NUMBER CDD-4

PROPOSED COUNCIL STUDY ISSUE

For Calendar Year: 2004

Continuing ☐

New ☐

Previous Year (below line/defer) ☒

Issue: Zoning Tools to Encourage the Development of Ownership Housing

Lead Department: Community Development

General Plan Element or Sub-Element: Land Use and Transportation

1. What are the key elements of the issue? What precipitated it?

During the data collection phase of the Community Development Strategy, it came to staff's attention that a few of the neighborhoods in the city that may require more support also experience higher housing rental rates. In some cases the properties were developed as rental housing; however, there may be interest in allowing these properties to convert to common-ownership (e.g. condominiums, small lot development). In addition, throughout the City, when small lot developments are proposed, Rezoning of the property to include the Planned Development Combining District (PD) is required to achieve lot sizes smaller than the minimum prescribed in the Zoning District. These properties comply with density categories with respect to Zoning and the General Plan. In 1985, the City adopted a Condominium Conversion ordinance. Many of the provisions in these regulations were to limit the conversion to ownership housing, while offering protection to residents when conversion could occur. State regulations now preclude a number of those provisions, so the Code should be updated. This issue is supported by the Community Development Strategy.

This study would examine zoning tools that would facilitate the conversion to, and development of, ownership housing while still maintaining protection to tenants that could potentially be displaced.

This item was ranked 3 of 5 by the Planning Commission in 2003. City Council ranked the item number 7 of 12 for the Community Development Department in 2003.

2. How does this relate to the General Plan or existing City Policy?

LAND USE AND TRANSPORTATION

GOAL C2 Ensure ownership and rental housing options in terms of style, size, and density that are appropriate and contribute positively to the surrounding area.

Action Statements C2.1.3 Promote the maintenance and rehabilitation of existing housing.

Action Statements C2.1.5 Study housing alternatives; including, co-housing, live-work spaces, and transitional housing options to serve a changing population.

Policy C2.2 Encourage the development of ownership housing to maintain a majority of housing in the city for ownership choice.

3. Origin of issue:

Councilmember: _____

General Plan: _____

Staff: Staff

BOARD or COMMISSION

Arts	☐	**Library**	☐
Bldg. Code of Appeals	☐	**Parks & Rec.**	☐
CCAB	☐	**Personnel**	☐
Heritage & Preservation	☐	**Planning**	☒
Housing & Human Svcs	☒		

Board / Commission Ranking/Comment:

Housing & Human Svcs **Board/Commission ranked** **2** **of** **6**

Planning Comm. **Board / Commission ranked** _____ **of** _____

4. **Due date for Continuing and Mandatory issues (if known):** _____

5. **Multiple Year Project?** **Yes** ☐ **No** ☒ **Expected Year of Completion** 2004

6. **Estimated work hours for completion of the study issue.**
   - **(a) Estimated work hours from the lead department** 250
   - **(b) Estimated work hours from consultant(s):** _____
   - **(c) Estimated work hours from the City Attorney's Office:** 40
   - **(d) List any other department(s) and number of work hours:**
     - **Department(s):** Public Works — 20

   Total Estimated Hours: 310

7. **Expected participation involved in the study issue process?**
   - **(a) Does Council need to approve a work plan?** **Yes** ☐ **No** ☒
   - **(b) Does this issue require review by a Board/Commission?** **Yes** ☒ **No** ☐
     - **If so, which Board/Commission?** Planning
   - **(c) Is a Council Study Session anticipated?** **Yes** ☐ **No** ☒
   - **(d) What is the public participation process?**

Contact property owners of duplexes, and developers of small lot and townhouse developments. Normal public noticing process for potential changes to the Municipal Code.

8. **Estimated Fiscal Impact:**

Cost of Study	$ 0
Capital Budget Costs	$ 0
New Annual Operating Costs	$ 0
New Revenues or Savings	$ 0
10 Year RAP Total	$ 0

9. Staff Recommendation

- ☒ **Recommended for Study**
- ☐ **Against Study**
- ☐ **No Recommendation**

Explain below staff's recommendation if "for" or "against" study. Department director should also note the relative importance of this study to other major projects that the department is currently working on or that are soon to begin, and the impact on existing services/priorities.

Staff finds that home ownership is highly valued in the community. Opportunities to purchase housing may be hampered by availability of supply of less expensive ownership options. The ability to convert existing structures into for-sale units, and a more streamlined approach for constructing new ownership housing may benefit the community. This study would provide an opportunity to update the current condominium conversion regulations. This study is timely given the Community Development Strategy and General Plan goals of addressing home ownership.

reviewed by

Department Director	***Date***

approved by

City Manager	***Date***