

**Housing Commission to Protect and
Preserve Dynamic and Diverse Neighborhoods
Policy and Infrastructure Subcommittee**

Tuesday, March 8, 2016

1:00 PM – 2:30 PM

1400 South Flores

Call to Order

Present: Jennifer Gonzalez, Jim Bailey, Carol Rodriguez, Noah Garcia, Natalie Griffith, Rod Radle, Mu Son Chi

Absent: None

• **Staff Present:**

Michael Taylor, Department of Planning & Community Development
Ramiro Fernandez, Department of Planning & Community Development
Christopher Lazaro, Department of Planning & Community Development
Tom Morgan, Department of Planning & Community Development
John Dugan, Department of Planning & Community Development
Catherine Hernandez, Development Services Department

1. Approval of February 9, 2016, Policy and Infrastructure minutes.

COMMITTEE ACTION:

The motion was made by Noah Garcia and seconded by Natalie Griffith to approve the February 9, 2016, Policy and Infrastructure Subcommittee minutes as submitted.

AYES: Gonzalez, Bailey, Rodriguez, Garcia, Griffith, Chi

NAYS: None

ABSTAIN: Radle

THE MOTION CARRIED

2. Continuation of briefing and discussion on a framework for a policy and program assessment

3. Briefing and discussion on a framework for a possible inclusionary housing program

Michael Taylor - update on RFP

Jim Bailey briefed the committee on his meeting with ULI; Clint Wynn, Steve Yndo, and David Adelman. ULI would like to be involved and would like to develop a special liaison committee. This will be on a volunteer basis and I will be in ongoing discussion with ULI about the formation of the committee.

John Dugan stated to be sure to look at cost.

Mu Son Chi asked if the ULI volunteer committee would need to be cleared through City Attorney's Office.

Michael Taylor stated the ULI volunteer committee would not be affiliated with the Housing Commission. ULI is a separate organization and will provide feedback, on a voluntary basis.

Mu Son Chi stated it should be on paper how the volunteer committee will interface to help ease any apprehension.

Jim Bailey stated this would be a volunteer committee with no power but will be providing feedback.

Carol Rodriguez stated in the long run we are looking for input from various groups.

Rod Radle stated he would like to see what median incomes across the board the families had, related to Mission Trails.

Natalie Griffith stated, along what Mu was suggesting, come up with an outline of how the volunteer committee would operate.

Michael Taylor stated the university partner may not be on board until April but our goal is to have the first meeting of the working group late March or early April.

Policy & Program Identification

Natalie Griffith asked if the tree ordinance is something that can be added.

MTF Recommendation: Inclusionary Housing

Inclusionary Housing – Goal

Christopher Lazaro presented

Issues in Inclusionary Housing

Inclusionary Housing Considerations

Programs with Affordability Standards

Voluntary/Incentive

Carol Rodriguez asked if there is a count of how often incentives are used.

Mu Son Chi asked if CCHIP and ICRIP are targeted for inner city.

Michael Taylor stated CCHIP is more targeted than ICRIP.

Carol Rodriguez stated looking at how often the incentives are used but also how they are being tracked is important for us to understand.

ICRIP

Natalie Griffith asked if ICRIP is eligible for SAWS fee waivers.

Michael Taylor stated SAWS fee waivers are citywide and they did not limit fee waivers just to ICRIP.

Noah Garcia asked if ICRIP covers the inner city or certain sections. We may need to define the area.

Mu Son Chi asked if ICRIP applies to existing homeowners. Does CCHIP apply to existing homeowners?

Michael Taylor stated the CCHIP only applies to new multi-family development.

Jim Bailey stated a set of policies need to be created in Resident Retention for existing homeowners.

TIF

BONUS DENSITY

CITY OWNED PROPERTY

Rod Radle asked if it would be possible to get a number of units produced through each program.

Natalie Griffith stated, if there is a consensus, we should bypass looking at mandatory inclusionary that requires state action.

Rod Radle stated we should take our time and look at it all and access it.

Natalie Griffith stated she would like to prioritize and place mandatory inclusion at the bottom because that is the biggest battle.

Adjournment – 2:43 PM