



# Memorandum

**TO: HONORABLE MAYOR &  
CITY COUNCIL**

**FROM:** Councilmember  
Sam T. Liccardo

**SUBJECT: 10<sup>th</sup> AND HEDDING  
FAMILY TOWNHOMES**

**DATE:** June 20, 2008

Approved

Date

6-20-08

## RECOMMENDATION

I ask Council to approve the following actions:

- 1) Approve Staff's recommendation;
- 2) Direct City Manager to have staff and the developer engage the community in a discussion on the project that includes outreach to the 13<sup>th</sup> Street NAC and nearby home owner associations, including Viridian.
- 3) Return to Community and Economic Development Committee with policy regarding what additional community outreach will required in instances where all prior neighborhood notification regarding a market-rate, ownership project preceded a developer's decision to seek government subsidies for rental affordable housing.

## BACKGROUND

Late last year, Council approved the Rezoning of the 10<sup>th</sup> and Hedding property for 53 townhomes. While the physical attributes to the property have not changed, the developer, The Core Companies ("Core"), initially introduced this project to Council and the community as a market-rate project for ownership.

With Council's approval today, Core will offer the units for rent at rates affordable to low-income households. At this Council Office's suggestion, Core has presented these changes to the adjacent Japantown neighborhood at a community meeting. Due to the recent nature of this change in approach, however, the developer has not had the time to present the changes to the 13<sup>th</sup> Street NAC within which the project sits. My office has

presented this information to Don Gagliardi, the Chair of the 13<sup>th</sup> Street NAC, and has conducted additional outreach as recently as last weekend.

In light of the deadline for application for funds to the state's Tax Credit Allocation Committee in July, I do not wish to prevent the project from moving forward, but this change warrants additional communication with the community.

The District Three team will be happy to assist in this effort. My office can coordinate outreach to community groups for a meeting. Housing Department staff and the developer can help answer questions about the project timeline, how the property will be managed, and other related issues.