



SB2 - Growth Management Initiative

Purpose: The purpose of the Growth Management Element and Ordinance initiative is to remove a barrier that limits the number of residential units that can be constructed during one calendar year. This requirement creates an element of unpredictability, time, and possibly cost, with residential development.

Quantifiable Impact on Housing Production: Current policy increases unpredictability, time, and cost, associated with residential development by limiting single family allotments to 75 per developer per year, and multi-family is limited to 200 allotments per developer per year. As such, the number of units that can be constructed as a part of one project is impacted which is of particular concern within the downtown and the City's other PDAs that envision high density residential development. In addition, current policy does not allow for more than 400 allotments per calendar year for most detached single-family houses without Council action. These policies affect the ability to meet current regional and local housing targets, including the Housing Action Plan goal of developing 5,000 housing units by 2023.

Following the necessary analysis of existing City policy and market research, the Ordinance and General Plan Element would be amended or eliminated to allow for residential development consistent with existing City adopted Specific Plans, General Plan and Housing Action Plan.

Background: Growth Management was added to the City's General Plan in 1991, as a response to accelerated growth in the mid-1980's and the City's ability to provide adequate services. This ordinance, still in effect, limits the number of residential units that can be approved each year. Upon city approval, a project receives an "allotment" that can later be used to receive a building permit. The Growth Management Element and Ordinance limits allotments through 2035.

Goals:

- Allow for unmetered residential development, consistent with existing Specific Plans and General Plan
 - Eliminate requirement for developments to be restricted to 200 units in one calendar year
- Reduce uncertainty, time, and cost for housing developers
- Concentrate growth in PDAs, with increased density near existing infrastructure and amenities