

CITY COUNCIL

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DENIED

Reso No. 2003-_____

File No. _____

Ord No. 2003-_____

Agenda Item No.: 13

Date: March 24, 2010

TO: Honorable Mayor and Members of City Council

FROM: Roni Keiser, Housing Division Manager

SUBJECT: 2009 Annual Housing Report

RECOMMENDATION:

Authorize submittal of the attached report to the State Offices of Planning and Research and Department of Housing and Community Development.

FISCAL ANALYSIS:

None

GENERAL PLAN ANALYSIS:

The reporting requirements are consistent with the Housing Element of the General Plan.

BACKGROUND:

Government Code Section 65400 establishes the requirement that each city submit an annual report on the status of the Housing Element of its General Plan and progress in its implementation using forms and definitions recommended by the Department of Housing and Community Development (HCD). Opportunities for State Housing and Smart Growth funds rely upon each city's demonstration of its compliance with the Housing Element's objectives and deadlines.

In order to demonstrate compliance with the Housing Element, each city must report on the annual building activity of affordable units (Table A), the annual activity for units rehabilitated, preserved or acquired (Table A2), the annual activity of above moderate units (Table A3), the city's progress in meeting its regional housing needs allocation (Table B), and the city's progress in its implementation of the Housing Element programs during 2009 (Table C).

During 2009, Juniper Senior Village was awarded 9% tax credits. This project is a senior project containing 60 affordable units and one manager's unit and is currently under construction.

Respectfully submitted,

A handwritten signature in black ink that reads "Roni Keiser". The signature is written in a cursive, flowing style.

Roni Keiser
Housing Manager

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Escondido

Reporting Period 1/1/2009 - 31-Dec-09

Table A

Annual Building Activity Report Summary - New Construction

Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Juniper Senior Village	5+	R	51	9		1	61		TCAC, RDA		
(9) Total of Moderate and Above Moderate from Table A3 ▶			55	55			55				
(10) Total by income Table A/A3 ▶ ▶			51	9	55	56	116				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Escondido

Reporting Period 1/1/2009 - 31-Dec-09

Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Escondido
 Reporting Period 1/1/2009 - 31-Dec-09

Table A3
Annual Building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	55					55	
No. of Units Permitted for Above Moderate						0	

* Note: This field is voluntary

(CCR Title 25 §6202)

1/1/2009 - 31-Dec-09

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	548		1	23	18	51					93	455
	Non-deed restricted												
Low	Deed Restricted	417		6		60	9					75	340
	Non-deed restricted				2						2		
Moderate	Deed Restricted	461			18							18	443
	Non-deed restricted												
Above Moderate		1,011	71	231	287	190	56					835	176
Total RHNA by COG.		2,437											
Enter allocation number:													
Total Units ▶▶▶			71	238	328	270	116					1,023	1,414
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

Jurisdiction City of Escondido

Reporting Period 1/1/09-12/31/09

Table C
Program Implementation Status

Part One			
Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers.	
Name of Program: 1. Construction Programs	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
1.1: Project Development (Increase affordable housing through redevelopment and rehabilitation) Anticipated impact: Increased supply of rental and ownership units for very low-income and low-income residents (200)	Send out RFP Select projects Acquisition, rehabilitation, or preservation	Summer/06 Fall/06 2008	RFP sent Summer/05 Projects selected Fall/05 (141 units) Construction of seven units (Milane Lane/7) was completed during 2006, 20 in 2007 (Serenity Village/8, Oranewood/7 and Brotherton/5) and 80 (Las Ventanas Village/ 78 affordable) in 2008. Four of the Serenity Village units were funded by the County of San Diego. Total = 105 affordable units
1.2: Mortgage Revenue Bonds (Provide credit support for issuance of revenue bonds) Anticipated impact: Acquisition, rehabilitation, preservation, or construction of affordable housing for low-income households.	Continuation of program	Ongoing	Ongoing
1.3: First-Time Homebuyer/Home Entry Loan Program (HELP) and Home Ownership Made Easy (HOME) (Provide \$25,000 loans to low-and moderate-income households for closing and down payment) Anticipated impact: Increased homeownership opportunities for low- to moderate-income households (200 units).	Continue to provide assistance Implement additional marketing strategies	2005-2010	52 HELP loans funded during 2009 80 HOME loans funded during 2009

