

MOTION

HOUSING

In 2016, the Council embraced the *Comprehensive Homeless Strategy* (Council File No. 15-1138-S1), which included a key strategy known as “Strategy 7D, Housing: “Using Public Land for Affordable and Homeless Housing”. The City’s Affordable Housing Opportunity Sites initiative identified City-owned properties suitable for affordable housing development and facilitated selection of qualified development teams to assemble proposed projects to deliver a range of housing types, including permanent supportive housing, affordable multifamily housing, mixed-income housing and affordable homeownership.

The City’s site selection process incorporates a property review and evaluation process as part of the City’s Asset Management Framework, including due diligence to determine site suitability, financial feasibility, market value, zoning and entitlement requirements, amongst various factors. Redevelopment of City-owned properties are subject to the requirements imposed by the City’s zoning restrictions, state environmental review laws and other entitlement and permit clearances. The *Comprehensive Homeless Strategy* identifies another important strategy “Strategy 8A, Land Use: Analyze Citywide Zoning for Homeless Housing”.

While utilizing City-owned land represents a land contribution toward an affordable housing project, and thus eliminates the need to assemble property; a site which may require changes in zoning entitlements increases uncertainty and protracts the timeframe to reach project completion and delivery of housing units to the market. The City should continue to compile an inventory of City-owned sites suitable for affordable housing development through the Asset Management Framework while proactively initiating and securing any necessary General Plan amendments, zone changes and environmental reviews on those selected sites requiring such land-use changes in order to optimize density, achieve urban design and neighborhood compatibility, and ultimately increase certainty, eliminate entitlement risk and reduce a time-consuming city planning process.

“Strategy 7D” and “Strategy 8A” included recommendations that the Planning Department assist as necessary with zoning and land-use information for identified properties and report on a citywide plan of zoning modifications to increase residential capacity across the city to structurally address the City’s housing stock deficit. The City Administrative Officer under the oversight of the Municipal Facilities Committee and the General Services Department were also instructed to identify City-owned property that could be used for the development of affordable housing and housing for the homeless. As such, these departments should collaborate with the Planning Department to formulate and execute a process of proactively initiating and securing zoning changes as necessary on properties identified as City-owned affordable housing opportunity sites. In addition, the City should explore the feasibility of entering into future Exclusive Negotiations Agreements or Disposition and Development Agreements with qualified development teams for sites which are already fully entitled which would ultimately lead to housing production through a less onerous and time-consuming zoning process.

I THEREFORE MOVE that the Council instruct the City Administrative Officer, in consultation with the Planning Department, to integrate into the City’s Asset Management Framework a process to proactively initiate and secure any necessary zoning entitlement changes for Affordable Housing Opportunity Sites to optimize housing density, increase certainty and enhance project delivery.

PRESENTED BY: 
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