

Housing Catalyst Team Work Plan & Housing Element Annual Progress Report

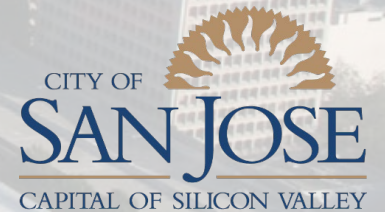
Housing and Community Development Commission

March 14, 2024

Item VII. A.

Jerad Ferguson, Principal Planner, PBCE

Kristen Clements, Division Manager, Housing
Department



*Planning, Building and
Code Enforcement*

Background



2018

Housing Catalyst
Team Established



November 2022

Final Update on
Housing Crisis Work
Plan

Creation of
Housing Catalyst
Team Work Plan



June 2023

Council Adopts
Housing Element

Housing Catalyst
Work Plan at CED
Committee



August 2023

Housing Catalyst
Work Plan at HCD
and then to City
Council



January 2024

HCD certifies
Housing Element

Housing Catalyst Team Work Plan

Housing Element Programs

Near-term

Medium-term

Long-term

2023-2031

Housing Catalyst
Team
Work Plan

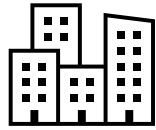
Near-term Housing Element
programs underway or
initiated in next two years




Additional housing-related
work items from Council or
staff

125 Multi-part Work Items – Production, Preservation and Protection

Impact and Level of Effort





Impact

- High Impact 
- Moderate Impact 
- Low Impact 
- Legally Required 
- To Be Determined 



Effort

- Low Effort 
- Moderate Effort 
- High Effort 

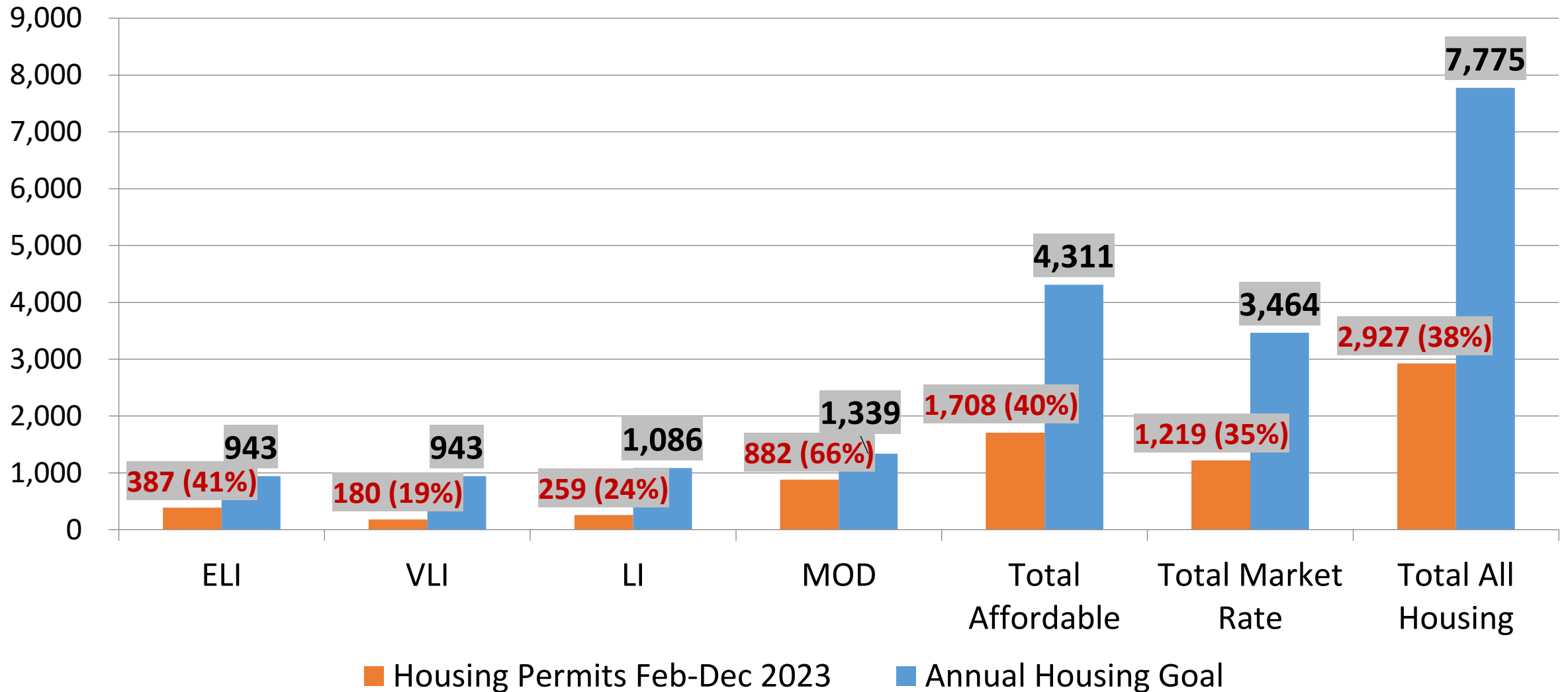
Work Plan Highlights

- Housing on Public/Quasi Public Lands (P-24)
- City Infill Housing Ministerial Approval Ordinance (P-7)
- Small Multifamily Housing (P-35)
- CEQA Analysis for Urban Villages (P-37)
- Evaluation of Urban Village Planning Process (P-40)
- Prohousing Designation (P-23, P-40)

