

**REVISED LEGISLATIVE DIGEST**

(Substituted, 2/25/2020)

[Planning Code - 100% Affordable Housing and Educator Housing Streamlining Program]

**Ordinance amending the Planning Code to require that in Educator Housing projects at least 10% of residential units have three or more bedrooms; affirming the Planning Department's determination under the California Environmental Quality Act; making findings that the Ordinance furthers the purpose of Planning Code, Section 206.9; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public convenience, necessity, and welfare under Planning Code, Section 302.**

Existing Law

The 100% Affordable Housing and Educator Housing Streamlining Program, adopted in Proposition E in the November 5, 2019 Municipal Consolidated Election, and amended in Ordinance 289-19, effective on January 20, 2020, requires that Educator Housing projects, as defined, include at least 50% of units as two-bedroom units.

Amendments to Current Law

This ordinance would require that Educator Housing projects with Development Applications filed after January 14, 2020 include 10% of units as three bedroom units.

Background Information

Proposition E on the November 5, 2019 Municipal Consolidated Election ballot established the 100% Affordable Housing and Educator Housing Streamlining Program in Planning Code section 206.9, which required that Educator Housing projects include 30% of units as two-bedroom units and 20% of units as 3-bedroom units. The dwelling unit mix requirements of the Program were amended in Ordinance 289-29 to require 50% of units as 2-bedroom units or larger, with no requirement for 3-bedroom units. This ordinance would require projects with development applications submitted after January 14, 2020 to also include at least 10% of units as 3-bedroom units. Under section 206.9(h), the Board must approve the ordinance by at least a two-thirds vote of all its members.