



COUNCIL COMMITTEE REPORT HOUSING AND COMMUNITY DEVELOPMENT COMMITTEE

Date: August 1, 2016

Agenda Item #: 3

Agenda Item: Discussion and possible action on the report related to the effectiveness of density bonus programs on affordable housing.

Vote: Committee members voted on each recommendation separately. The votes are documented below in the “Recommendation” section. [Committee members are Council Member Renteria (Chair), Council Member Kitchen (Vice-Chair), Council Member Casar, and Council Member Gallo; Council Member Gallo was absent.]

Original Sponsors/Department: SPONSOR: Council Member Sabino “Pio” Renteria; CO 1: Council Member Gregorio Casar.

Summary of Discussion: Following the staff presentation, committee members heard statements from three members of the public regarding the report on density bonus programs. Committee members voted on each of five recommendations separately. Committee members and Mayor Pro Tem Tovo had specific questions for staff regarding individual density bonus programs and staff recommendations.

Speakers: Stuart Hersh, Ross Smith, Fred Lewis

Direction: The Committee voted unanimously (3-0, with Council Member Gallo absent) on five separate recommendations. The votes on each recommendation are listed below.

Recommendation: The Committee voted to recommend the following motions to the full Council for consideration:

On Council Member Casar’s motion and Council Member Kitchen’s second, the committee voted 3-0 (with Council Member Gallo off the dais) to adopt Staff’s recommendation and recommend to the City Manager that he conduct a stakeholder process and identify code amendments that would increase the standardization and transparency across existing density bonus programs’ both affordable housing formula and requirements and present recommendations for full Council consideration.

On Council Member Casar’s motion and Council Member Kitchen’s second, the committee voted 3-0 (with Council Member Gallo off the dais) to adopt Staff’s recommendation and recommend to the City Manager that he explore the possibility of extending affordability periods in all density programs beyond their current terms and present recommendations for full Council consideration.

On Council Member Kitchen’s motion and Council Member Casar’s second, the committee voted 3-0 (with Council Member Gallo off the dais) to adopt Staff’s recommendation and reaffirm Council’s commitment that the City Manager add an anti-discrimination Housing Choice Voucher provision to all density bonus programs.

On Council Member Casar's motion and Council Member Kitchen's second, the committee voted 3-0 (with Council Member Gallo off the dais) to adopt Staff's recommendation and recommend to the City Manager that he amend the TOD Affordability Requirements to minimize requests for partial or full fee-in-lieu approval by:

- Defining "compelling reason" for inability to provide on-site affordable units;
- Conduct a stakeholder group to identify what factors lead a developer to request fee-in-lieu (rather than on-site development of affordable housing requirements); and
- Present recommendations for full Council consideration.

On Council Member Casar's motion and Council Member Kitchen's second, the committee voted 3-0 (with Council Member Gallo off the dais) to recommend that all motions approved by this committee move forward in concert with the comprehensive analysis of the existing density bonus programs and all efforts to expand the density bonus policy through the CodeNEXT process.

Additional Information Needed

None.