

RESOLUTION NUMBER R- 296982

ADOPTED ON AUG 06 2002

RESOLUTION OF THE CITY OF SAN DIEGO DECLARING
A STATE OF EMERGENCY DUE TO SEVERE SHORTAGE OF
AFFORDABLE HOUSING IN THE CITY.

WHEREAS, California Government Code section 8630 authorizes local governing bodies to proclaim local emergencies when such events occur as are defined by California Government Code section 8558(c); and

WHEREAS, the ongoing housing crisis in the City of San Diego has reached emergency levels with less than 25% of county families able to afford a median-priced home with similar impacts on rental housing as well; and

WHEREAS, the severe shortage of affordable housing has resulted in San Diego being named the fifth least affordable housing market in the nation by the National Association of Home Builders; and

WHEREAS, those affected by the severe shortage of affordable housing include single mothers, children, youths, seniors, and disabled, who risk adverse health and safety impacts from either having to live in substandard, overcrowded conditions, or on the street; and

WHEREAS, the State of California has recognized the serious shortage of decent, safe and sanitary housing for persons and families of low or moderate income is inimical to the safety, health and welfare of the residents of the state and has adopted state legislation in response; and

WHEREAS, the City Council supports local, state and federal measures to remedy this

severe shortage; and

WHEREAS, in response to this emergency, the City Council has directed, by Council Resolution No. R- 296981 (City Attorney No. 2003-148), the preparation of ordinances to be adopted by the City Council implementing an inclusionary housing program in the City and has directed, by Council Resolution No. R- 296982 (City Attorney No. R-2003-205) directing the establishment of priorities for funding development of affordable housing; and

WHEREAS, pursuant to section 8558(c) of the California Government Code, this affordable housing shortage emergency is “beyond the control of the services, personnel, equipment and facilities of the political subdivision” of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that pursuant to California Government Code section 8630 and due to the severe shortage of affordable housing in the City of San Diego, a local housing state of emergency is declared to exist in the City of San Diego.

BE IT FURTHER RESOLVED, that in response to this emergency, the City Manager is directed to take the following actions:

1. Bring to the City Council for approval, a specific Federal and State Housing Legislative Agenda to be approved by the City Council;
2. Continue to seek Federal government replacement of the 400 single room occupancy hotel rooms that they are demolishing to make way for the new federal court house;
3. Provide an affordable housing impact statement on all Manager's Reports on development projects, including an analysis of the projects consistency with the density provisions of the applicable community plan;
4. Provide to the City Council a monthly report on the number of housing units approved

for development and the number of units approved demolition;

5. Work with the San Diego Housing Commission, the Redevelopment Agency, Centre City Development, and Southeastern Economic Development Corporation to develop and bring back for Council, Agency and Authority consideration, a Strategic Housing Plan outlining how the agencies will work collaboratively to make the best use of the combined resources to provide housing in the City; and

6. Include an infrastructure analysis as part of the staff review of development permits for housing projects.

BE IT FURTHER RESOLVED, that this resolution shall not be construed to grant any greater authority to the City Manager or any other public official to take any action with respect to this state of emergency, other than as set forth herein or otherwise approved by the City Council, except as may be permissible in the normal course and scope of their existing authority.

BE IT FURTHER RESOLVED, that this Affordable Housing State of Emergency shall be docketed for renewal at City Council every two weeks until such time as the rental vacancy rate in the City has averaged 5% for more than two subsequent quarters.

APPROVED: CASEY GWINN, City Attorney

By



Prescilla Dugard
Deputy City Attorney

PD:cdk
07/24/02
07/25/02 COR. COPY 1
08/05/02 COR. COPY 2
Orig.Dept.:LU&H Committee
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