



Memorandum

TO: MAYOR & CITY COUNCIL

FROM: Councilmember Rocha

SUBJECT: HOUSING ELEMENT

DATE: September 23, 2014

Approved

Date

9/23/14

RECOMMENDATIONS:

Take public comment and the staff presentation of Item 10.2 today (9/23), but defer any final direction to the September 30th meeting until after the Council has heard General Plan Text Amendment 14-004

ANALYSIS

With such complex issues as the one before us today, staff and the Council should ensure that it has all necessary information before making setting policy direction. The certification of our Housing Element by the State of California Department of Housing and Community Development is extremely important.

General Plan Text Amendment 14-004 is agendized as Item 10.4 on the September 30th council agenda, and the staff report indicates that there is some concern of potential implications to the viability of certification of our Housing Element by the State agency. Whatever direction the Council chooses to move, it should have a clear and comprehensive policy conversation on this topic, including amendments to the Housing Element if necessary to ensure its certification.

Additionally, a number of technical comments have been received within the last 24-hours, and we should allow some time for staff to analyze and prepare responses to those questions and comments. Specifically, I would appreciate more information on the following points from the Non-Profit Housing Association of Northern California's letter dated September 22nd:

- Conduct additional analysis of development viability for sites outside of the Priority Development Areas (PDAs) and Urban Villages.
- Include a program to adopt an affordable overlay zone for all identified opportunity sites that ties incentives and concessions to affordable housing production.
- A program to identify all publicly owned parcels and brownfield sites.

I'm sure my Council colleagues and members of the public will have additional questions as well. Delaying the decision will allow for our staff to take inventory of those questions and respond next week.