

HOUSING ELEMENT IMPLEMENTATION (2015-2020)
(1-5 YEARS)

Implementation Action	Responsible Agency/Timeframe/Funding
<p>H11.5 <u>Bonus Density</u>. Continue to provide bonus density units above levels required by State law, to be reviewed on a case-by-case basis.</p> <p><i>The City's bonus density ordinance is out of date with State law. Amend Bonus Density Ordinance to comply with State law.</i></p>	<p>Responsible Agency: Administration, Housing & Human Services and Planning Divisions Timeframe: Ongoing, <i>Amend Bonus Density Ordinance - 1-2 years.</i> Funding Sources: General Fund, TBD</p>
<p>H5.1 <u>Transitional Housing</u>. Continue to fund community-based non-profit agencies, such as Transition House, to provide a range of transitional housing opportunities.</p> <p><i>Amend Zoning Ordinance Definition Chapter to include definition for Transitional Housing and Supportive Housing to comply with State law. These amendments can be processed along with the Bonus Density Ordinance changes.</i></p>	<p>Responsible Agency: Administration, Housing & Human Services Division Timeframe: Ongoing, <i>Amend the ZO definition chapter 2015.</i> Funding Sources: General Fund, HOME, CDBG, HCD</p>
<p>H11.1 <u>Affordable and Workforce Housing</u>. Explore options to promote affordable and workforce housing, including revising the variable density ordinance provisions to increase affordable housing (e.g., limit unit size), requiring a term of affordability, reducing parking standards with tenant restrictions.</p> <p>H11.2 <u>Priority Housing Overlay</u>. Encourage the construction of rental housing, employer sponsored housing, and co-operative housing in the Downtown, La Cumbre Plaza/Five Points area, C-M Commercial Manufacturing Zone and Milpas Street area by providing incentives such as:</p> <ul style="list-style-type: none"> ▪ Increased density overlays up to 63 du/ac as part of the Average Unit-Size Density Program. ▪ Higher Floor Area Ratios (FAR) when such standards are developed. ▪ More flexibility with zoning standards, (e.g., reduced 	<p>Responsible Agency: Planning and Administration, Housing & Human Services Divisions Timeframe: 1-2 years Funding Sources: General Fund</p>

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<p>parking standards).</p> <ul style="list-style-type: none"> ▪ Expedited Design Review process. ▪ Fee waivers or deferrals. <p><i>The AUD Program Ordinance was adopted in 2013 and is currently being implemented. Associated with H11.1 and H11.2 is the evaluation of the AUD Program. Measuring the program's success will involve research and monitoring to quantify the AUD Program's effectiveness and success.</i></p>	
<p>H16.9 <u>Multi-Family Design Guidelines</u>. Develop multi-family residential design guidelines and standards to address unit size, setbacks, open space, landscaping, building size, bulk and scale, and site planning (e.g., pedestrian-friendly design, front porch facing the street or courtyard, and parking located out of sight).</p> <p><i>This program is considered a top priority, particularly given the importance of neighborhood character and compatibility associated with AUD projects. Undertaking this program would require consultant assistance.</i></p>	<p>Responsible Agency: Planning and Building & Safety Divisions Timeframe: 1-2 years Funding Sources: General Fund</p> <p><i>Development of Multi-family Design Guidelines would require funding for consultant services.</i></p>
<p>H17.1 <u>Parking Requirements</u>. Consider incremental changes to the Zoning Ordinance parking requirements such as:</p> <ul style="list-style-type: none"> ▪ Reducing parking requirements for projects that develop under the Average Unit-Size Density Incentive Program to 1 space minimum per unit. ▪ Allowing tandem parking ▪ Providing more flexibility for constrained sites (e.g., allowing for more than one maneuver, use of car stacking devices or other space saving measures) ▪ Eliminating guest parking requirements for housing in the Downtown commercial area ▪ Rounding down when calculating parking requirements. <p>H17.2 <u>Zoning Standards</u>. Consider amending the Zoning Ordinance to change how, where and the extent of outdoor living space,</p>	<p>Responsible Agency: Land Development Team Timeframe: 1-2 years Funding Sources: General Fund</p>

