

Affordable Housing Task Force Recommendations Action to Date

Implementation Occurring/Complete

	AHTF Recommendation	Most Recent Committee Action	Comments	Responsible Department	Next Steps
2.c.i	Standardization of documents between agencies, such as loan documentation, due diligence reports and specific developer agreements.	No formal action taken.		NOFA Collaborative Lamont Ewell	Being implemented now.
2.c.iii	Full implementation of expedite process as described in Council Policy 600-27.	Council approved May 20, 2003. (5-0)	Process implemented.	Development Services Mike Westlake	Monitor.
3.f	Development Impact fees should be reviewed for urbanized communities in order to ensure that “growth pays for itself” by requiring new development to pay its fair share toward public facilities.	LU&H approved Sept. 17, 2003. (4-0)	To date 11 updates have been completed. The process is continuous. Six updates are in process for FY04, 6 are scheduled for FY05 and 1 for FY06.	Facilities Financing Charlene Gabriel	Being implemented now.
4.d	Direct City staff to evaluate surplus public lands that are vacant or underdeveloped such as Rose Canyon operating station (21 acres) and Montgomery Field (528 acres)	LU&H narrowed sites for analysis in April 2004.	Directed staff to evaluate surplus lands that are vacant and undeveloped, but reject converting either Rose Canyon or Montgomery Field	Planning/ Housing Commission Bill Levin/Cissy Fisher	Being implemented now.

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	for the creation of affordable housing.		to affordable housing sites.		
5.a	Affordable Housing Projects need to be provided with full utilization (with no additional City regulations) of the CEQA exemptions for projects of 100 units or less.	LU&H approved (5-0)	Process implemented. DSD's new exemption procedure implementing State law was completed and forwarded to the LU&H consultant on Nov. 24, 2003.	Development Services Mike Westlake	Completed.
5.a.i	Continue to allow Registered Civil Engineers to self-certify minor engineering approvals such as grading permits, and public improvements such as curb cuts, sidewalk repair, alley replacements.	LU&H approved (5-0)	Process implemented.	Development Services Kelly Broughton	Completed.
5.a.ii	Allow licensed landscape architects to self-certify for landscape plan checks.	LU&H approved Sept. 3, 2003. (4-1)	Questions from LU&H, "Who will monitor/implement the landscape plans?"	Development Services Kelly Broughton	Completed.
5.a.iii	Allow City staff to contract with outside companies to provide inspection services.	LU&H took no action since this program has already been implemented by Dev. Srvs.	Being implemented now.	Development Services Gary Halbert Isam Hasenin	Completed.

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5.a.iv	Continue to allow City staff to contract with outside companies to provide plan check for structural, electrical, and mechanical reviews when it takes longer than 30 days to check plans.	LU&H took no action since this program has already been implemented by Dev. Srvs.	Being implemented now.	Development Services Gary Halbert Isam Hasenin	Completed.
5.c	Fully implement the expedite process (Council Policy 600-27) for affordable housing projects, including maximum use of the deviation process. Amend the recently adopted process to specifically include affordable senior and affordable adaptable housing as eligible for expedited permit processing.	LU&H approved (5-0)	Affordable senior and adaptable currently covered by the Policy.	Development Services Mike Westlake	Completed.
5.k	Encourage green power housing that meets energy star ratings and generates a percentage of projected electrical needs thus providing continuing low utility costs to enhance the affordability of the housing. City of San Diego needs to explore energy efficiency incentives that can help the developer to build a more efficient project. City of San Diego permit desk should distribute	LU&H approved Sept. 3, 2003. (5-0)	Direct Development Services Department to create an “energy efficiency” kiosk (on the 3 rd floor of DSC) for the display and distribution of information on green power, sustainability, and energy efficiency.	Development Services Cynthia Queen	Being implemented now.

