

Planning Commission Notes on Affordable Housing Task Force 8/14

The Planning Commission generally supported the initiation of a process to implement the recommendations of the Task Force. Incentives will be an important component of implementation. Many of these recommendations relate to planning and regulatory issues that will need to be considered by the Planning Commission, with input from the various Community Planning Groups.

During a thorough discussion of the report, the Planning Commission stated that some of the recommendations could be implemented in the short term. In that light, there is a need to prioritize the recommendations so those that could be implemented soon could get the immediate attention they require. The Planning Commission will work with the Task Force to prioritize those recommendations requiring Commission consideration.

The Planning Commission also had specific comments, as follows:

- There may be a need to review proposals to amend the State Subdivision Map Act relative to condominium conversions since the Map Act limits city review relating to condominium conversions.
- Creative incentives for builders to respond to the housing shortage are needed.
- Visitability/accessibility are important concepts that should be implemented
- Adding additional units must be based on infrastructure being in place to support growth.
- Parking requirements should be reduced.
- Need to work with planning groups to identify infrastructure deficiencies. We also need to work with communities to determine the housing number appropriate for that community. Some communities might be able to accommodate more than 2500 units, while others could accommodate less. We also need to recognize that we cannot build ourselves out of the housing crisis and we need to take a comprehensive view of planning. Stating that we are providing housing for our children is a too simplistic approach
- When identifying future needs, we should look 20 to 30 years, rather than 10 years.
- Need a monitoring plan with performance standards so we can measure success or failure to meet goals.
- We need to focus on smaller affordable housing units and housing for moderate income people.
- Master EIR is a very important concept.
- Living units/SROs need to expand outside of downtown.
- Any affordable housing solution must be tied to City of Villages.
- Condominium defect issue important—we need to continue to work on solutions to this.
- Address ongoing operations costs for public facilities (parks, libraries etc.).
- Regarding the goal of providing 38% of all needed units to households with incomes at or below 80% of AMI, this target should be further broken down into more detailed affordability targets.
- There should be a strong annual monitoring program indicating how targets are being met.
- Recommendations that can be implemented within the next 60-90 days should be identified and those that are an emergency response to emergency situation should be identified.