

PLANNING & LAND USE MANAGEMENT

MOTION

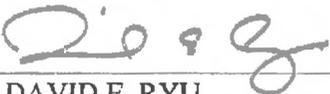
California's Density Bonus Law (known as "SB1818") allows projects that include set percentages of affordable housing to apply for incentives or concessions that supersede local zoning laws. The law also provides that Cities may customize the incentives provided they do not decrease the mandated percentages of affordable housing.

Updating the City's Density Bonus Ordinance would allow the City to further tailor the program and ensure that concessions for density are tailored to the needs of the City. For instance the current ordinance allows developers using the density bonus to choose a reduction in required on site open space as an incentive. Given that the City's population is currently required to spend a substantial amount of time at home, reductions in individual open space are less likely to be appropriate concessions for future housing.

The City is currently engaged in an update to the Citywide Housing Element. It is important that updates to the City's Density Bonus Ordinance be coordinated with the Housing Element as an implementation tool to better anticipate and respond to the City's housing needs. In the 4th Regional Housing Needs Assessment Cycle (2007- 2014) the City was only able to permit approximately 17% of the low income housing it was assigned. In the ongoing 5th Cycle (2015-2023), the City has only permitted approximately 43% of the needed low income housing, with less than 3 years left to go. Moderate housing was worse with only .5% in the 4th cycle, and 6% in this cycle to date, nowhere near what is required. Market rate even during the recession was permitted at 80% of the target, and in this current cycle above moderate permitting is already at 300%. The next SCAG cycle sets an ambitious goal six times higher than the last two cycles. At this rate, even in ideal conditions, the City will be nowhere near what is needed to reach the target to the segments of the market most in need. It is crucial we start early and take every opportunity to increase the supply of low and moderate income units.

I THEREFORE MOVE the Department of City Planning, with the assistance of the Housing and Community Investment Department (HCID) City Administrative Officer (CAO), and the Chief Legislative Analyst (CLA), be instructed to prepare a report within 90 days that identifies beneficial amendments to the Density Bonus Ordinance, necessary staff and resources to accomplish the goal and a process for coordinating such update with the 2021-2029 Update to the Housing Element schedule; including consideration of how to increase total production of affordable housing Citywide and increase the ratio of production for all below market rate units.

PRESENTED BY:



DAVID E. RYU
Councilmember, 4th District

SECONDED BY:

MIKE BONIN (verbal)
Councilmember, 11th District

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