Name of Program: 1. Construction Programs (Continued)	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
<p>1.4 First-Time Homebuyer/Mortgage Credit Certificates (Provide mortgage credit certificates to new homeownership to reduce taxes) Anticipated impact: Additional homeownership opportunities for low- and moderate-income households.</p>	Continue to issue	Ongoing	3 MCC were issued during 2009
<p>1.5 Emergency Shelter Program (Streamline Emergency shelter requests) Anticipated impact: Provision of shelter for individuals and families with special needs.</p>	<p>Amend Zoning Code To allow with CUP in Hospital Professional (HP) Zone. Involves giving emergency shelter its own land use code.</p>	2006	<p>Amending the Zoning Code to allow emergency shelters in the HP zone (with a CUP) is a continued program from the previous 1999-2004 Housing Element. During the 1999-2004 Cycle, the Zoning Code was also amended to allow emergency shelters in the M-1 zones (subject to the approval of a conditional use permit). Since then, staff has inventoried available sites and determined that adequate land is available in the M-1 zone to serve the estimated emergency housing need.</p> <p>A comprehensive code amendment addressing Housing Element implementation was considered 8-22-07 by City Council. Council did not approve the amendment to the HP zone due to the existing available land in the M-1 zone.</p> <p>The City also worked collaboratively with the other jurisdictions in the region to create a comprehensive plan in which each city provides emergency shelter annually for an agreed amount of homeless individuals for 100 consecutive days starting in early December. On 9-12-07, City Council approved the Regional Plan allowing for the use of the Salvation Army multi-purpose room as shelter for 30 individuals. During 2009, the facility operated at its approved capacity.</p>
<p>1.6 Section 202 Development (Provide federal capital advances and project rental assistance under Section 202 of the Housing Act of 1959) Anticipated impact: New housing opportunities for senior/disabled households.</p>	<p>Biannually explore ways to receive 202 funding and related funding</p> <p>Increase the number of units for seniors and for persons with disabilities by 29</p>	Ongoing	<p>In June of 2006, the development proposal for the 61-unit senior facility was approved at City Council. Plan checking began before the end of the year. Much of the plan checking was conducted over the course of 2007 and completed during 2008. The project received 9% tax credits in September 2009 and is currently under construction.</p>

Name of Program: 1. Construction Programs (Continued)	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
<p>1.7 Infill New Construction (Support new construction of homeownership and rental units and redevelopment/revitalization on infill sites) Anticipated impact: New housing opportunities for homeownership and rental for low- and moderate-income households.</p>	<p>Annually track remaining infill sites in urban core</p> <p>Prepare marketing material to promote the availability of incentives</p> <p>Contact developers and pursue development plans on identified recyclable sites and promote infill and reuse strategies and incentives</p> <p>Provide financial assistance through applications for loans and grants</p>	<p>Ongoing</p> <p>2007</p> <p>Annually</p>	<p>Ongoing</p> <p>Housing Division Manager met with several developers to discuss potential redevelopment. Planning staff followed up with research to facilitate maximum densities in high density zones. Nineteen new affordable units (Serenity Village, Brotherton Square, Orangewood) were completed on infill sites during 2007. Two development proposals (Las Ventanas and the SoCal Senior Development) on infill sites for a total of 141 units (138 affordable) were approved in spring of 2006. Las Ventanas, with a density of 40.12 du/ac, was mostly built in 2007 and recently completed in 2008. A proposal for acquisition of multi family units on Elder Place for the purpose of redevelopment was approved in 2009. There is potential for acquisition of 11 or more multi-family buildings.</p> <p>In 2007, the City received a Workforce Housing Grant.</p> <p>Brotherton Square (22 units) was completed in 2007 and was assisted with the City's Affordable Housing Funds leveraged with a CalHFA HELP loan for \$1.4M. Las Ventanas (80 units) was completed in 2008 and assisted with the City's Affordable Housing Funds leverage with a CalHFA HELP loan of \$1.25M and Tax Credits of \$1.99M. A third CalHFA HELP loan for \$800K was awarded to the City on behalf of the SoCal Senior Development. Construction is pending the award of Tax Credits for which the City has assisted in their application and to date none have been awarded. CalHFA loans on hold due to State budget.</p>
<p>1.8 City-owned Sites (Facilitate the redevelopment/development of affordable housing on City-owned sites) Anticipated impact: Sites for affordable housing.</p>	<p>Use City-ownership as a potential inducement for rehabilitation of more affordable housing</p>	<p>Ongoing</p>	<p>The Housing Division and the Public Works Department continue to review properties when they become available as potential sites for redevelopment.</p>