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	info to builders about these programs when they are submitting their project. Need to develop a handout for developers/builders.				
5.m	Ensure that fees assessed by the Neighborhood Code Compliance Department represent full cost recovery and institute maximum punitive fees for property owners requiring repeat inspections.	LU&H approved September 3, 2003. (5-0)	Bring back appropriate ordinance revisions to the City Council by July 2004.	Neighborhood Code Compliance Marcia Samuels	Completed.
7.b.i	Apply 10% inclusionary housing requirement to condo conversions.	Council approved Feb. 3, 2004. (6-3)	Directed staff to prepare an Ordinance to apply the inclusionary housing ordinance requirements to all condo conversions. Allow exemptions for all units affordable to households at or below 150% AMI. Allow applicant self-certification these units.	Planning/Housing Commission Bill Levin	Completed.
7.b.ii	For condo conversions, require relocation assistance for seniors, disabled, and low-income households.	Modified recommendation approved by Council Feb. 3, 2004. (8-1)	Directed staff to prepare an ordinance to require that when the rental vacancy rate is below 7%, condominium conversion applicants provide a relocation/down payment assistance payment of three	Planning Bill Levin	Council approved relocation assistance for households earning 100% or less of AMI.

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			months current rent to residents of units being converted who earn less than the Average Median Income (AMI).		
7.b.iii	For condo conversions, require that (1) Property meets building and zoning requirements at the time it was built; (2) Plumbing, mechanical, electrical systems be in good working order; (3) Roof systems be inspected by a licensed contractor, or home inspector; (4) Wall and roof have some insulation, or meet title 24 at the time of construction.	Modified recommendation approved by Council Feb. 3, 2004. (9-0) Recommended 	Assure that units undergoing conversion only need to meet applicable local and state building and zoning standards (The State Department of Real Estate currently requires inspections prior to establishing homeowners associations).	Planning Bill Levin	Completed. Council agreed that current State and local requirements are sufficient.
7.b.iv	For condo conversions, require down payment assistance for seniors, disabled, and low-income households.	Council approved Feb. 3, 2004. (8-1)	See 7.b.ii above.	Planning Bill Levin	Council approved down payment assistance for households earning 100% or less of AMI.
8.a	Use existing community resource centers and appropriate community non-profit organizations to distribute information to the public regarding tenant and landlord rights. Incorporate into the lease of all City	LU&H approved Sept. 3, 2003. (5-0)	Consult with the Apartment Association.	Community Resource Centers/ Housing Commission	Materials being developed.

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	and Housing Commission restricted or subsidized units information referring tenants to community service centers for tenant's rights information.				
8.c	Good Cause Termination of Tenancy	Council approval of Tenant's Right to Know on March 16. (5-3)	City Attorney's Office brought draft Ordinance to LU&H on Nov.5, 2003. City Attorney defined what is meant by "good cause", and should provided an opinion on this Ordinance. Atkins - both sides should get together to resolve.	City Attorney Prescilla Dugard	Completed.
9.a	25% of any and all public land, subsidies, redevelopment, collaborative funding mechanisms, bond proceeds, NOFA, etc. dedicated to affordable housing initiatives shall incorporate defined principles of universal design, accessibility for all, adaptability and visitability in all new housing, including townhomes. Should tracking measures show that there is little or no progress in number and percentages, then mandatory measures are recommended to be	LU&H approved September 3, 2003. (4-0) Update docketed for LU&H in March 10.	Referred this issue to TAC and SCRAB. Need to define and provide standards for universal design, accessibility, adaptability, and visitability. Need to look at providing incentives. Need to come up with a strategy on how to meet this goal. Include BIA in discussion (costs). Return to LU&H in 120 days.	TAC, SCRAB, Housing Commission and Development Services Isam Hasenin	Being implemented now.

