

RESOLUTION NUMBER R- 313276
DATE OF FINAL PASSAGE OCT 30 2020

A RESOLUTION OF THE COUNCIL OF THE CITY OF
SAN DIEGO APPROVING THE PROPOSED ACTIONS IN THE
SAN DIEGO AFFORDABLE HOUSING PRESERVATION
REPORT.

WHEREAS, the City of San Diego (City) is experiencing a housing affordability and homelessness crises; and

WHEREAS, the San Diego City Council (Council)'s Smart Growth and Land Use Committee (Committee) identified "Preserve Existing Affordable Housing" as a priority in the 2018 work plan; and

WHEREAS, in response to the Committee's 2018 work plan, the San Diego Housing Commission (Housing Commission) commissioned a comprehensive study to understand the City's entire affordable housing stock, including Naturally Occurring Affordable Housing (NOAH), review best practices around the country, and provide a framework for the development of a strong preservation in the City for Council consideration; and

WHEREAS, the Housing Commission contracted with HR&A Advisors (HR&A), a consulting firm, in partnership with the National Housing Trust (NHT), a 501(c)(3) nonprofit organization, and commissioned the San Diego Affordable Housing Preservation Study to provide an analysis of the existing affordable housing inventory in the City; past and future trends for the housing inventory; best practices around the country to address affordable housing challenges; and a framework with proposed strategies for consideration to preserve additional existing affordable rental housing units (Affordable Housing Preservation Study); and

WHEREAS, the Council accepted the Affordable Housing Preservation Study and referred further discussion of implementation to the City's Land Use and Housing (LU&H) Committee pursuant to Resolution R-313066 on June 2, 2020; and

WHEREAS, the Housing Commission presented five implementation strategies from the Affordable Housing Preservation Study to the LU&H Committee on September 17, 2020; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, as follows:

1. The Council accepts the following implementation actions from the Affordable Housing Preservation Study.

a. Direct Residual Redevelopment Property Tax Trust Funds (RPTTF) to affordable housing preservation in one-year increments and within the framework of the City's budget process.

b. Establish a strategic goal, with actual appropriations in one-year increments and within the framework of the City's annual budget process, using at least 20 percent of the Fiscal Year 2021 RPTTF as an annual base figure, and any additional growth of the RPTTF in future years for affordable housing preservation.

c. Establish a Small Sites Rehabilitation Program funded with RPTTF to provide an incentive to owners of existing Naturally Occurring Affordable Housing (NOAH) properties to preserve affordability.

d. Provide initial seed funding using RPTTF to create a public-private Affordable Housing Preservation Fund, to be operated by a qualified Community Development Financial Institution, and serve as a dedicated long-term source of funding for preservation activities such as the acquisition and rehabilitation of existing deed-restricted and NOAH properties.

e. Develop an Affordable Housing Preservation Ordinance to require the owners of deed-restricted affordable housing properties who wish to sell their property to provide a notice of intent to sell to the City of San Diego, the Housing Commission, and qualified nonprofit affordable housing developers; and to further provide both a right of first offer and a right of first refusal, to qualified nonprofit affordable housing developers.

f. Authorize the establishment of an initial Interagency Preservation Working Group, to be convened by the Housing Commission, for the purpose of building public agency consensus and preservation priorities.

g. Authorize the establishment of a Preservation Collaborative, including representatives of affordable housing property owners, for-profit and non-profit real estate developers, housing advocates, and tenants' rights groups, to be convened by the Housing Commission, no later than one year after the initial Interagency Preservation Working Group first meets.

APPROVED: MARA W. ELLIOTT, City Attorney

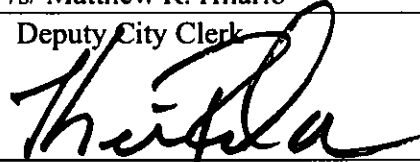
By /s/ Katherine A. Malcolm
Katherine A. Malcolm
Deputy City Attorney

KAM:soc
10/14/2020
Or.Dept:SDHC
Doc. No.: 2497240

I certify that the foregoing Resolution was passed by the Council of the City of San Diego, at this meeting of 10/27/2020.

ELIZABETH S. MALAND
City Clerk

By /s/ Matthew R. Hilario
Deputy City Clerk



KEVIN L. FAULCONER, Mayor

Approved: 10/29/2020
(date)

Vetoed: _____
(date)

KEVIN L. FAULCONER, Mayor

Passed by the Council of The City of San Diego on OCT 27 2020, by the following vote:

Councilmembers	Yeas	Nays	Not Present	Recused
Barbara Bry	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Jennifer Campbell	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Ward	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Monica Montgomery	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Mark Kersey	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Chris Cate	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Scott Sherman	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Vivian Moreno	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Georgette Gómez	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date of final passage OCT 30 2020

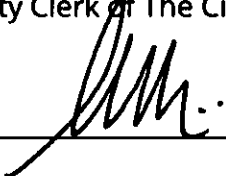
(Please note: When a resolution is approved by the Mayor, the date of final passage is the date the approved resolution was returned to the Office of the City Clerk.)

AUTHENTICATED BY:

(Seal)

KEVIN L. FAULCONER
Mayor of The City of San Diego, California.

ELIZABETH S. MALAND
City Clerk of The City of San Diego, California.

By , Deputy

Office of the City Clerk, San Diego, California
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