

**REVISED LEGISLATIVE DIGEST**

(3/26/2013, Substituted)

[Planning Code - Establishing a Program to Monitor Student Housing Conversions]

**Ordinance amending the Planning Code, by adding Section 102.36.1, to establish an annual monitoring requirement for student housing conversions; and making findings, including environmental findings, and findings of consistency with the priority policies of Planning Code, Section 101.1, and the General Plan.**

Existing Law

The Planning Code was recently amended to recognize a new category of use for student housing along with various limitations for such use. There is no current process to monitor the number of student housing units, the conversion of other uses to student housing, or the conversion of student housing to other uses.

Amendments to Current Law

This legislation would add Section 102.36.1 to create annual monitoring requirements for student housing conversions and enforcement procedures for failing to comply with such requirements. The Ordinance would establish an annual reporting process that addresses the numbers of units, vacancies, occupancies, and average rents for student housing. The requirement would apply to: 1) buildings containing student housing that obtained identified Planning Code incentives during their Planning Commission approval process and 2) buildings that received Planning Commission approval after October 11, 2012 that converted student housing to other uses during the prior year. The entities owning or operating such buildings would submit an annual report to the Planning Department. The legislation also would provide that entities owning or operating a student housing use that does not fall within the limitations above submit only a letter to the Planning Department that no change in student housing has occurred. The Ordinance would make environmental findings and findings of consistency with the General Plan and priority policies of Planning Code Section 101.1.