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	implemented.				
9.b	Direct the Housing Commission, Planning Department and Development Services Department to provide information to developers regarding and encouraging construction of units incorporating universal design.	LU&H approved Sept. 3, 2003. (4-0) Update heard at LU&H March 10.	Direct DSD to create a “universal design” kiosk (on the 3rd floor of DSC) for the display and distribution of information on incorporating universal design into new construction.	Development Services Cynthia Queen	Being implemented now.
9.c	Direct staff to track the creation of adaptable housing projects in the City of San Diego and submit a status report to the City Council annually.	LU&H approved Sept. 3, 2003. (4-0) Update heard at LU&H March 10.	Include this information in Development Services Department monthly dwelling unit report to the City Council.	Development Services Alex Bragado/ Isam Hasenin	On-going.
9.d	Expand the current TAC responsibilities to devise and effectively increase accessibility and adaptability in townhomes and residential developments of three units or less. This accessible housing TAC will report back to the City Council with recommendations within 6 months.	LU&H approved Sept. 3, 2003. (4-0) Update heard at LU&H March 10.	TAC needs to officially designate a seat representing accessibility issues. Michael Conroy is currently (unofficially) representing these issues.	TAC Mike Westlake	Completed.
10.b	The Inclusionary Housing Ordinance	LU&H	Consistent with adopted	Housing	No further action

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	should continue to allow all projects, including “large-scale development” to pay the in-lieu fee for affordable units.	approved September 17, 2003. (3-1)	ordinance.	Commission Todd Philips	needed.
10.f	The City Council should evaluate the Housing Commission administration fee annually to ensure that it is consistent with actual staff requirements.	LU&H approved September 17, 2003. (4-0)	Ordinance currently requires annual review of administrative fee. Fee is currently set at 11%.	Housing Commission Todd Philips	No further action needed.

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0-3 Months

	AHTF Recommendation	Most Recent Committee Action	Comments	Responsible Department	Next Steps
5.j	The City should support State legislation for adoption of the International Residential Code. Improved building codes can reduce building costs 7-14%. The International Residential Code is widely used throughout the country and it uses more modern technology than current California codes.	Rules approved (5-0)	Referred to Governmental Relations	Governmental Relations Andrew Poat	Consider as part of FY05 Legislative Agenda.
7.a.	Amend the existing preservation ordinance to require that SRO hotels constructed prior to 1990 must, when proposing demolition or change of use, provide at least 6 months relocation assistance for senior, disabled or low-income tenants and either provide a one-for-one replacement of equivalently affordable units (replacement does not have to be	LU&H approved modified recommendation September 17, 2003. Recommended ☞ (4-0)	LU&H approved the Residential Hotel Work Plan as proposed by the Residential Hotel Working Group. This plan includes: construction program, rehabilitation of existing SROs; relocation assistance to low-income tenants and 1-for- 1 replacement of rooms lost if stock drops below a	Housing Commission and CCDC Todd Philips/ Dale Royal	Minor amendments to existing ordinance scheduled for Council August 2004. Docket draft ordinance implementing Work Plan for LU&H Fall

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	in downtown) or pay an in-lieu fee of 100% of the cost of replacement of the converted or demolished units. The City should create a regulatory environment that gives incentive to construction of new housing serving SRO residents.		threshold. Will require amendments to CCDC PDOs. Updates are pending due to update of CCDC Community Plan.		2004. Subsequent hearings include PC, CPC, and HC.
8.b.i	Credit Reporting: (1) Pursue legislation that would require credit reporting agencies make copies of a tenant credit report available to landlords for a specified amount of time, to eliminate the duplication of credit report charges; (2) Pursue legislation that would prevent “unlawful detainer” labels on tenant credit reports when the eviction case has been dismissed. This would prevent an erroneous opinion that they are renters that the apartment industry would not want to rent to.	Rules approved (5-0)	Directed Governmental Relations to pursue these recommendations. Governmental Relations will need to get direction from the full City Council in order to pursue this legislation.	Governmental Relations to monitor legislation relating to these items. Andrew Poat/Todd Philips	1. Review underway. 2. Docket for Rules Committee.
8.b.ii	School Construction: Pursue State legislation that would require the School District to replace the housing that is demolished to make	LU&H approved modified recommendation Oct. 1, 2003.	Directed staff to work with GRD to pursue legislation that address City’s desire to preserve affordable housing	Governmental Relations Andrew Poat	Docket for Rules Committee.

