2014 ANNUAL AMENDMENTS: AFFORDABLE HOUSING CODE (PHASE 2)

Application #2014-06
January 8, 2014
Previous 2014 scope

INCENTIVES
• 10% affordable housing with voluntary upzones
• Review existing affordable housing incentives
• Consider new bonuses/incentives
• Consider financial incentives
• Affordable Housing Incentives code

REMOVE BARRIERS
• Mini-flats
• ADU standards
Revised 2014 scope

INCENTIVES

• Affordable Housing Incentives policies
  • Continue code/bonuses discussion on separate schedule

REMOVE BARRIERS / PROMOTE AFFORDABILITY

• Promote small, affordable housing types (including “mini-flats”) through parking exemption
• ADU standards and requirements
• Update parking for Group Housing and multi-family housing
• Refine small lot standards
Affordable housing policies

POLICY FRAMEWORK FOR ONGOING EFFORT:

Housing Element:

- H-HC-7  Land Use Incentives (*modifications proposed*)
- H-HA-5  Affordable Housing Incentive Program
- H-HA-6  Regulatory Assistance to Developers of Affordable Housing
- H-HA-7  Inclusionary Requirements for Voluntary Residential Upzones
- H-HA-8  Inclusionary Requirements for City Initiated Upzones
Small & affordable housing types

- Reframed to include Group Housing, Student Housing, Small multi-family (aka, mini-flats)
- Downtown and in MUCs
- In Parking section

EXEMPTION:
- No vehicular parking
- Bike parking required
Proposed ADU updates

CHANGES SINCE LAST TIME:
• No additional parking - if main house has parking
• Home occupations in both – onsite customers only in one
• Less red tape – only one notarized document
Parking standards for group and multi-family housing

INTENT: Remove a barrier to an affordable housing type

• Current number of spaces is high
  • 1 to 2 spaces per room/dwelling

• Proposal:
  • Set baseline requirement at 1 space per room/dwelling
  • Bonus options to reduce to 1 / 2 dwellings, or 1 / 3 dwellings
Small lots
Residential Small Lots – changes to promote infill

Update existing Small Lot Code to...

- Add flexibility and enhance design standards
- No change to permitted densities
- Promote infill in keeping with neighborhood
Single-family small lots changes

- Current small lot code:
  - 4,500 sf + 45 ft width

- Proposed:
  - R-2 Districts:
    - 4,500 + 35 ft width
  - R-3 to R-5:
    - down to 2,500 + 25 ft width
R-2 lot size unchanged

4,500 sf =

• 45 x 100
• 40 x 110
• 37.5 x 120
• 35 x 129
Promote neighborhood pattern...
Multi-family Districts
Single-family within Multi-family districts

PROPOSED:
• R-3: 3,500 x 30 ft
• R-4L: 3,000 x 25 ft
• R-4 & R-5: 2,500 x 25 ft
Single-family small lot design standards

- Existing standards (to go below 5000 sf or 50 ft width):
  - Clear building entrances
  - Garages from rear or size limited
  - 15% of front façade transparent
  - Rooflines oriented to street
  - Driveway size limited
  - Functional yard space
  - Housing style variety
  - Some materials prohibited

- Proposed new requirements:
  - Small lot standards not available for pipe stem lots
  - Infill must follow existing neighborhood pattern
  - Height limits:
    - 40-50 ft lots – 30 ft maximum height
    - Less than 40 ft lots – 25 ft maximum height
Small lot example
Two- and three-family small lot changes

- Densities already permitted:
  - R-3, R-4, R-4L: Townhouses allowed
    - 3,000 to 1,000 sf x 16 ft minimum width
  - R-4L, R-4 and R-5: Multi-family allowed

- Proposed changes (in multi-family districts)
  - Minimum lot size – range from 6,000 to 3,500 sf
  - Reduce duplex minimum average lot width from 50 to 32 feet
  - Apply design standards currently applicable in MUC Districts
  - Be consistent with current townhouses approach
Two- and three-family design standards

Apply standards applicable in X Districts:

- Covered entryways
- 15% transparency
- Garages to rear or size limited
- Articulated design
- Utilities screened
- Fencing standards
Requesting Commission direction…

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