



City Council Agenda Item 9-\_\_\_\_  
Meeting of \_\_\_\_\_

## **CITY OF BELMONT**

City Councilmember Agenda Item 9

FROM: Councilmember Braunstein

RE: Low to Moderate Income Housing Report and Policy Guidelines

City Councilmembers:

### **Description of Issue/Request**

I am requesting that the Council consider placing a priority on developing a Low to Moderate Income Housing Report and Policy Guidelines by tasking the city's Infrastructure Committee to work with staff over the next 12 months.

As recently as July 8, 2008, the Redevelopment Agency was asked to consider renting or selling the Emmett House and 30 Oxford Way properties. In separate decisions, the Redevelopment Board opted to retain both properties and thus rent them for the foreseeable future. What was lacking from that discussion was a plan to coordinate these and future property decisions into a more comprehensive context that would address property acquisition, retention and disposal (sale). The plan I envision is not limited to the concepts listed below, but should incorporate the following concepts in addition to those laid out by the council and staff and any public or professional input. The plan should include

- 1) A goal -- how many properties does the city ultimately need to reach;
- 2) Answers to questions related to our existing stock and desire for our future stock – location, and mix (rental vs. resident-owned and condos, townhouses, vs. single-family homes);
- 3) An understanding of the number of rental units the city is able to service and maintain;
- 4) A list of policies or guidelines to help the board determine under what conditions to transition a property from a rental to a sale;
- 5) A list of policies or guidelines related to budget – how much money should be maintained in the account, and what are the parameters for investing in single or multiple property transactions; and
- 6) A council committee responsible for interacting with staff in order to provide the necessary research, deliberation and policy consideration to support this program.

By addressing these components and any others as suggested by members of the council and staff, the Redevelopment Board would have the structure, plan, and guidelines in place in order to successfully manage this program and accomplish goals set within our city and any set by external organizations.

As a first attempt to move this process forward, a structure should be developed in order to give this issue the attention it deserves. I would respectfully place this issue under the primary responsibility of the city's Infrastructure Committee. That way, the committee can be used as an intermediary between the RDA Board and city staff in order to request and obtain manageable amounts of information in a timely fashion. Periodically, staff would provide the Board with updates and policy questions, which would ultimately be bound into an LMI Housing Report.

**Approximately how much staff involvement will this item take?**

Staff's time would be significant, but would be much more manageable when working within the council's committee structure.

**Financial Implications**

Not applicable at this time. To be determined at a future date.

**How time sensitive is this issue?**

This is a very time sensitive issue. The Redevelopment Agency has already been asked to decide the status of the Emmett House and 30 Oxford Way. I would like to see the city work on developing a comprehensive LMI Housing Report and answering policy questions that help the city to better manage the program.

Work efforts associated with this project are expected to compliment tasks and milestones associated with the City's Housing Element Update which is due for adoption to the State in June 2009.

**General Plan/Vision Statement**

Housing Element Goal 2

"Provide residential sites through land use, zoning, and specific plan designations to encourage a broad range of housing opportunities."

General Plan Goal 1015.4

"To maintain and enhance the appearance of the City through controlling the location, timing, design and landscaping of new development and encouraging renovation of older areas."