

Legislation Details (With Text)

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On agenda:	5/8/2018	Final action:	
Title:	Actions Related to the Inclusionary Housing Rental In-Lieu Fee and the Affordable Housing Impact Fee.		
Sponsors:	City Council		
Indexes:			
Code sections:			
Attachments:	1. Memorandum, 2. Supplemental Memorandum, 3. (a) Resolution, 4. Letter(s) from the Public, 5. Presentation		

Date	Ver.	Action By	Action	Result
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Actions Related to the Inclusionary Housing Rental In-Lieu Fee and the Affordable Housing Impact Fee.

(a) Adopt a resolution that amends Resolution No. 77218 as previously amended by Resolutions No. 78010, 78392 and 78473 (collectively the “Housing Impact Fee Resolution”) by updating Section 13 regarding the transition between the Affordable Housing Impact Fee and Inclusionary Housing Ordinance Programs to (1) replace the requirement for issuance of Building Permits with a requirement for submittal of final approved building plans; (2) to add a transition process for rental projects that have not recorded an affordable housing agreement but were eligible for the AHIF Pipeline Exemption; (3) to add a transition process for rental projects with tentative maps approved prior to June 30, 2018; (4) allow Downtown High-Rise projects that fail to obtain Certificates of Occupancy by the applicable due date to pay the housing impact fee rather than meet the inclusionary housing ordinance requirements if they have obtained Building Permits; and (5) clarify that the AHIF continues to apply to projects with less than 20 units; and

(b) Accept the Housing Department’s staff report regarding the transition from the Affordable Housing Impact Fee (AHIF) to the Inclusionary Housing Ordinance (IHO) program for new rental developments in San José.

CEQA: Not a Project, PP17-008, General Procedure & Policy Making resulting in no changes to the physical environment. (Housing)