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<p>yard and setback requirements for housing in commercial zones.</p> <p><i>H17.1 and H17.2 could be considered as part of the New Zoning Ordinance Update (NZO) and the Parking Design Guidelines which are currently being prepared.</i></p>	
<p>H13.1 <u>Preserve Rentals</u>. Explore ways to avoid condominium conversions, or alternatively, the creation of cooperative tenant ownership of previous rentals.</p> <p>H13.2 <u>Condominium Conversions</u>. Amend section 28.88.120B of the Municipal Code to require all condominium conversions to conform to the density requirements of the General Plan.</p> <p>H13.3 <u>Rental Units</u>. Allow the reconstruction or rehabilitation of existing rental apartments at non-conforming General Plan densities and zoning standards. The loss of some rental units may be considered to meet building code requirements.</p> <p><i>Associated with the preservation of rentals is the issue of vacation rentals and their effect on the available rental housing stock for local residents. Exploring ways to limit and/or regulate vacation rentals would require additional funding for research, public process and/or enforcement.</i></p>	<p>Responsible Agency: Administration, Housing & Human Services and Planning Divisions Timeframe: 3-5 years Funding Sources: General Fund, TBD</p> <p><i>Additional funding would be necessary to undertake the research, public process, development of standards and/or enforcement of vacation rentals.</i></p>
<p>H15.1 <u>Secondary Dwelling Unit Ordinance</u>. Amend the Secondary Dwelling Unit Ordinance to provide more site planning flexibility and affordable-by-design concepts such as:</p> <ul style="list-style-type: none"> ▪ Changing the existing size limitations to remove percentage of unit size and allowable addition requirements, and allowing a unit size range (300 - 700 s.f.); ▪ The square footage of the secondary dwelling unit shall be included in the floor-to-area ratio (FAR) for the entire property and shall be consistent with the Neighborhood Preservation Ordinance FAR; ▪ Eliminating the attached unit requirement; 	<p>Responsible Agency: Planning Division Timeframe: 3-5 years Funding Sources: General Fund</p> <p><i>Additional funding would be necessary to undertake research, public process, development of standards and/or enforcement; or undertake this program when other priority projects are completed (i.e., LCP, Multi-Family Design Guidelines)</i></p>

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<ul style="list-style-type: none"> ▪ Eliminating or adjusting affordability requirements; ▪ Allowing tandem parking and easing other parking requirements on a case-by-case basis; ▪ Allowing one water, gas, and electric meter and a single sewer line, or reviewing requirements for meter placement and configuration to minimize the cost of individual metering of dwelling units; and ▪ Developing guidelines and prototypes of innovative design solutions. <p><i>Associated with secondary dwelling units is the issue of vacation rentals and their effect on the available rental housing stock for local residents. Exploring ways to limit and/or regulate vacation rentals would require additional staffing for research, public process and/or enforcement.</i></p>	
<p>H20.5 <u>Illegal Dwelling Units</u>. Consider ways to legalize illegal dwelling units in accordance with the requirements of the Zoning Ordinance.</p> <p><i>The implementation timing for this program was originally “TBD”. However, HCD has directed that H20.5 be revised to provide a more specific timeframe. H20.5 has been revised with a timeline of 1-2 years. H20.5 requires completing studies to identify the methods and implications of legalizing illegal units and increased enforcement.</i></p>	<p>Responsible Agency: Planning, Building & Safety Divisions and City Attorney’s Office Timeframe: 1-2 years Funding Sources: TBD</p> <p><i>Funding from the General Fund will be necessary to complete the studies necessary to identify ways to legalize illegal units and/or increase enforcement.</i></p>
<p>H6.8 <u>Design Guidelines</u>. Adopt site and unit design guidelines for senior and disabled units, which incorporate all relevant federal, state and local laws, as well as recommendations from the Access Advisory Committee (AAC).</p>	<p>Responsible Agency: Administration, Housing & Human Services Division Timeframe: 3-5 years Funding Sources: General Fund</p>
<p>H9.1 <u>Accessible Housing Incentives</u>. Implement policies that give incentives for disabled accessible units to be included in market-rate projects.</p>	<p>Responsible Agency: Planning and Administration, Housing & Human Services Divisions Timeframe: 3-5 years</p>
<p>H10.3 <u>Building Reuse</u>. Encourage residential reuse of existing</p>	<p>Responsible Agency: Planning Division</p>