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	way for the construction of new schools.	(5-0)	units lost to school construction without hampering school development.		
10.g	Support legislative initiatives to protect local inclusionary housing ordinances.	Rules approved. (4-0)	Referred to Governmental Relations.	Governmental Relations Andrew Poat	Ongoing.
2.b.i	Increase Redevelopment Agency (RA) set-aside from 20% to 35% for a total of \$17,500,000.	LU&H opposed increasing set-aside for CCDC and SEDC. Will reevaluate increase for Redevelopment Division in 6 months. (5-0)	On January 21, 2004, this recommendation was heard in two parts by LU&H. The item included separate staff recommendations from CCDC/SEDC and the Redevelopment Division.	C&ED Hank Cunningham	Docket for LU&H September 2004.
2.b.iii	Reestablish the Housing Trust Fund Commercial Fee (linkage fee) to its original level for a total of \$7 million per year.	LU&H directed staff to provide analysis Oct. 1, 2003. (5-0)	Directed staff to conduct a new nexus study. And direct the City Manager to report back on impacts and equity issues.	Housing Commission Todd Philips	Docket nexus study for LU&H for policy discussion in the Fall.
2.c.ii	Delay payment of impact fees for affordable housing prior to final inspection or meter release.	LU&H approved Sept. 3, 2003. (5-0)	Directed to bring back to LU&H amendments to the Municipal Code to allow this. Should apply only to those	Facilities Financing Charlene Gabriel	In process.

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			units that are affordable.		
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3-6 months

	AHTF Recommendation	Most Recent Committee Action	Comments	Responsible Department	Next Steps
3.a 3.b 3.c	In order to address the over \$2 billion infrastructure deficit in the City of San Diego, adopt a \$1 billion infrastructure bond paid for by an approximate \$11 per month parcel tax, which requires 2/3 voter approval.	Rules directed staff to return 6/04 with comprehensive analysis of revenue needs and sources. (5-0)	Referred to City Manager for a fiscal analysis, and the City Attorney for a legal opinion. Discussion heard on October 22 at the Rules Committee.	Andrew Poat/ Betsy Morris	Item will be considered for inclusion during next ballot cycle.
3.d	Citizen task force should be formed using the Proposition MM approach to identify top priority facilities to be constructed in each community as referenced in recommendation 4.a.	Rules directed staff to prepare list of priority projects by June 2004. (5-0)	LU&H directed Planning Dept to continue their work with CPG's to identify community facility needs as part of the Strategic Framework Element work program.	Planning Gail Goldberg	Facility needs are being reviewed as part of ongoing General Plan update.
3.e	The citizen task force should also develop a strategy for the two tax increases in conjunction with the infrastructure bond.	LU&H approved September 17, 2003. (4-0)	The taxes increases proposed by Task Force were opposed by Rules Comm. on 10/22. Alternative revenue recommendations should be considered in June 2004	Andrew Poat/ Betsy Morris	Still under review.

