

Step 1: Could streamlining apply to projects in this city?

<p>YES: Not building enough housing</p>	<p>NO: Building enough housing</p>
<p>The city/county has not met its RHNA allocations in all income categories.</p> <p>Example: A city that is meeting its market-rate housing goals, but not its other housing goals:</p> <p>X Very Low Income (0-50% AMI) → Streamlining applies X Low Income (51-80% AMI) → Streamlining applies X Moderate Income (80-120% AMI) → Streamlining applies ✓ Market Rate Housing (120+% AMI) → Streamlining does not apply</p> <p>Streamlining could apply to qualifying projects only in the income categories where it underproduces housing.</p>	<p>The city/county has met its RHNA allocations in all income categories:</p> <p>✓ Very Low Income (0-50% AMI) ✓ Low Income (51-80% AMI) ✓ Moderate Income (80-120% AMI) ✓ Above Moderate Income (120+% AMI)</p> <hr/> <p>Streamlining does not apply to any projects</p>

Step 2: Does streamlining apply to this specific project?

<p>YES: Proposed project meets all qualifying criteria</p>	<p>NO: Project does not meet one or more criteria</p>
<p>✓ Density: Project will create housing targeted to the income category where the city is not meeting its housing goals (see above), and units are a part of a multi-unit development. Accessory dwelling units qualify for streamlining, but single family home developments do not.</p> <p>✓ Site: Infill site in an already developed area that does not require demolition of existing rent-controlled/deed-restricted housing or historic landmarks on the National, State, or Local register, nor is located in a coastal zone or high environmental/health risk zone. For existing housing that is not price-controlled, demolition can be streamlined if the building has been vacant for ten or more years.</p> <p>✓ Zoning Compliance: Project must be zoning compliant in height and bulk, but must not exceed a 200' height limit. Projects >200' have far bigger impacts, need more review, and are better capitalized with existing approval processes.</p> <p>✓ Construction Labor: Project must provide a prevailing wage to all construction labor, subject to a strong enforcement mechanism.</p> <p>✓ Affordability: Eligible market-rate projects are required to provide the greater number of either existing local inclusionary requirements or 10% affordable housing. All subsidized affordable units must be deed restricted for 55 years for rental units and 45 years for ownership units.</p>	<p>If the project does not meet all criteria, it is not eligible for streamlined approval.</p> <p>Won't pay prevailing wage:</p> <p>✓ Density ✓ Site ✓ Zoning Compliance X Construction Labor ✓ Affordability</p> <hr/> <p>STREAMLINING DOES NOT APPLY</p> <p>Is a single family home development:</p> <p>X Density ✓ Site ✓ Zoning Compliance ✓ Construction Labor ✓ Affordability</p> <hr/> <p>STREAMLINING DOES NOT APPLY</p> <p>250' tower with no affordable housing:</p> <p>✓ Density ✓ Site ✓ Zoning Compliance ✓ Construction Labor ✓ Affordability</p> <hr/> <p>STREAMLINING DOES NOT APPLY</p>

Step 3: If so, the project can be approved through the streamlined process.

<p>✓ Objective process: Review and approval of project based on compliance with objective criteria above.</p> <p>✓ Focused design review: Design review must not materially impact the building height or unit count. The period for design review will be time-limited and strictly focused on improving both the architectural design and urban features of the development</p> <p>✓ No parking requirements: All minimum parking requirements for the project will be waived.</p>
