

MOTION


The vetting of land use development projects and its associated land use regulatory controls are one of the most important policy decisions that must be decided by local government bodies, elected officials, in conjunction with the participation of all community stakeholders and neighbors, and neighborhood groups. As such, development projects, whether they are discretionary or *by-right*, must be noticed for a public hearing so that all those involved in the community planning process are fully aware of their objective, and ultimately, their impact on the abutting neighbors and community at large.

On December 13, 2016, Ordinance No. 184745 (*'Affordable Housing and Labor Standards Related to City Planning'*), Council File No. 16-0684, became effective, to address the City's homeless and affordable housing crisis. The ordinance was a citizen sponsored ballot initiative (Initiative Ordinance JJJ) that was approved by City voters on November 8, 2016.

Among the various requirements of the ordinance is the creation of a new affordable housing incentive program for developments near major transit stops. In addition, the ordinance contains a *'Transit Oriented Communities (TOC) Affordable Housing Incentive Program,'* along with its associated *TOC program guidelines*, that are applicable to all housing developments located within a one-half mile radius of a Major Transit Stop. As specified in the ordinance, each one-half mile radius along a Major Transit Stop constitutes a unique TOC Affordable Housing Incentive Area.

Since the release of the *Transit Oriented Communities (TOC) Affordable Housing Incentive Program Guidelines* on September 22, 2017, there has been concerns expressed by community members and interested stakeholders as to the lack of notice as it relates to projects that are subject to the TOC Guidelines.

I THEREFORE MOVE that the Council instruct the Planning Department, in consultation with the City Attorney, to prepare a report with options to provide notice to either the abutting neighbor, or to neighbors within 100 feet or more of a development project site subject to the recently adopted *Transit Oriented Communities (TOC) Affordable Housing Incentive Program Guidelines*.

PRESENTED BY: 
HERB J. WESSON, JR.
 Councilmember, 10th District

SECONDED BY: 



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