

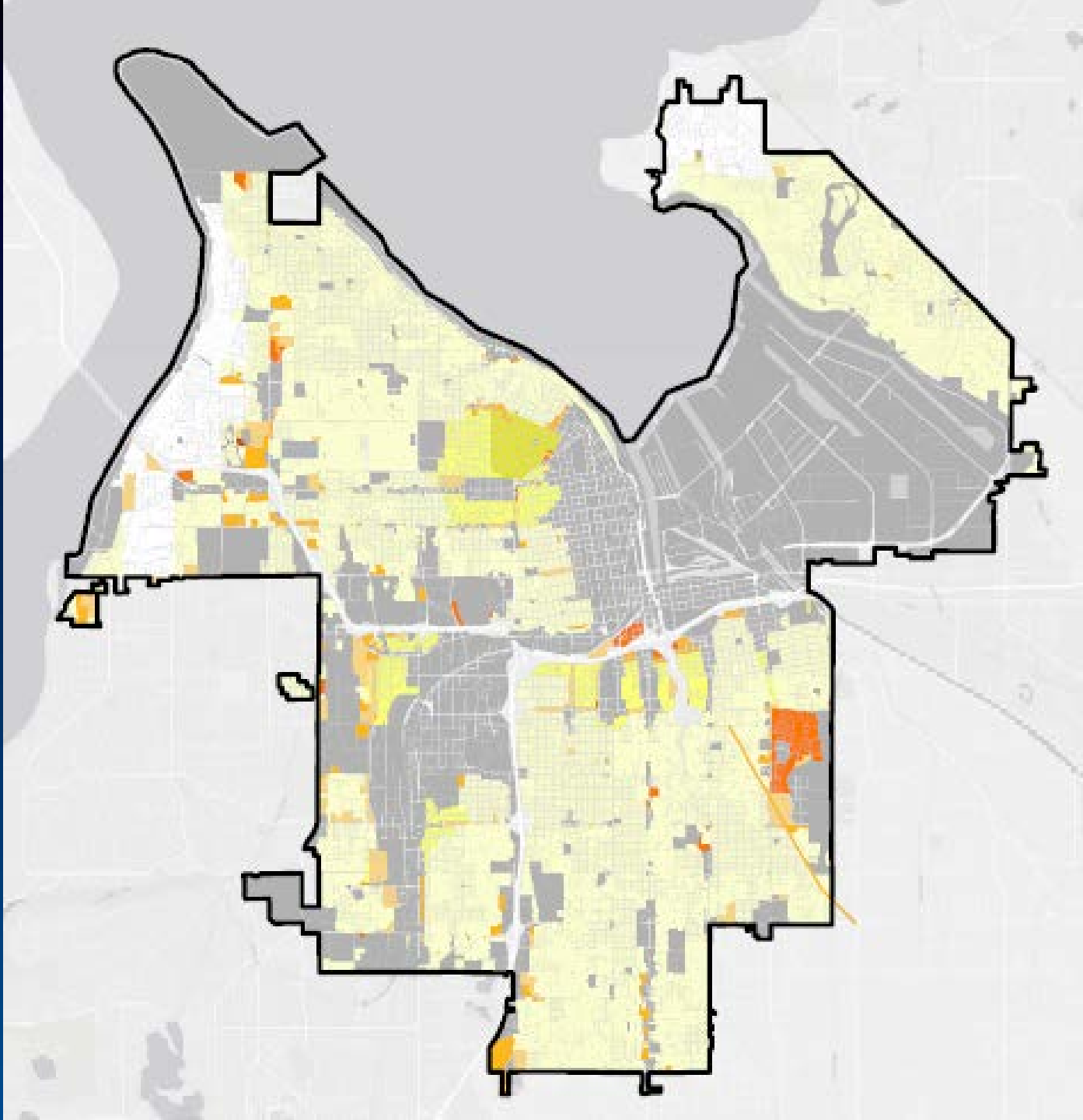
Affordable Housing Planning Work Program (Phase 3)