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nonresidential buildings for housing, especially for both ownership and rental affordable housing.	Timeframe: 1-2 years Funding Sources: General Fund
<p>H11.3 <u>Inclusionary Housing</u>. Amend the Inclusionary Ordinance to:</p> <p>a. Consider a 15 – 25 percent inclusionary affordable housing provision in new residential ownership developments for affordable housing to accommodate workforce (middle) income earners:</p> <ul style="list-style-type: none"> ▪ Temporarily suspend the inclusionary housing requirements or in-lieu fees during times of economic downturn if development costs are prohibitive. <p>b. Amend the payment of in-lieu fees to include the following considerations:</p> <ul style="list-style-type: none"> ▪ Eliminate or reduce inclusionary housing in-lieu fees based on preferred development, such as affordable or special needs housing projects; and ▪ Adjust the inclusionary housing in-lieu fee rate based on unit size (i.e., lower fees for smaller units). <p>c. Require a Housing Mitigation Fee for commercial development.</p>	<p>Responsible Agency: Planning and Administration, Housing & Human Services Divisions</p> <p>Timeframe: 3-5 years</p> <p>Funding Sources: General Fund</p>
<p>H11.4 <u>Density Standards</u>. Develop density standards that permit greater densities for projects that provide a greater percentage of price-restricted ownership units than required by the inclusionary housing ordinance.</p>	<p>Responsible Agency: Planning and Administration, Housing & Human Services Divisions</p> <p>Timeframe: 1-2 years</p> <p>Funding Sources: General Fund</p>
<p>H14.1 <u>Market Rate Housing</u>. Market-level housing projects in the multi-family or commercial zones (including mixed-use) shall be encouraged to:</p> <ul style="list-style-type: none"> ▪ Construct unit sizes consistent with averages and maximums set out under the City's Average Unit-Size Density Incentive Program provisions; and ▪ Have access to adequate public open space within a ½-mile radius, a dedication of sufficient useable open space on-site, 	<p>Responsible Agency: Planning Division</p> <p>Timeframe: 1-2 years</p> <p>Funding Sources: General Fund</p>

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<p>a contribution is made toward future parks through in-lieu fees, or a combination of any of these.</p>	
<p>H14.2 <u>Resource Conservation</u>. Establish criteria and standards for resource use in relation to density in the project review process, to encourage reduced resource footprint projects. Residential projects that exhibit a significantly lower resource per capita footprint would be allowed bonus density providing the building remains smaller than allowed by zoning.</p> <p>H14.3 <u>Market-Rate Incentives</u>. Prepare design standards and codify incentives for market rate developers to build smaller, “affordable-by-design” residential units that better meet the needs of our community.</p>	<p>Responsible Agency: Planning Division Timeframe: 3-5 years Funding Sources: General Fund</p>
<p>H16.4 <u>Coordinated Project Review</u>. Address issues of coordination between the Architectural Board of Review (ABR), the Historic Landmarks Commission (HLC) and the Planning Commission (PC). Identify areas where additional staff authority could be given for administrative approvals.</p> <p>H16.5 <u>Infill Project Guidelines</u>. Work with AIA, ABR and HLC members to develop guidelines and examples for small infill projects (adding 1-3 units). Consider allowing projects consistent with the guidelines to be reviewed as Consent items when appropriate.</p>	<p>Responsible Agency: Planning and Building & Safety Divisions Timeframe: 1-2 years Funding Sources: General Fund</p>
<p>H21.4 <u>Presidio Park Apartments</u>. Ensure that Presidio Park Apartments remain affordable in the interim between when their Section 8 contract expires and when the City has option to purchase (2018). Prior to 2018 develop a financial plan to purchase or preferably monetize Presidio Park Apartments and ensure they remain a long term affordable housing project.</p>	<p>Responsible Agency: Administration, Housing & Human Services Division Timeframe: 3-5 years Funding Sources: HOME, CDBG, HCD, Presidio Park Apartment funds</p>