

COMPACT LIVING UNIT (CLU) REGULATION RECOMMENDATIONS

TENANT BENEFITS: To provide assistance to low-income tenants.	STAFF RECOMMENDATION	CURRENT MUNICIPAL CODE REQUIREMENTS	WORKING GROUP	LAND USE & HOUSING COMM.ITTEE	CCDC PLANNING COMMITTEE	COMMUNITY PLANNERS COMMITTEE
Tenant Relocation Assistance. (143.0565); Pg. 15.	Lump sum payment equal to 6 months rent based on the highest one-month rent paid in the past year. Moving expenses of \$575 for tenants with furniture, and \$375 for tenants without furniture. No relocation assistance cap.	Payment equal to two times the household's average monthly rent for the preceding 12 months + \$10 rebate per month for each months' residency in excess of 90 days.	Payment calculated as the difference between the household's ability to pay and the new rent for a period of 12 months + same moving expenses. Total payment is capped at \$3,000.	Although there was no official vote or consensus, LU&H did discuss removal of the relocation cap.	Remove the cap on tenant relocation assistance.	Same as staff recommendation.
Replacement Requirements (143.0570); Pg. 17	One-for-one replacement of all low-income units with very low income units (50% AMI), for pre-1990 units (Ellis Act), when inventory falls below threshold; or the payment of fees in-lieu of replacing units. In-lieu fees equal to 75% of replacement costs. The new ordinance also includes a waiver provision.	Replace all units removed from market with very low income units (50% AMI), or pay 50% of replacement cost. No waiver provision.	One-for-one replacement with low income units (80% AMI); In-lieu fee at 50% of replacement costs. No waiver provision.	LU&H asked staff to study requiring that replacement units be comparable in terms of affordability, and to increase the in-lieu fee.	Eliminate the option for builders to pay a fee in lieu of providing replacement housing units, if permitted by law.	Same as staff recommendation except in-lieu fees should be used to produce new CLU's.
Establishing Threshold for Replacement Requirements (143.0535); Pg. 11	Threshold is existing inventory, based on existing staff-updated SRO list and appeal process.	No threshold; Replacement requirements always in effect.	Threshold is based on Transient Occupancy Tax exemption records, with appeal process.	N/A	Establish a credit system to allow builders who add to the inventory to demolish units without penalty; Increase the City's minimum threshold inventory over time to reflect population growth and housing need;	Approved a combination of the staff and CCDC Planning Committee recommendation. Credit system to allow an equal # of CLU's to be demolished. Threshold would be <u>adjusted</u> over time.
Inclusionary Requirements (141.0626h); Pg. 7	10% of all new units must be set aside at or below 50% AMI.	Inclusionary requirements do not apply.	N/A	N/A	N/A	Same as staff recommendation.
Notice & Assistance (143.0560) Pg. 14 (143.0565) Pg. 15	Each tenant receives notice of application & benefits, and relocation technical assistance.	N/A	Same as staff recommendation.	N/A	N/A	Same as staff recommendation except notice should be a minimum of 90-days.

BUILDER INCENTIVES To ensure retention of Compact Living Units	STAFF RECOMMENDATION	CURRENT MUNICIPAL CODE REQUIREMENTS	WORKING GROUP	LAND USE & HOUSING COMM.ITTEE	CCDC PLANNING COMMITTEE	COMMUNITY PLANNERS COMMITTEE
WHERE ALLOWED	Allowed City-Wide in all zones that allow visitor accommodations (25 zones and 20 Planned Districts).	Same as staff recommendation	Same as staff recommendation.	Study impacts of allowing CLU's in neighborhood commercial zones.	N/A	Same as staff recommendation.
SIZE RESTRICTIONS	70-220 Square-Feet	Same as staff recommendation	70-400 Square-Feet (Average 235 Square-Feet)	N/A	N/A	Same as staff recommendation.
PERMIT PROCESS	Limited Use. No use permit required	Same as staff recommendation	Same as staff recommendation.	N/A	N/A	Permit should be Process 2 at a minimum
PARKING REQUIREMENTS	<u>DOWNTOWN:</u>* 0.5 Spaces/Unit 0.3 Spaces/Unit if 60% AMI 0.2 Spaces/Unit if 50% AMI 0 Spaces/Unit if 40% AMI. <u>CITY-WIDE:</u> 1 Space/Unit 0.5 Spaces/Unit if 50% AMI 0.5 Spaces/Unit if in TAOZ. 0.25 Spaces/Unit if 50% AMI & TAOZ.	<u>DOWNTOWN:</u> 0.2 Spaces per Unit (1 space/unit proposed in Community Plan Update) <u>CITY-WIDE:</u> Same as staff recommendation	0.2 Spaces per Unit.* *Additional parking reductions possible through a deviation process if findings (not identified) can be made.	Same as staff recommendation	Same as staff recommendation except 0 parking spaces should be required for projects on lots of 5,000 square-feet or less.	Same as staff recommendation except 0 parking spaces should be required for projects on lots of 5,000 square-feet or less.
BATHROOM LIMITATIONS	Limits full bathrooms to 50% of the non-rent restricted units	N/A	Same as staff recommendation	N/A	N/A	Same as staff recommendation.
WAIVER FROM REPLACEMENT REQUIREMENT (143.0520) Pg. 8 (143.0525) Pg. 9	The City Council may exempt redevelopment projects, or grant a waiver for projects with substantial financial hardship.	N/A	N/A	N/A	N/A	Same as staff recommendation.
WATER/SEWER FEE REDUCTIONS	\$3,000/edu; \$2,000/edu if 60% AMI \$1,000/edu if 50% AMI \$500/edu if 40% AMI	\$3,000/edu for rent-restricted units; \$6,260/edu for market-rate units	Reduce fees.	Reduce water/sewer fees, particularly fees for extremely low income units, to the maximum extent feasible.	N/A	Same as staff recommendation. Staff should seek alternative funding sources to implement these fees.
IN-LIEU FEES (143.0570{c}{5}) Page 18	Builders can pay fees in-lieu of replacing demolished or converted units, equivalent to 75% replacement costs.	Same as staff recommendation	Same as staff recommendation	Increase in-lieu fees above 50% replacement costs.	Eliminate the in-lieu fee option if permitted by law.	Same as staff recommendation.