Planning Commission
July 1, 2015



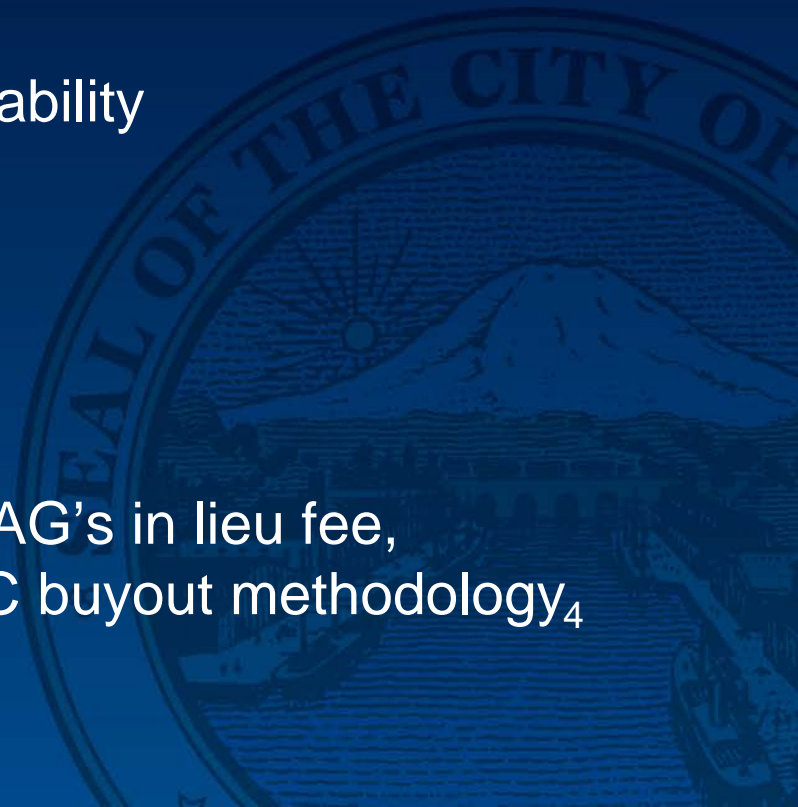
Proposals

1. Lot size flexibility & update standards
2. Special Review Districts
3. Pilot Infill Program
4. Planned Residential Districts
5. Affordable Housing Incentives & Bonuses; Upzone requirements
6. City process enhancements



Affordable Housing Incentives & Bonuses

- Methodology:
 - Density bonuses – total or bonus increment?
 - Fee in lieu
 - Tracking, monitoring, predictability
- Policy:
 - Downtown FAR bonus
 - Upzones
 - Multifamily and X Districts
- Recommendation: Include AHPAG's in lieu fee, density bonus refinements, MUC buyout methodology₄ in public draft



Historic Districts

- Proposals: small lots, 2 and 3-family w CUP, DADUs, cottage housing
- Key issues:
 - Better city design review tools
 - Contributing vs non-contributing structures
 - Infill impacts
- Options:
 - Seek public comment on all proposals
 - No conversions of contributing structures
 - Other...

DADU height

- Objectives:
 - Allow second story units (above garages)
 - Prevent out of scale buildings
 - Allow for pre-existing structures
- Recommendation: 18 feet (to mid-point of roof), existing structures may be taller with CUP.

