

DATE ISSUED: August 28, 2003

REPORT NO. 03-179

ATTENTION: Land Use and Housing Committee
Agenda of September 3, 2003

SUBJECT: Comments on Affordable Housing Task Force Recommendations

SUMMARY

Issue – How should the Land Use and Housing Committee advance the recommendations within the Affordable Housing Task Force Report?

Manager's Recommendation –

1. Accept the report of the City Manager regarding examination and implementation of the Affordable Housing Task Force recommendations.
2. Provide direction to staff on how to proceed with potential implementation of various Affordable Housing Task Force recommendations.
3. Direct staff to return to the Land Use and Housing Committee in six months to report on the progress made toward those goals.

Planning Commission Recommendations - On August 14, 2003, the Planning Commission made comments regarding the Affordable Housing Task Force report. (See Attachment 3.)

Housing Commission Recommendations - On August 15, 2003, the Housing Commission was presented the Affordable Housing Task Force report. (See Attachment 4.)

Community Planners Committee Recommendations – A subcommittee of CPC is scheduled to discuss the Affordable Housing Task Force Report on August 26, 2003. A meeting of the full CPC is scheduled for September 23, 2003 to review and provide input on the AHTF recommendations.

Fiscal Impact - City staff support to the Affordable Housing Task Force, and staff resources devoted to analyze and implement the recommendations of the Task Force are financed through a variety of revenue sources including the City's General Fund, the Housing Commission's General Fund, and the Enterprise Fund.

BACKGROUND

On August 6, 2002 ("Housing Day"), the City Council took several actions relative to housing issues including declaring a "State of Emergency Due to Severe Shortage of Affordable Housing in the City of San Diego". The Council also directed the City Manager to form an Affordable Housing Task Force with the charge to return to the City Council within six months of their first meeting to provide recommendations to improve affordable housing options and strategies in the City of San Diego. The Task Force was asked to look at San Diego's affordable housing crisis in a comprehensive manner and make recommendations for specific actions the City Council can take to address the City's housing issues.

In December 2002, the City Manager initiated the Affordable Housing Task Force. The Task Force included 20 experts from a wide variety of fields representing varied interests and perspectives in the City, including persons representing community organizations and planning boards, housing and environmental advocates, charitable organizations, academics, affordable housing developers, realtors, apartment owners, renters, the disabled, and representatives of business and labor.

In June 2003, the Affordable Housing Task Force completed their final report, and on June 18, 2003, that report was presented to the Land Use and Housing Committee. The Land Use and Housing Committee voted to accept the Task Force Report, close the public hearing, and directed the City Manager to report back to the Committee on September 3, 2003, with an examination of the Task Force recommendations.

DISCUSSION

In response to Land Use and Housing Committee direction on June 18, 2003, the City Manager has prepared a brief discussion of the recommendations provided by the Affordable Housing Task Force (AHTF) Report. The City Manager has included preliminary comments and implementation steps for each recommendation. These comments are contained in Attachment 2. It should be recognized that the Manager's comments do not include a thorough analysis of the recommendations, but rather a brief discussion regarding potential implications and/or consequences associated with each recommendation. The purpose and intent of providing the Manager's comments is to provide sufficient information to assist the Committee in determining a course of action for each of the recommendations.

Due to the extensive scope and complexity of the AHTF Report (nearly 60 separate recommendations), the City Manager has organized the recommendations into eleven distinct themes. Within each of these themes, the recommendations and comments are arranged in increasing order of implementation complexity. Those recommendations listed toward the bottom of each theme will be more challenging, time consuming, and/or expensive to implement. The recommendations have been organized into the following themes:

- Accessibility
- Condominium Conversions
- Development Fees
- Development Regulations
- Finance/Revenue

- Housing Goals
- Inclusionary Housing Ordinance
- Infrastructure
- Internal Agency Coordination
- Landlord/Tenant Issues
- Single Room Occupancy Hotels

In order to assist the reader in locating specific recommendations, Attachment 1 provides an index of the recommendations in the order that they were originally proposed by the Task Force, and the corresponding theme within the report where the Manager's comments are provided.

The Affordable Housing Task Force Report has clearly established that there are no easy solutions to the housing crisis; that solving the housing crisis will require political courage; and that bold solutions must be developed. It is recognized that there are many competing priorities for City resources and for potential new revenue. The AHTF recommendations must be considered in the context of other city priorities and integrated in an overall strategy to address those priorities. Of special interest is the feasibility of adopting new revenue sources. Acting on the recommendations of the AHTF regarding new revenues will require special care in balancing City and special interest needs. Timing will be critical to ensure that opportunities are not lost.

The Affordable Housing Task Force also recognized the housing state of emergency currently affecting San Diego, and has formulated a wide variety of progressive recommendations in order to resolve the systemic housing problem. The City Manager applauds the Affordable Housing Task Force for their dedication in taking action towards resolving the housing crisis in San Diego. It is important to note that the City Council has already acted upon a number of important measures recently to help resolve the housing crises, including adopting the Inclusionary Housing Ordinance, directing that redevelopment set-aside funds be leveraged to create up to \$55 million in affordable housing financing, and adopting the Affordable/In-fill Housing and Sustainable Buildings Expedite Program. In addition, on September 17, 2003, the Land Use and Housing Committee is scheduled to consider issues associated with Condominium Conversions and Single Room Occupancy (SRO) hotels.

CONCLUSION

The City Manager is prepared to devote staff resources to pursue the recommendations that the Land Use and Housing Committee deems necessary to address the City's housing crisis. It is recommended that the Land Use and Housing Committee provide further direction to the City Manager to further analyze or take immediate action on those issues that it deems to be of highest priority.

Respectfully submitted,

P. LAMONT EWELL
Assistant City Manager

Attachments:

- [1. Index of Affordable Housing Task Force Recommendations](#)
- [2. City Manager's Comments on the Affordable Housing Task Force Recommendations](#)
- [3. Planning Commission Notes August 14, 2003](#)
- [4. Housing Commission Notes August 15, 2003](#)