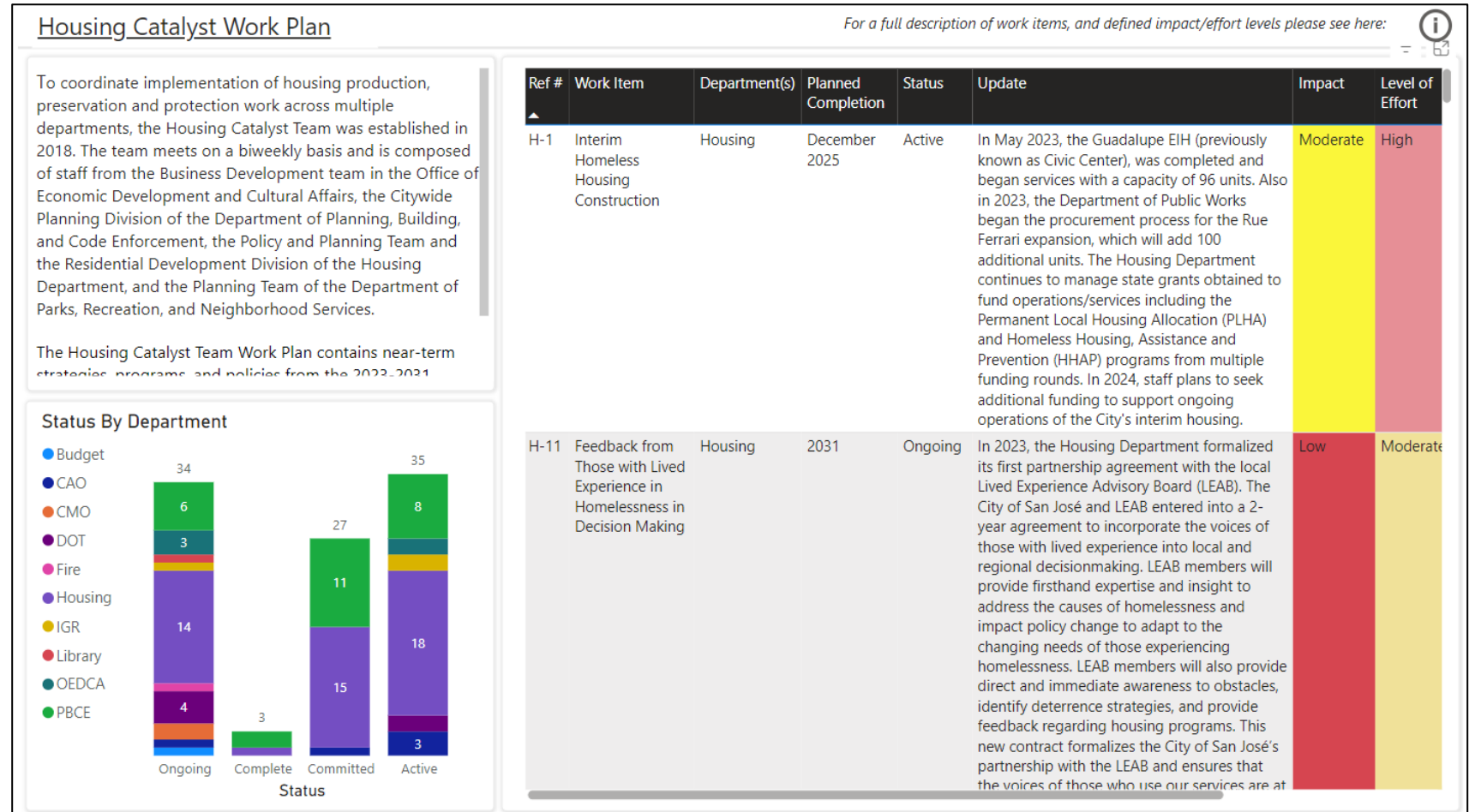
Key Anti-Displacement Work Items

- Establish a Preservation NOFA (R-2)
- Preservation and Community Development Capacity Building (N-4)
- Mobilehome Park General Plan Designation for Remaining Mobilehome Parks (R-6)
- Tenant/Landlord Resource Centers and Code Violations Reporting (S-1)
- Eviction Prevention - Housing Collaborative Weekly Eviction Prevention Court Clinic, Eviction Diversion Program, and Other Support for Legal Services (S-12)
- Local Enforcement of State Tenant Protections (S-32)

