

Affordable Housing Preservation Update

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Department of Housing and Community Development

September 16, 2022



Background

- July 2020: Board established the Affordable Housing Preservation Task Force
- April 2021: Board endorsed recommendations of Task Force, authorized a Comprehensive Plan amendment to the Housing and Land Use Elements
- Today's meeting:
 - Draft Comprehensive Plan text
 - Task Force Recommendations

Comprehensive Plan Amendment Update

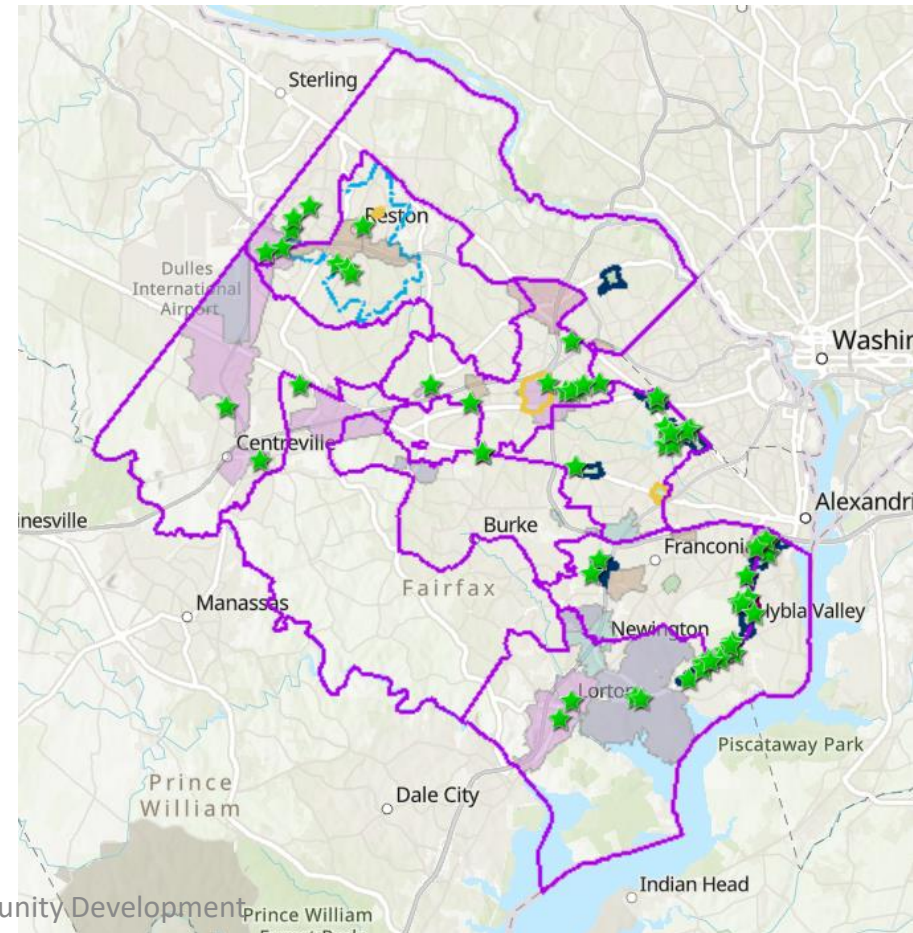
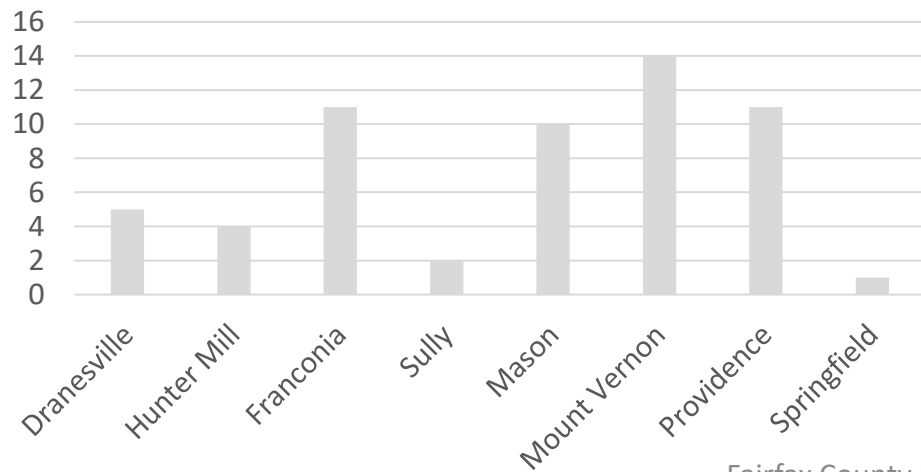
Task Force Recommendations for Comprehensive Plan

