



# Memorandum

**TO:** CITY COUNCIL

**FROM:** Mayor Sam Liccardo

**SUBJECT: HOUSING CRISIS  
WORKPLAN**

**DATE:** August 9, 2021

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**Approved**

**Date**

*8-9-21*

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**Recommendation**

1. Direct the City Manager—through the Housing Catalyst or other staff in the Housing Department, working in concert with the Mayor’s staff – to identify and communicate with those affordable and market-rate housing builders who currently have entitlements, but have not moved forward on their projects to receive either a building permit or occupancy permit.
2. Return to Council within 60-90 days with the developers’ reported barriers to housing construction for approved projects.

**Discussion**

According to Staff’s Housing Production Report, over the last three years, the City has approved more than 8,000 units, and issued building permits for nearly 7,000 (in most cases) additional units, but only 3,000 have been occupied. To be sure, much has to do with challenges getting project financing, particularly as construction costs have skyrocketed. There are other challenges as well, however. Council would benefit from a clear understanding of those hindrances, particularly where they are of the City’s making. For that reason, I again urge that we do better to understand what clogs the housing pipeline, particularly where those issues do not involve economic factors over which we have no control.