Housing Production – Building Permit Issuance



Housing Catalyst Work Plan Dashboard



Next Steps

- Combined City Council item on Housing Catalyst Team Work Plan and Housing Element Annual Progress Report on March 19th
- Advance individual work items
- Annual Report to HCDC

Recommendation

Review Housing Catalyst Work Plan Report and Housing Element Annual Progress Report and make possible recommendations to staff and/or the City Council

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Housing

Rent Stabilization Program Fees for Fiscal Year 2024-2025

**Housing and Community
Development Commission**

March 14, 2024
Item VII-B

Emily Hislop
Division Manager

Brittany Stafford
Senior Development Officer

Noel Padilla
Senior Analyst

Cost Recovery

- Apartment Rent, Tenant Protection, Mobilehome Rent, and Ellis Act Ordinances are Category I fees
- Category I fees should be 100% cost recovery



What costs do the fees cover?

Personal Services

Wages, benefits, and retirement

- Compliance team
- Petitions team
- Management & Legal
- Admin, IT & Public Info

Non-Personal Services

Equipment, hearing officers, materials

- Laptops and headsets
- Printed Communications (mailers, flyers, forms)
- Outreach and Technical Support



Reduced Fees during COVID-19 Pandemic

- To mitigate impacts of the eviction and rent increase moratoria, fees were temporarily reduced

| | 2018-2019 | 2019-2020 | 2020-2021 | 2021-2022 |
|------------------------------------|-----------|-----------|-----------|-----------|
| Apartment Rent Ordinance | \$77.00 | \$85.00 | \$55.00 | \$55.00 |
| Tenant Protection Ordinance | \$6.00 | \$9.00 | \$5.00 | \$5.00 |
| Mobilehome Rent Ordinance | \$26.00 | \$24.00 | \$20.00 | \$20.00 |



Three Year Plan to Step Up Fees

- Staff presented to Commission during fee approval for FY 2022-2023 a gradual fee increase over 3 years

| | 2023-2024 (approved) | 2024-2025 (projected) | 2025-2026 (forecasted) |
|------------------------------------|-------------------------|--------------------------|---------------------------|
| Apartment Rent Ordinance | \$72.00 | \$76.00 | \$81.00 |
| Tenant Protection Ordinance | \$23.00 | \$28.00 | \$29.00 |
| Mobilehome Rent Ordinance | \$33.00 | \$30.00 | \$31.00 |
| Ellis Act Ordinance | \$2,833.00 | \$2,833.00 | \$2,833.00 |



Recommendations for FY 2024-2025

- Fee amounts adjusted after thorough analysis of staff time allocations and more accurate count of Tenant Protection Ordinance only units

| | 2023-2024 | 2024-2025 (Proposed) |
|------------------------------------|------------|-------------------------|
| Apartment Rent Ordinance | \$72.00 | \$76.00 |
| Tenant Protection Ordinance | \$23.00 | \$28.00 |
| Mobilehome Rent Ordinance | \$33.00 | \$30.00 |
| Ellis Act Ordinance | \$2,833.00 | \$2,833.00 |



Jurisdictional Comparison

| | San José (Proposed FY 2023-24) | Los Angeles County (FY 2023-24) | Oakland (FY 2023- 24) | Berkeley (FY 2023-24) | Inglewood (FY 2023-24) | Mountain View (FY 2023-24) |
|----------------------------------|--------------------------------------|---------------------------------------|-----------------------------|--------------------------|---------------------------|----------------------------------|
| Population | 1,015,785 | 1,057,162 | 413,775 | 124,321 | 107,762 | 82,376 |
| # Covered Units | 85,993 | 122,290 | 80,000 | 26,000 | 23,000 | 15,000 |
| # Full-Time Staff | 20 | n/a | 26 | 25 | 17 | 7 |
| Staff per 1,000 units | 0.23 | n/a | 0.32 | 0.96 | 0.74 | 0.47 |
| Per Unit Fee | \$76 / \$28 | \$90 / \$30 | \$101 | \$290 / \$178 | \$184 | \$108 |



Next Steps

- 🏠 **May 03, 2024:** Publication of proposed fee schedule
- 🏠 **June 18, 2024:** City Council review and approval
- 🏠 **July 1, 2024:** New fees effective



Recommendation

Review the proposed fee structure for Fiscal Year 2024-2025 for the Rent Stabilization Program, as stated below, and recommend that the City Council approve the proposed fees:

- i. Annual Apartment Rent Control Fee: increase from \$72.00 per unit to \$76.00;
- ii. Annual Apartment Non-Rent Control Fee: increase from \$23.00 per unit to \$28.00;
- iii. Annual Mobilehome Rent Control Fee: decrease from \$33.00 per unit to \$30.00; and
- iv. Fees in connection with withdrawal of a building under the Ellis Act Ordinance: maintain \$2,833 per unit for up to 10 units and \$951 per unit for over 10 units.





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