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			discussion. (See Task Force recommendation 3.a).		
5.i	Direct staff to reevaluate development impact fees for multi-family residential development in order to charge more for larger and less for smaller multi-family units. Staff should report back on providing an alternative basis for applying fees, including utilizing the number of bedrooms or total square footage of a dwelling unit. Fees to be reevaluated include Development Impact Fees (DIF), Facilities Benefit Assessments (FBA), Water and Sewer Fees, and any other capacity based fees.	LU&H approved Sept. 3, 2003. (5-0)	Directed to hire an outside consultant to analyze alternative methods to calculate fees for affordable housing. Water and sewer capacity charges for affordable housing should be retained. The analysis should look at allowing applicants to finance impact fees rather than pay a lump sum at permit issuance.	Facilities Finance Charlene Gabriel	Docket for LU&H for policy discussion.
5.1	Development Services should be completely overhauled from top to bottom within 3 years to make the recommended measures the norm for all projects. This recommendation can be implemented by monitoring the success of the Affordable/In-Fill Housing Program, which includes a specialized team of staff members whose primary goal is to process projects in half the time, and	LU&H referral to the Mayor's Budget Working Group. (5-0)	Mayor's Budget Working Group is in the process of formulating recommendations regarding the Department. The Affordable/In-Fill Housing and Sustainable Buildings Expedite Program is currently being monitored.	Development Services Gary Halbert	Docket for Rules Committee Fall 2004.

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	implementing this process for all projects Citywide.				
6.b	Fully fund and staff the City's Land Development code Update Team to implement necessary Code changes to add incentives and provide expedited review and processing for affordable/in-fill housing projects. If recommendation 8.b is implemented, landscape planners can be reassigned to the Code Update Team.	LU&H direction to City Manager to include discussion in the next budget process October, 1, 2003. (5-0)	Mayor's Budget Working Group is reviewing a request to add two Planner positions and one EA position to the Land Development Code Update Team.	Development Services Gary Halbert	Docket for Rules Committee Fall 2004.
6.c	Increase capacity of the Neighborhood Code Compliance Department and City Attorney's Office to target substandard housing through an increase in resources. Approximate cost is \$1 million annually for 4 FTE for the Neighborhood Code Compliance for targeted inspections and 2 full-time attorneys and 2 investigative positions in the City Attorney's Office for more aggressive prosecution. The City Attorney should provide an annual report to City council to document their prosecutorial efforts in this area. The increased resources are to be	LU&H approved September 3, 2003. (5-0)	Recommended phasing the enforcement program over three consecutive fiscal years, starting in FY 05.	Neighborhood Code Compliance, City Attorney and City Council Marcia Samuels	Due to City budget constraints, City Manager is recommending phase-in to begin in FY06.

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	supported by the Rental Unit Tax currently deposited into the City's General Fund.				
10.a	The Inclusionary Housing Ordinance should exempt projects of 4 units or less.	LU&H approved September 17, 2003. (4-0)		Housing Commission Todd Philips	Docket for City Council Fall 2004. Amend ordinance.
10.c	The Task Force voted that the structure of the shared-equity for the for-sale inclusionary housing units be changed from the 15-years by-in period to a 30-year, straight-line amortization of the share in equity. In addition, the Task force recommended that 3% simple interest be applied annually to the "price differential" between the initial purchase price and the appraised value at the time of purchase.	LU&H approved September 17, 2003. (4-0)		Housing Commission Todd Philips	Docket for City Council Fall 2004. Amend ordinance.
10.e	The Task Force voted to allow developers to self-certify the eligibility of buyers of units qualifying for the 150% AMI for-sale housing exemption for inclusionary housing. Developers would certify that buyers meet all	LU&H approved September 17, 2003. (4-0)		Housing Commission Todd Philips	Docket for City Council Fall 2004. Amend Procedures Manual.

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	requirements under the inclusionary housing. Such certification would be submitted to the Housing Commission and be subject to periodic audit.				
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Future Items

