Affordable Housing Projects must:

- propose at least five dwelling units and be considered a Housing Development Project as defined in Government Code Section 65912.101(e);
- meet minimum density requirements of 30 units/acre; and
- meet all other objective standards within the Planning Code, and agree to minimum labor/workforce standards.

WHAT IS THE PROCESS FOR HOUSING DEVELOPMENT STREAMLINED APPROVAL USING AB 2011?

To apply for AB 2011 approval, please submit an AB 2011 supplemental application, and a site or building permit to the Department of Building Inspection (DBI), under the same procedure as site and building permit submittals. Please indicate on the building or site permit's "description of work" that the permit is part of an AB 2011 application.

The Planning Department will determine if the development submitted pursuant to this article is in conflict with any of the objective planning standards within 60 days of submittal if the development proposal contains 150 or fewer housing units and within 90 days of submittal if the development proposal contains more than 150 housing units.

The Planning Department will conduct design review of the development within 90 days of submittal if the development proposal contains 150 or fewer housing units and within 180 days of submittal if the development proposal contains more than 150 housing units.

Certain requirements, including workforce requirements, replacement dwelling unit requirements, and commercial relocation will be included as conditions on the site permit and must be recorded in a Notice of Special Restrictions.



AFFORDABLE HOUSING AND HIGH ROADS JOB ACT APPROVAL - 100% AFFORDABLE HOUSING PROJECTS (AB 2011)

SUPPLEMENTAL APPLICATION

Property Information

Existing Project Address(s):

Existing Block/Lot(s):

Proposed Project Address(s):

Proposed Block/Lot(s):

Property Owner's Information

Name:

Address:

Email Address:

Telephone:

Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Project Description

Please provide a narrative project description that summarizes the project.

SB-1214 Authorization: [Senate Bill 1214](#) allows applications to limit the plans available to the public. You can find more information on our [website](#).

Yes, all plans may be shared publicly.

No, floor plans may not be shared publicly. A reduced plan set with only a massing diagram and site plan has been provided with this submittal for public distribution.

100% AFFORDABLE HOUSING PROJECT ELIGIBILITY CRITERIA SUPPLEMENTAL

(Pursuant to Govt. Code Section 65912.101-105 and 110-114)

ELIGIBILITY OF PROPERTY		YES	NO
1	<p>Is the development site a legal parcel in a zone where either office, retail, or parking are a principally permitted use?</p> <p>For purposes of an AB 2011 application, principally permitted means “a use that may occupy more than one-third of the square footage of designated use on the site and does not require a conditional use permit” (see Gov’t Code §65912.101(n).)</p> <p>Zoning District:</p>		
2	<p>Is the development site a property that contains prime farmland, wetlands, a high fire hazard severity zone, a delineated earthquake fault zone, a flood plain, a floodway, a community conservation plan area, a habitat for protected species, or that is under a conservation easement? (Gov’t Code 65912.111(e).)</p>		
3	<p>Is the development site a hazardous waste site as defined under (Gov’t Code §§ 65912.111(e) 65913.4(a)(6)(e).)</p> <p>If yes, you must secure a letter from the State Department of Public Health, State Water Resources Control Board, or the Department of Toxic Substance Control stating that the site is suitable for residential uses prior to submitting an AB 2011 application. Applications for projects on hazardous waste sites without a letter from the appropriate government agency stating that the site is suitable for residential uses will not be accepted as complete.</p>		
4	<p>Will any of the housing on the development site be located less than 500 feet from a freeway, defined in California Vehicle Code section 332, or less than 3200 feet from a facility that actively extracts or refines oil or natural gas?</p>		
5	<p>Is the development site a lot where more than 1/3 of the square footage on the site is “dedicated to industrial uses”? For a definition of “industrial uses” please see Planning Director Bulletin 9.</p> <p>Is the development adjacent to a lot where more than 1/3 of the square footage on the site is “dedicated to industrial uses”?</p> <p>Is the development separated by a street or highway from any lot where more than 1/3 of the square footage on the site is “dedicated to industrial uses”?</p> <p>Please complete the attached AB 2011 Industrial Uses Affidavit.</p>		
6	<p>Has the project completed a Phase 1 Environmental Site Assessment?</p> <p>The project sponsor must complete and submit a Phase 1 Environmental Site Assessment at application submittal. If hazardous materials are found, further investigation and/or remediation may be required. Remediation may also be required if there is potential for exposure to significant hazards from off-site source(s) in the surrounding area. If hazardous materials are found, the project sponsor must coordinate with the San Francisco Department of Public Health to conduct additional investigation and, if required, soil and/or groundwater remediation. This would likely be done as part of compliance with the Maher ordinance (San Francisco Health Code Chapter 22A) and would be conditioned as part of the AB 2011 approval.</p>		
7	<p>Tribal Notification on Vacant Sites. Is the development site vacant?</p> <p>If the site is vacant, the Department will conduct tribal consultation as described by Section 21080.3.1 of the Public Resources Code to confirm that the site does not contain tribal cultural resources. (Gov’t Code § 65912.111(h).)</p>		