Name of Program: 1. Construction Programs (Continued)	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
1.9 Density Bonus (Allow density bonuses and residential incentives for affordable and senior housing) Anticipated impact: Additional housing opportunities for low- and moderate-income households.	Ongoing Review of Ordinance to provide more incentives and more flexible zoning standards	Ongoing 2006	In the summer of 2006, Environmental Review was completed on a draft comprehensive code amendment to update compliance with State Law. The portion related to density bonus was denied 8-22-07 by City Council since the City currently has a Density Bonus and Residential Incentive Ordinance and a Planned Development Ordinance that effectively encourage the development of high density affordable housing. Two recent examples of high density affordable housing development include the Las Ventanas project, developed at 40.12 du/ac with a density bonus of 67% and the SoCal Senior Facility, approved at 53.5 du/ac with a density bonus of 33%.

Name of Program: 2. Rehabilitation Programs:	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
2.1 Housing-Rehabilitation Owner Occupied (Provide rehab loans of \$25,000/\$40,000 for single-family residents and \$8,000/\$20,000 for mobilehomes) Anticipated impact: Rehabilitation of units for very low-income, low-income, and moderate-income households (160 units).	Continuation of program Implement additional marketing strategies Expand program	2005-2010 Winter 06 Spring 06	Rehabilitation of 33 units during 2006 Rehabilitation of 29 units during 2007 Rehabilitation of 23 units during 2008 Rehabilitation of 22 units during 2009 The Program was advertised in the community newsletter for the first time. A staff person was hired to work only on the program and was able to bring the number of rehabs up to 33 in 2006, and 29 in 2007. The rehab of 22 units was completed in 2009 which is slightly smaller than years prior.
2.2 Housing Rehabilitation: Renter Occupied (Continue to explore potential rental rehabilitation programs) Anticipated impact: Increase rental rehabilitation for very low-income and low-income households (50 units).	Ongoing	Ongoing	Due to lack of demand for assistance, the program was not funded. The City continues to explore ways to encourage assistance. Refer to Program 1.1 (Project Development) and 2.3 (Recycling Existing Structures) for rehabilitation of multi-family housing.

Name of Program: 2. Rehabilitation Programs: (Continued)	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
<p>2.3 Recycling Existing Structures (Continue to explore ways to encourage the recycling of older structures for affordable housing opportunities) Anticipated impact: Additional affordable housing opportunities for very low-income and low-income households. (20 Units)</p>	<p>Continue with exploration and evaluation of options such as incentive programs for efficiency units, acquisition-rehabilitation-resale and a special Planned Development approach</p>	<p>Ongoing</p>	<p>As discussed under Program 1.1 (Project Development), two redevelopment proposals for a total of 141 units (138 affordable) were approved in the spring of 2006. 80 of the units (78 affordable) were completed in 2008. Housing Division Manager continues to research and meet with developers interested in acquisition and rehabilitation. During 2008, the City allocated \$5M toward the acquisition and rehabilitation/redevelopment of Elder Place in order to provide approximately 55 units of affordable housing (The Crossings). In 2009 they were awarded 9% tax credits.</p>
<p>2.4 Focus on Neighborhoods (Collaborate with departments to channel resources and efforts into neighborhoods) Anticipated impact: The concentration of City resources to one neighborhood and the opportunity for significant community impact both in physical improvement and improvement in quality of life for neighborhood residents. (Low- and moderate-income categories)</p>	<p>Continue collaborative efforts through funding resources, policies and community outreach</p>	<p>Ongoing</p>	<p>Through 12-31-08, concentrated efforts achieved in the Tulip Street neighborhood and the N. Hickory Street neighborhood included street improvements, community engagement and community beautification efforts.</p> <p>Phase I of the street improvement project was completed in the Tulip Street neighborhood, and the design of Phase II of the project has begun. In addition, actions by the Appearance and Compliance Team (ACT) have assisted these neighborhoods and neighborhoods throughout the city.</p>