	AHTF Recommendation	Most Recent Committee Action	Comments	Responsible Department	Next Steps
1.a	The Task Force adopted an estimate of housing need for the next ten years based on anticipated population growth and anticipated employment growth. The total housing need figure adopted for the 2003-2013 period is 113,696 of which 32,275 is past unmet need and 81,421 is projected future need during the next ten years.	LU&H deferred to a future date after a discussion of revenue sources Oct. 1, 2003. (5-0)	Discussion of how adoption of this “housing need” could affect State Funding if the Housing Element goals are not achieved. Directed the City Attorney to find a way to keep multiple housing goals while avoiding any unintended consequences.	Planning Commission and City Attorney Bill Levin	The City is currently working with SANDAG to establish housing production goals for the next five years.
1.b	The AHTF determined that it is an unrealistic expectation for San Diego to entirely meet its housing need during the next ten years. They adopted a more modest goal of 84,147 units, or 8,415 per year. The goal is further broken down such that 38 percent of the, or 3,197 units annually, should be for households with incomes at or below 80% AMI.	LU&H approved modified recommendation September 3, 2003. (5-0)	Directed the City Manager to report back to LU&H on how to fund and/or construct 3,197 affordable housing units per year (80% AMI). Direct the City Attorney's Office to find a way to keep multiple housing goals while avoiding any	Planning; Housing Commission; City Attorney Bill Levin	Council has not yet authorized any significant new revenue sources.

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	with incomes at or below 80% AMI.		unintended consequences.		
2.b.ii	Increase the allocation of CDBG funds from 20% to 40% per year for a total of \$8,000,000 per year.	LU&H voted to accept report with analysis of 20% of CDBG spending for affordable housing Feb.4, 2004. (5-0)	Analysis of dedication of 20% of CDBG revenue to affordable housing docketed for LU&H on February 4, 2004.	Community and Economic Development Ernie Linares	No change to CDBG allocation made during FY05 budget process. Consider for FY06.
3.g	Create an “Infrastructure Bank” where builders may opt to leave existing alleys that are paved with asphalt and pave an unpaved alley with either concrete or asphalt in the same community. The City would develop a map showing where alleys, curbs, and sidewalks could be replaced in the various communities. Community planning groups can develop the list and establish priorities.	City Attorney reported to LU&H as to the legality on February 4, 2004.	City Attorney provided LU&H with a legal opinion that a carefully crafted policy could be legally adopted.	Facilities Financing and City Attorney Charlene Gabriel Prescilla Dugard	Policies to be developed and docketed for LU&H.
4.a	Direct each Community Planning Group to designate sites for 2,500 multi-family units over the next two and a half years. The community	LU&H approved modified recommendation on Sept. 17,	Directed staff to begin voluntary discussions and outreach with communities to discuss	Planning Gail Goldberg	Consideration of adding additional residential capacity is occurring as part

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	must participate to be eligible for infrastructure funding under the bond package. City Planners will assist the community planning group if the group is unable to identify these sites.	2003. (4-0)	density issues, and move forward with a \$1 billion infrastructure bond (See Task Force recommendation 3.a).		of General Plan update.
4.b	The City should work with community planning groups to develop Master Plans and/or create and apply an “Affordable Housing Overlay Zone” targeting and prioritizing areas where aff. housing should be encouraged. Master Environmental Impact Reports for these targeted areas could be utilized to significantly simplify and expedite the environmental review process for all subsequent aff/in-fill housing projects.	Modified recommendation approved. Approved CPC recommendation Oct. 1, 2003 (5-0) 	Encourage the City Council to explore the development of Master Plans and/or create and apply in-fill transit oriented higher density development incorporating affordable housing with the direct involvement of officially recognized community planning groups.	Planning Bill Levin Gail Goldberg	On-going work with Community Planning Groups in Community Plan update process.
5.b	Parking ratios for affordable housing should be reduced pursuant to a parking study conducted over the next 90 days to build a universal standard. The study should include reviews of the impact on the community and accessibility. If there is a project with a lower parking need, a project applicant should be	LU&H. Direct staff to bring back analysis in conjunction with October hearing on the Mobility Element. Approved	Recommendations to reduce parking requirements were discussed at LU&H on October 22 in association with the Mobility Element.	Planning Jon Wilhoit/ Nancy Bragado	To be determined.