- 5 recommendations pertaining to a Comprehensive Plan amendment
- Adopt Comprehensive Plan Amendment text including strategies for affordable housing preservation and pertinent definitions
- Goal to preserve market-affordable units, expiring committed affordable units, and manufactured housing
- Land use strategies to incentivize preservation
- Implement “affordability analysis” where redevelopment is to occur

2019 Market Affordable Survey

- 9,000 units within 58 properties
- Conducted in 2019, currently being updated for 2022

Market Affordable Properties by District





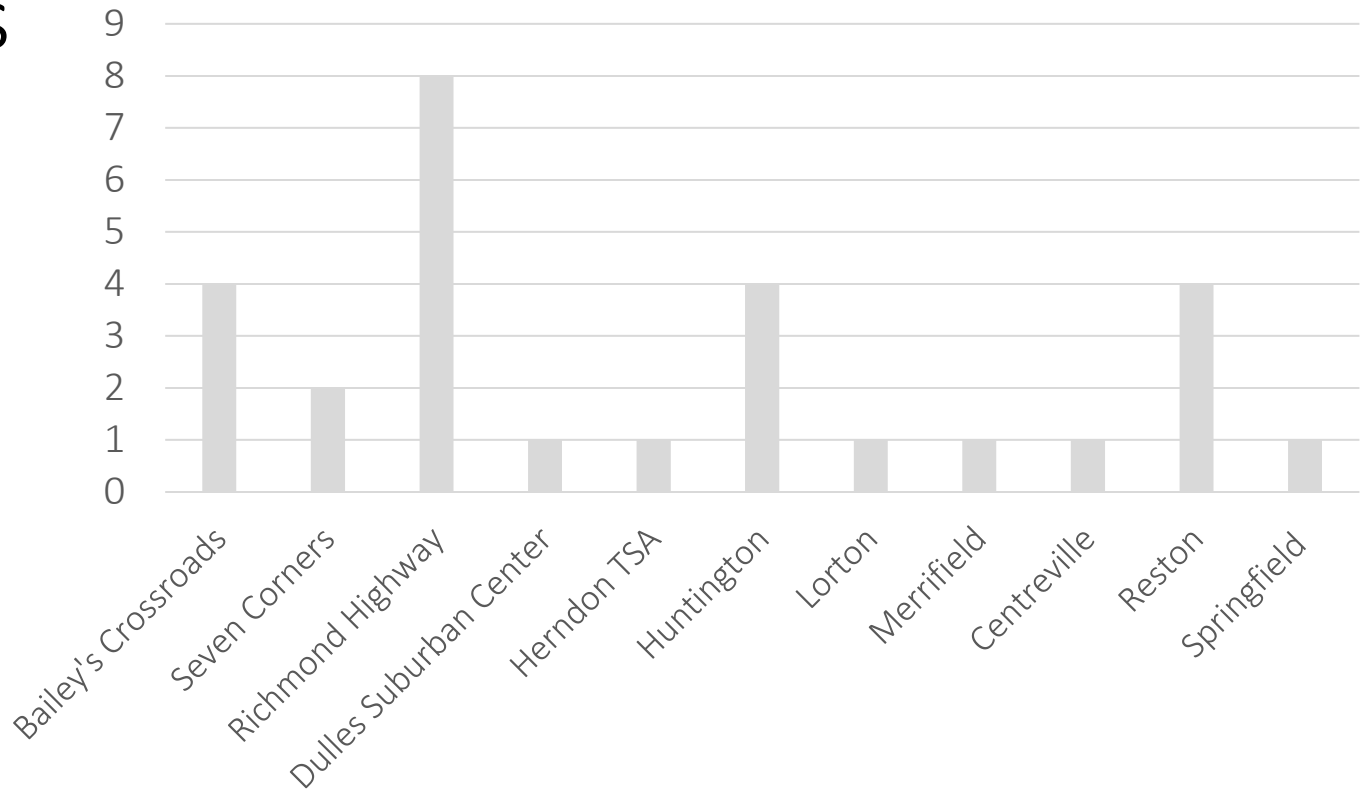
2019 Market Affordable Survey

- 4 stories or less (one exception)
- 61% built before 1970
- 27 are ~100% affordable
- Current zoning
 - 24 sites in residential zoning districts, primarily R-20
 - 9 sites in commercial zoning districts
 - 10 in planned districts

Market Affordable Properties – Comprehensive Plan

- 28 within special areas
- 20 sites have plan options
- 32 sites in areas planned for 16-20 du/acre

Market Affordable Properties in Special Plan Areas



Site Challenges for Density Incentive

- Location
- Size
- Height
- Special areas/plan options
- Proportion of affordable units
- Financial feasibility
 - 60% AMI
 - Return on affordable units
 - Market rents vary by location
 - Balancing the number of additional market units needed

Proposed Comprehensive Plan Amendment

To further the Board's objective of no net loss of affordable housing by establishing incentives for the preservation of affordable units:

- Increasing possible redevelopment density above Plan guidance without a Plan amendment
- Providing context-sensitive flexibility for redevelopment plans that consider the unique attributes of each site
- Adding to the County's inventory of affordable housing preservation and development tools

ADU/WDU Considerations

- ADU/WDU minimums will still be expected
- Properties with higher percentages of existing affordable units will be expected to preserve the difference
 - Example:
 - Redevelopment would normally include 10 ADUs