Name of Program: 3. Conservation Programs:	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
3.1 Transitional Housing/Project Development (Provide temporary shelter for households for a nominal cost to the tenant) Anticipated impact: Assistance to households with special needs (48 bed/units) (very low and low categories).	Continue to work with nonprofits to provide transitional housing	Ongoing	Construction of Serenity Village began during 2006 and completed during 2007. It is comprised of eight transitional 3-bedroom homes on four lots. Four other units were also acquired by Interfaith Community Services and converted into permanent supportive housing (Raymond's Refuge) in 2007.
3.2 Rental Subsidy (Provide households with affordable rents) Anticipated impact: Rental Assistance for very low-income households, based on federal guidelines. Anticipated impact: Rental Assistance for very low-income households (seniors and persons with disabilities).	Collaborate with HUD toward the provision of Section 8 Rental Subsidy to households earning 50% or less of the median income Provide rental subsidy to low-income seniors and persons with disabilities in mobilehomes parks and apartments	Ongoing Ongoing Ongoing	Ongoing During 2009, a monthly average of 1,142 households was assisted with Section 8 Rental Subsidy. During 2009, a monthly average of 153 senior households (or persons with a disability) in mobilehome parks and another 131 in apartments were receiving rental subsidy while waiting for HUD Section 8 eligibility.
3.3 Mobilehome Park Conversion (Provide technical assistance toward conversion to ownership) Anticipated impact: Continued mobilehome resident ownership opportunities for very low-income and low-income residents.	Continue to work with City policies and procedures to assist in conversion	Ongoing	During 2009, the City continued to provide technical assistance to mobilehome parks considering conversions. The City also managed remaining city-owned spaces in Escondido Views (8 lots) and Mountain Shadows (31 lots).
3.4 Mobilehome Rent Review (Rent review of application for increases in mobilehome parks) Anticipated impact: Stabilized rents for mobilehome residents, many of whom are very low- and low-income.	Continue review of proposed increases to maintain affordability of units	Ongoing	Nine rent review hearings were held and monthly increases averaging from \$8.94 up to \$22.87 were approved during 2009.

Name of Program: 3. Conservation Programs: (Continued)	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
3.5 Existing Subsidized Housing Development Assistance (Continue to explore means to prevent conversion of existing affordable housing) Anticipated impact: Continued affordability of subsidized housing developments.	Annually track affordable housing developments and work with owners to extend affordability If owner wishes to sell, contact potential buyers who would want to extend affordability and, if unsuccessful, follow-up with Section 8 and relocation potential	Ongoing Ongoing	Ongoing A CDC-owned property on Terrace Road was listed for sale to affordable housing providers and the public. The property was a single-family residence that was operating as a transitional housing facility. The structure ran its useful life and became vacant. No minimum bids nor acceptable offers were received by the CDC in 2007. In 2008, the property was re-advertised and an acceptable offer was made. The property was in disrepair and was sold in 2009.

Name of Program: 4. Administrative Programs:	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
4.1: Fair Housing (Affirmatively further fair housing through specific education outreach and monitoring activities) Anticipated impact: Continued enforcement of the Fair Housing Plan which will prevent discrimination in housing. Continued landlord/tenant assistance program which will assist in resolving landlord/tenant disagreements (very low- and low-income renters).	Ongoing Disperse information regarding programs at various locations	Ongoing Ongoing	During 2009, the City contracted with Center for Social Advocacy (formerly Heartland Human Relations) to provide fair housing services for counseling and mediation in landlord/tenant disputes. Services include bilingual assistance. Continued to disperse information, review potential impediments to fair housing, and meet with other jurisdictions to discuss and address potential regional impediments. Jurisdictions are working together to prepare a new Regional Analysis of Impediments for 2010 to 2015. The city is waiting for the final A1 draft from the consultant.
4.2: Code Revisions: Nonconforming Use Ordinance Anticipated impact: Continued occupancy of low-income units.	Allow alterations that are nonconforming to existing low-income units per code	Ongoing	Ordinance still in effect.