Lot size flexibilities

- Proposal:
 - Lot size averaging
 - CAPO density bonus
 - Cottage housing & PRD's
 - SRD lot size reduction
- Potential addition: Alley area credit
 - R-1 & R-2
 - Half of alley abutting lot & used for access counts for lot area
 - Up to 10% of lot size

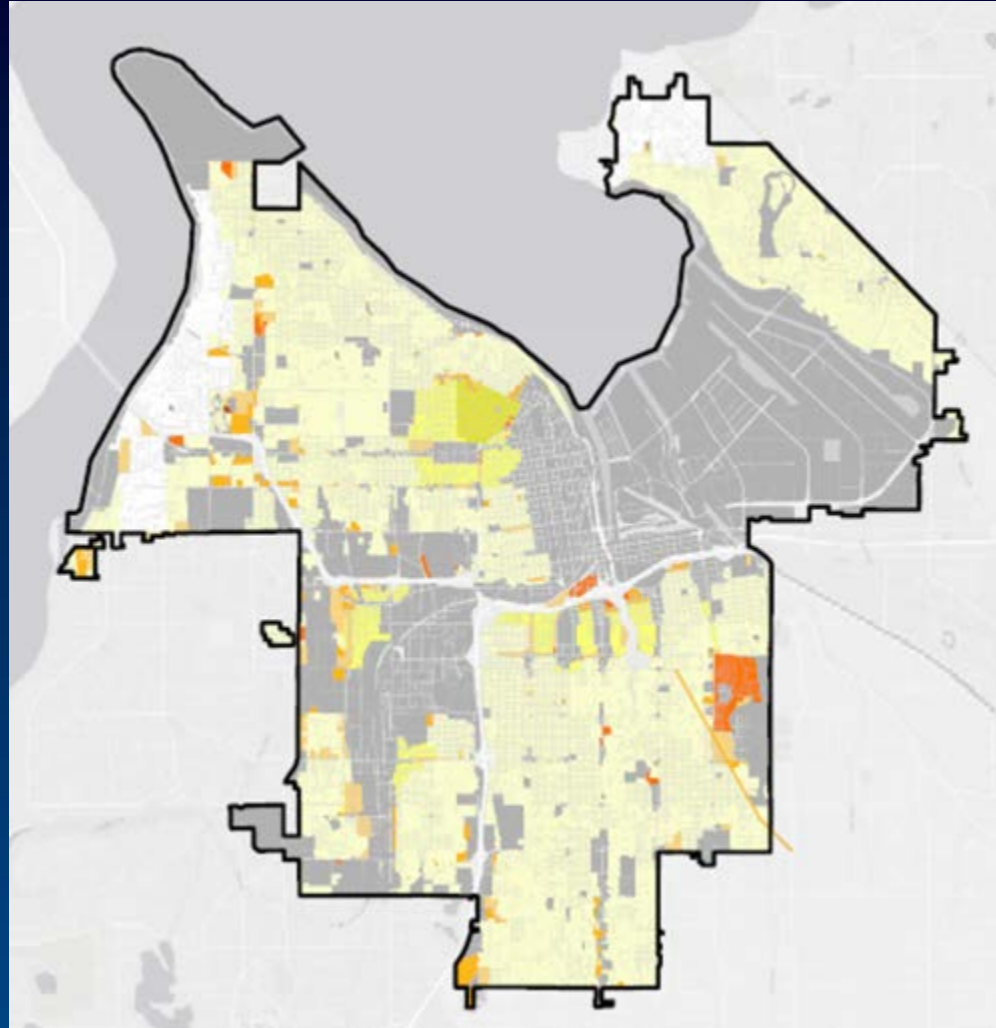
Alley area proposal

	R-1	R-2	R-2SRD	HMR-SRD	R-3	R-4-L	R-4	R-5
Standard lots	7,500	5,000						
Small Lots	6,750	4,500	3,500	3,500	2,500	2,500	2,500	2,500
Alley bonus (min. size)	6,000	4,000	N/A					

