Housing Action Task Force

Working Draft Issues Paper

Index of Actions

October 12, 2001

1. Allow use of variable density of increased density for smaller units only // Create a R-5 High Density Overlay Zone for rentals projects only

2. Adopt an Inclusionary Housing Program

3. Restrict demolition and conversion of housing unless replaced

4. Allow limited new housing in the M-1 Industrial Zone

5. Develop live-work standards in all nonresidential zones

6. Develop a New Housing Mitigation Fee Ordinance

7. Review the Secondary Dwelling Unit (Granny Unit) Ordinance

8. Develop standards for Single Room Occupancy (SRO) developments

9. Rezone R-4 to R-3 to remove hotel/motel / B&B Inns

10. Consider ways to legalize illegal units

11. Consider establishing a Transfer of Residential Development Rights Program

12. Explore the possibility of a deed transfer tax

13. Consider allowing duplex development on R-2 lots between 5-6,000 s.f.

14. Create a Specific Plan for High Density Housing

15. Review the City's Condominium Conversion Ordinance

16. Develop a program to proactively pursue underdeveloped properties

17. Review and revise the Neighborhood Preservation Ordinance (NPO)