Name of Program: 4. Administrative Programs: (Continued)	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
4.3: Senior Housing Ordinance enforcement (Encourage construction of senior housing through ordinance review) Anticipated impact: Continuing availability of senior housing.	Continue to encourage development of senior housing	Ongoing	As mentioned under Program 1.6 regarding senior housing, in June of 2006, a development proposal for a 61-unit (60 affordable) senior facility was approved by City Council. Much of the plan checking was conducted over the course of 2007 and completed over 2008. Several applications for tax credits were made during 2007 and 2008, 9% credits were approved in Sept. 2009. The project is currently under construction.
4.4: Housing Information and Referral (Provision of information for marketing and educational purposes) Anticipated impact: More effective and targeted housing programs (especially very low-income and low-income households).	Provide annual updates	Ongoing	Information was updated and distributed via a variety of ways such as the web-site, brochures, mailers, and referral cards and Neighborhood Porch meetings.
4.5: Housing Element Update (To be updated to reflect new data and new policies) Anticipated impact: Continuing current housing element (all income categories).	Update Housing Element	2012	Due at the end of the current cycle (2005-2010). Deadline extended until 2012.
4.6: Land-use Policies (Evaluate current policies as they relate to the Housing Element) Anticipated impact: Better coordination and consistency of plan elements (all income categories).	Review of codes and policies for consistency with Housing Element	Ongoing	In 2009, Housing, Neighborhood Services, and Planning staff worked together during the year to ensure consistency which included review of projects, and policies pertaining to the General Plan, density bonus, minimum density, and parking.
4.7: Licensed Residential Care Facilities Anticipated impact: Continued development of congregate care facilities/licensed residential care facilities (seniors, all income categories).	Facilitate development by continuing to permit by right in CG and HP zones and with CUP in Residential zones	Ongoing	Meadowbrook Village, a combined skilled nursing (27 beds), congregate care (51 beds) and senior facility (65 units) was approved in 2004. The congregate care facility was under construction in 2007 and 2008. An expansion to another care facility on Broadway to accommodate 70 additional beds was also approved in 2008. The Meadowbrook Village was modified in 2009 to a total of 147 units. They are currently under construction. 2 units also were added in 2008 (from previous total of 143 units).
4.8: Regional Planning and Cooperation Anticipated impact: More efficient and cost-effective housing programs (all income categories).	More efficient and cost effective housing programs through information sharing region-wide	Ongoing	City staff meets regularly with other jurisdictions in the State and County.

Name of Program: 4. Administrative Programs: (Continued)	Objective	Deadline in H.E.	Status of Program Implementation as of 12-31-09
<p>4.9: Nonprofit Corporation (NPC) Support Facilitate NCPs in their provision of affordable housing Anticipated impact: More effective NPCs and more housing assistance for very low-income and low-income households.</p>	<p>Meet with nonprofit and for-profit developers to identify potential sites and to facilitate provision of affordable, mixed-use and mixed-income development</p>	<p>Quarterly</p>	<p>Ongoing</p>
<p>4.10 Ordinance Review Review of ordinances for impact on low- and moderate-income housing, senior housing and housing for persons with disabilities. Explore ways to modify ordinances to encourage redevelopment/development. Anticipated impact: Removal of government constraints (very low-income and low-income units).</p>	<p>Ongoing</p> <p>Complete code amendments to Density Bonus and Residential Incentive ordinance and to multi-family zones to require minimum densities</p>	<p>Ongoing</p> <p>June 06</p>	<p>City staff worked on an update to Downtown Specific Plan during 2006. City Council adopted the update 3-21-07. Refer to Program 1.7 (Infill New Construction) regarding ordinance review and changes.</p> <p>Refer to Program 1.9 (Density Bonus) for implementation of State law.</p> <p>The Minimum Density Ordinance was drafted by staff and reviewed by City Council in 2006. Adjustments were made addressing Council's concerns pertaining to the impact to homeowners. A revised Minimum Density Ordinance was approved by Council in the summer of 2007. The Minimum Density was a component of a comprehensive code amendment addressing housing element implementation.</p>

CONSTRAINTS

There were no constraints specific to Escondido listed in the Housing Element. However, the City's efforts to address potential constraints was discussed and addressed under Environmental Limitations, Land Costs, and Condominium Conversions. The specific issue, page number, action and status are listed below.

Issue	Page #	Action	Status
Environmental Limitations Environmental features such as: habitat for threatened/endangered species, steep slopes, ridgelines, floodplains/wetlands, geologic constraints and historic preservation	55	The City's focused efforts on rehabilitation and redevelopment will help to minimize environmental limitations on housing, since development would occur in areas already developed	Refer to status of Programs 1.1 (Project Development), 1.7 (Infill New Construction), 1.8 (City Owned Sites), 4.6 (Land Use Policies), and 4.10 (Ordinance Review)
Increasing Land Costs Residential land prices contribute significantly to the cost of new housing	57	Efforts to encourage redevelopment and rehabilitation will help lower costs where facilities and services are already provided	Refer to status of Programs 1.1 (Project Development), 1.7 (Infill New Construction), 1.8 (City Owned Sites), 4.6 (Land Use Policies), and 4.10 (Ordinance Review)
Dramatic Rise in Condo Conversion Applications An estimated total of 800-1000 multi-family units that have been converted or approved for conversion Five to 6% of total multi-family housing stock	59	Amend Condo Conversion Ordinance to: discourage conversion of older, smaller condos; limit to stock that will comply with current building codes and City standards; address impacts to tenants and track remaining multi-family housing stock	Condo Conversion code amendment completed summer of 2005