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	need, a project applicant should be permitted to do a study to justify this lower ratio and allow City staff, after community planning group review, to approve the revised ratio.	(5-0)			
5.d	Revise density bonus regulations to provide a 50% density bonus for eligible projects, including, but not limited to, projects in transit corridors and with proximity to other public services.	Ordinance approved with modifications by LU&H on December 3.	LU&H directed staff to clarify both the City and State Density Bonus Provisions, particularly as they affect development regulations and community plan density limits. Density Bonus provisions need to be clearly described and communicated to developers, community planning groups, TAC, and CPC.	Planning Bill Levin	Effort on hold pending proposed State legislation. May resume in Fall 2004.
6.a	Create a Housing Czar position in the city Manager's Office to focus on affordable housing to ensure recommendations of the Task Force are implemented. The position will coordinate all housing issues for the City, with a focus on affordable housing.	LU&H approved Oct. 1, 2003. (5-0)	Assistant City Manager will act in this position, which will be revisited during budget review.	City Manager's Office Lamont Ewell	No new position created at this time due to City budget constraints.

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Opposed at Committee Level

	AHTF Recommendation	Most Recent Committee Action	Comments	Responsible Department	Next Steps
2.d.i	Increase the Transit Occupancy Tax from 10.5% to 12.5% for increase revenue of \$21 million.	Rules opposed Oct. 22, 2003. (2-3)	At time of hearing, TOT was on March ballot for other uses. In the event of ballot failure, TOT could be included in revenue analysis to be brought back 6/04.	Andrew Poat/ Betsy Morris	
2.d.ii	Create the equivalent of a 5 % car rental tax for increased revenue of \$40 million.	Rules Committee opposed Oct. 22, 2003. (2-3)	Refer to City Manager for a fiscal analysis, and the City Attorney for a legal opinion. Discussed at the October 22 Rules Committee meeting.	Andrew Poat/ Betsy Morris	
4.c	Direct CCDC to make 38% of new units affordable to households earning from 0-80% which emphasize sufficient square footage to accommodate families, of any composition.	LU&H opposed on December 3, 2003.	Directed the City Manager to report back on overall situation with redevelopment areas and provision of affordable housing.	Redevelopment Agency Hank Cunningham	
5.e	Adopt an amendment to the Municipal Code to allow applications for Tentative	LU&H opposed Sept. 3, 2003.	Maintain existing process.	Development Services	

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	Parcel Maps (subdivisions of 4 lots or less) to be acted upon in accordance with Process 1 (ministerial approval). This would only apply to projects exempt from CEQA.	(5-0)	process.	Department Kelly Broughton	
5.f	Adopt an amendment to the Municipal Code to allow affordable housing projects to be acted upon in accordance with Process 2. The decision shall be made no less than 11 business days after the date on which the Notice of Future Decision is mailed to allow for sufficient time for public comment. This 11 business days minimum time frame for a staff decision will be extended by a period not to exceed an additional 20 business days to allow time for a recommendation by a recognized community planning group, if requested by the group's chair or the chair's designee.	LU&H opposed Sept. 3, 2003. (5-0)	Maintain existing process.	Development Services Kelly Broughton	
5.g	Approve the fees required for the Affordable, In-Fill Housing and Sustainable Buildings Expedite Program, but base the fees on square-footage instead of per unit (currently \$500 per unit).	LU&H opposed Sept. 3, 2003. (5-0)		Development Services Mike Westlake	

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5.h	Reduce impact fees by 10% for all housing projects affordable to households earning no more than 80 percent of area median income (AMI).	LU&H opposed Sept. 3, 2003. (5-0)		Facilities Finance Charlene Gabriel	
10.d	The Task Force voted to modify the geographic areas for off-site construction of inclusionary housing units to allow off-site units to be constructed within a 4-mile radius of the primary project rather than only locations within the some community planning area as the primary project.	LU&H opposed September 17, 2003. (2-2)		Housing Commission Todd Philips	No further action needed.