100% AFFORDABLE HOUSING PROJECT ELIGIBILITY CRITERIA SUPPLEMENTAL

(Pursuant to Govt. Code Section 65912.101-105 and 110-114)

SUBMITTAL REQUIREMENTS

Verify submission of the following items with this application:

Industrial Uses Affidavit

Phase 1 Environmental Assessment

Prevailing Wage and Apprenticeship Standards Affidavit

Letter from State Department of Public Health, Water Resources Board or Department of Toxic Substance Control (if located on a site with hazardous waste)

INDUSTRIAL USES AFFIDAVIT

List the uses on the subject lot and surrounding lots. If you are unsure how to classify a business as a use, please consult [Planning Code Section 102](#) or contact pic@sfgov.org.

If there is an industrial use in the subject or adjacent lots, complete the table below.

Under penalty of perjury the following declarations are made:

- a) The existing uses on the development site are _____.
- b) The existing use on the adjacent lots to the development site are _____.
- c) The existing uses on the lots separated by a street or highway from the development site are _____.

	Subject Lot	Lot North of Subject Property	Lot South of Subject Property	Lot East of Subject Property	Lot West of Subject Property
Block / Lot Number					
Total Building Sqft					
Use #1 Sqft					
Use #2 Sqft					

Signature

Name (Printed)

Date

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

*[AB2011 legislation](#) with the specific criteria for tenant relocation assistance.



AFFIDAVIT FOR PREVAILING WAGE AND APPRENTICESHIP STANDARDS

FOR AB 2011 PROJECTS (CA GOT. CODE SEC. 659 12.100-65912.140)

Project Sponsor’s Information

Name:

Address:

Email Address:

Telephone:

Property Information and Related Applications

Project Address:

Block / Lot (s):

Building Permit Application No(s):

Planning Department Case No(s):

Planning Commission Motion No(s) (if applicable):

Estimated Residential Units:

Estimated SQFT Space (per land use):

Estimated Height / Floors:

Estimated Construction Cost:

Anticipated Start Date:

PREVAILING WAGE AND APPRENTICESHIP STANDARDS FOR AB 2011 PROJECTS

This Project has applied for streamlined ministerial approval process pursuant to CA Government Code Section 65912.120.

The Developer affirms with signature to comply with the following requirements:

1. All construction workers employed in the execution of the development will be paid at least the general prevailing rate of per diem wages for the types of work and geographic area, as determined by the Director of Industrial Relations pursuant to Sections 1773 and 1773.9 of the Labor Code, except that apprentices registered in programs approved by the Chief of the Division of Apprenticeship Standards may be paid at least the applicable apprentice prevailing rate.
2. All contracts will include language requiring compliance for all covered work with requirements to submit, maintain, and verify payroll records via the City's certified payroll reporting system.
3. All contracts will include language acknowledging the Office of Labor Standards Enforcement as the enforcement entity of these terms and requiring full cooperation with the Office of Labor Standards Enforcement in any potential investigations.

DECLARATION OF SPONSOR OF PRINCIPAL PROJECT

PRINT NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

EMAIL

PHONE

I hereby declare that the information provided herein is accurate to the best of my knowledge.

SIGNATURE OF AUTHORIZED REPRESENTATIVE

DATE

For Planning Department Staff Only: Please email an electronic copy of the completed affidavit for Prevailing Wage and Apprenticeship Standards to OLSE's Prevailing Wage Team at prevailingwage@sfgov.org.

Office of Labor Standards Enforcement

Address: 1 Dr. Carlton B. Goodlette Place, Room 430, San Francisco, CA 94102

Phone: 415.554.6573

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Name (Printed)

Date

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____