 - Existing site has 30 affordable units
 - 20 extra units expected to be preserved
- Density increase may be available above ADU/WDU bonuses (may exceed 20%)

Comprehensive Plan Amendment Components

- Housing Element of the Policy Plan
 - Draft Plan Amendment proposes to add:
 - New Objective 6 to establish goal to preserve existing market-affordable and committed affordable housing
 - New Appendix 2: Guidelines for Affordable Housing Preservation
 - Definitions of market-affordable and committed affordable housing
 - Provides general guidance and criteria for consideration of additional density above Plan
 - Glossary revisions
 - Objective 3 edits for manufactured housing
 - Land Use Element of the Policy Plan
 - Appendix 10 to amend manufactured housing retention guidelines



Timeline

- Publication of Draft Plan Amendment Documents: **September 2022**
- Community and Industry Engagement: **September – October 2022**
- BOS Housing Committee: **September 30, 2022**
- PC Housing Committee: **October 20, 2022**
- Staff Report Publication: **November 2022**
- Planning Commission Public Hearing: **December 2022**
- Board of Supervisors Public Hearing: **January 2023**

Preservation Activities to Date

Completed Preservation Tasks

- A6: Adopt goal to preserve approximately 9,000 market affordable units
- D4: Dedicated staff member in HCD to focus on preservation
- D6: Advocate for HOME, CDBG, Moving to Work programs

Current Preservation Efforts

- A2: Third-party survey of existing market-affordable units
- A6: Fee waiver policy for committed affordable units
- C3: Preservation properties same status as revitalization district
- C5: Review and amend ZO to facilitate preservation
- B3: Early warning system
- B4: Prioritization of ADUs and WDUs with expiring affordability
- B5: Develop opportunities and relationships – capital, resources, incentives
- B2: Strike/acquisition fund for preservation

Properties Recently Preserved

- Landings I and II – 216 units
- Colvin Woods – 259 units
- Cityside – 569 units
- Murraygate – 200 units, completed renovation

Thank You!
