
Proposed Amendment to Ordinance 20220426, CB22-1355

LUTI – November 1, 2022

Expanding Housing Affordability

- Ordinance approved on June 8, 2022 and went into effect on July 1, 2022
- EHA requires the following depending on project type
 - Projects with 10 or more residential units to provide affordable housing via a number of compliance options
 - Non-residential projects and residential projects with up to 9 units subject to increased affordable housing linkage fees
- Included a grace period for projects subject to a site development plan and projects only subject to a building permit to continue to comply with the prior affordable housing linkage fees if submitted and approved by certain timeframes
- Projects subject to a building permit must have submitted, been accepted for review and paid plan review fees on or before June 30, 2022 and must be approved by December 31, 2022 to be subject to the former linkage fee rates

Proposed Amendment

- Given the current backlog in residential building permits for single-family and duplex projects, we are proposing to change the date by which projects subject to a building permit must be approved by from December 31, 2022 to June 16, 2023
- We are NOT requesting to modify the approval timeframe for projects subject to SDP (3+ units or commercial) as we don't yet have enough data, and will continue monitoring and reporting on those projects as we agreed

Rationale

- When effective date language was developed in October 2021, residential projects were taking approximately five to six months to get approval
- Due to the amount of turnover on the residential team over the last year, our review times have increased, and it's now taking approximately 10 months to get approved based on data of projects approved in the last 90 days
- In order to give sufficient time for projects to receive approval as a result of our backlogs, CPD is requesting to change the approval date to June 16, 2023

Proactive steps to reduce backlog

- Selected & trained a residential plan review consultant
 - Reviewing approximately 30 projects/week as of 1st week of October
- Approved overtime for exempt and non-exempt staff to assist with the residential backlog
- Aggressive focus on filling positions and training new staff
- Using an on-call structural engineer to supplement complex residential structural reviews
- Implemented ‘field approval’ for very minor code compliance issues to get permits ‘out the door’ (i.e., to *not* require another round of plan review)
- Implemented ‘minor resubmittals’ process for priority review
- Aggregate of all above will result in residential backlog reduction near end of Q1 2023

Questions?

- Mayor Council – 11/8/2022
- 1st reading – 11/14/2022
- 2nd reading – 11/21/2022