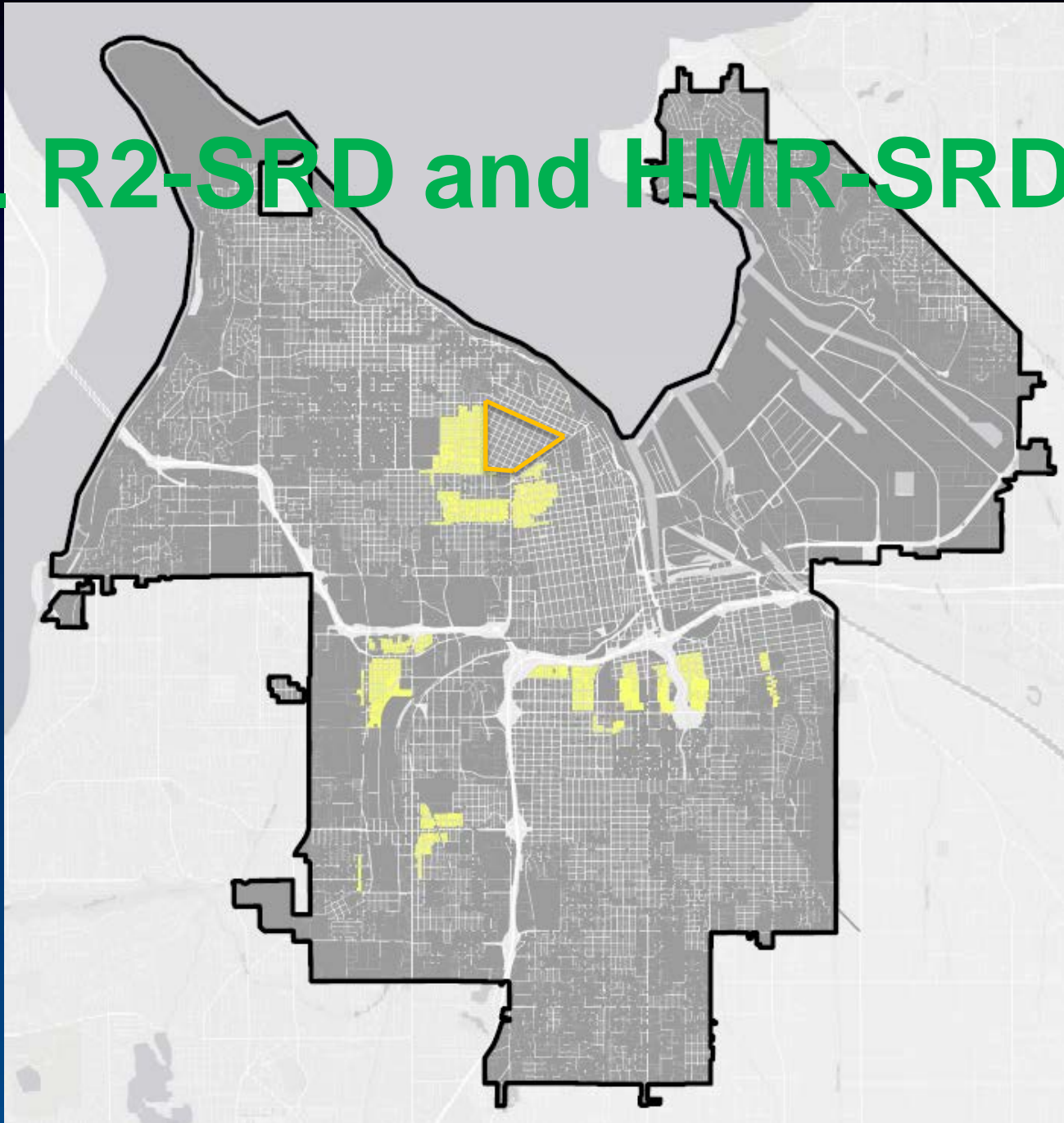
Potential Commission findings

- Incentives and bonuses
 - Prioritizing public benefits
 - Learning from experience
 - Changing market conditions
- Additional affordability strategies
- Design review tools
- Historic Districts – preservation and adaptive reuse/infill

Seeking Commission direction



2. R2-SRD and HMR-SRD



Vacant, 2-acres and greater

