

(R-94-1796)

RESOLUTION NUMBER R-284238

ADOPTED ON JULY 5, 1994


RESOLUTION AMENDING COUNCIL POLICY NO. 600-27  
REGARDING LOW- AND MODERATE-INCOME AFFORDABLE  
HOUSING PROJECT PERMIT PROCESS.

BE IT RESOLVED, by the Council of The City of San Diego,  
that Council Policy No. 600-27 entitled, "Low- and Moderate-  
Income Affordable Housing Project Permit Processing," be and it  
is hereby amended as set forth in the Council Policy filed in the  
office of the City Clerk as Document No. RR-284238.

BE IT FURTHER RESOLVED, that the City Clerk is hereby  
instructed to add the aforesaid to the Council Policy Manual.

APPROVED: JOHN W. WITT, City Attorney

By

  
Richard A. Duvernay  
Deputy City Attorney

RAD:lc  
05/12/94  
Or.Dept:Bldg.Insp.  
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DEVELOPMENT SERVICES DEPARTMENT  
COUNCIL POLICY AMENDMENTS

600-27      **LOW- AND MODERATE-INCOME AFFORDABLE HOUSING PROJECT  
PERMIT PROCESSING**

BACKGROUND      [No Changes]

PURPOSE          [No Changes]

POLICY

At the request of the developer, the Executive Director of the Housing Commission shall review development projects and certify as eligible for expedited processing those projects which will provide affordable housing. Such certification will be based upon a contract with the Housing Commission or other legally enforceable instrument demonstrating that at least 20 percent of the units will be rented or sold to low- and/or moderate-income persons or families as defined by the Housing Element of the Process Guide and General Plan. The Executive Director of the Housing Commission will forward the certification to the City Manager and the **Planning Development Services** Director.

The City Manager and **Planning Development Services** Director will, consistent with their respective responsibilities, expedite environmental clearance, zoning changes, use permits, engineering permits, building permits and any other type of permit approval or clearance required for an affordable housing project which has been certified by the Executive Director of the Housing Commission. Expedited processing should include, but not be limited to, concurrent processing of applications, accelerated staff review, fast turnaround on plan checking, and assignment of a staff person responsible for expediting such projects and serving as a liaison with developers in the event questions or problems arise.

RR- 284238  
DOCUMENT NO. \_\_\_\_\_  
FILED JUL 05 1994  
OFFICE OF THE CITY CLERK  
SAN DIEGO, CALIFORNIA

## COUNCIL POLICY

SUBJECT

LOW- AND MODERATE-INCOME AFFORDABLE HOUSING  
PROJECT PERMIT PROCESSING

POLICY  
NUMBER

600-27

EFFECTIVE  
DATE

7-1-94

BACKGROUND:

The City has encouraged the development of housing affordable by low- and moderate-income, handicapped, and elderly persons and families (hereinafter referred to as affordable housing) through the use of City-owned land, authorization of tax-exempt financing, creation of the Low-Income Housing Capital Outlay Fund, implementation of other state and federal housing programs and the expenditure of Community Development Block Grant Funds for housing development. In an effort to produce such housing in the shortest possible time and to reduce development costs to the greatest extent, it is desirable to expedite the permit processing of such projects.

PURPOSE:

To establish a policy for expediting the permit processing for affordable housing projects.

POLICY:

At the request of the developer, the Executive Director of the Housing Commission shall review development projects and certify as eligible for expedited processing those projects which will provide affordable housing. Such certification will be based upon a contract with the Housing Commission or other legally enforceable instrument demonstrating that at least 20 percent of the units will be rented or sold to low- and/or moderate-income persons or families as defined by the Housing Element of the Progress Guide and General Plan. The Executive Director of the Housing Commission will forward the certification to the City Manager and the Development Services Director.

The City Manager and Development Services Director will, consistent with their respective responsibilities, expedite environmental clearance, zoning changes, use permits, engineering permits, building permits and any other type of permit approval or clearance required for an affordable housing project which has been certified by the Executive Director of the Housing Commission. Expedited processing should include, but not be limited to, concurrent processing of applications, accelerated staff review, fast turnaround on plan checking, and assignment of a staff person responsible for expediting such projects and serving as liaison with developers in the event questions or problems arise.