

COUNCILMEMBER NITHYA RAMAN'S INSTRUCTIONS FOR CF 25-1083

Item 12 (CF 25-1083) on today's 10/28/25 PLUM Committee Agenda **BE AMENDED** to **ADOPT** the following **ADDITIONAL RECOMMENDATIONS** as underlined below:

1. Add the following text to the bulleted list under the first moving clause:
 - Detail how SB 79 would impact the following:
 - Low-resource areas.
 - Residential units subject to the Rent Stabilization Ordinance.
 - Sites located within the Coastal Zone and Sea Rise areas.
 - Sites located within Very High Fire Hazard Severity Zones.
 - Sites located within Tsunami Zones.
 - Sites located in or near evacuation routes.
 - Sites that have a designated historic resource either by the City, State or Federal Governments, including individual designations and Historic Districts.
 - Historic Preservation Overlay Zones or National Register Historic Districts (NRHD).
2. Add the following text to the bulleted list under the second moving clause:
 - Estimated increase of revenues generated from the reassessment of properties redeveloped with SB79 projects, and related direct and indirect revenue increases from sales taxes, transient occupancy taxes, utility users taxes and other General Fund revenues.
 - Estimated direct and indirect job creation impacts from projected SB 79 development.
 - Estimated impacts to school enrollment from projected SB 79 development.
 - Estimated impacts of increases in affordable housing production in high- and highest-resource areas.
3. Add the following new moving clause:
 - **I FURTHER MOVE** that the City Council instruct the Department of City Planning to report in 90 days on the City's plan to meet its Regional Housing Needs Assessment (RHNA) consistent with Housing Element and Affirmatively Furthering Fair Housing obligations for the 6th and 7th RHNA cycles in the context of possible exemptions and deferrals under SB79. This should include a capacity modeling exercise to assess maximum zoned capacity and realistic capacity in low-resource areas and high-resource areas near transit, including those studied under the Citywide Housing Incentive Program Ordinance (CHIP) such as Transit Oriented Incentive Areas, Opportunity Corridors, Opportunity Corridor Transitional Areas to ensure compliance under SB79 and Housing Element law.