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 methodology 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

<table>
<thead>
<tr>
<th></th>
<th>R-1</th>
<th>R-2</th>
<th>R-2SRD</th>
<th>HMR-SRD</th>
<th>R-3</th>
<th>R-4-L</th>
<th>R-4</th>
<th>R-5</th>
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</thead>
<tbody>
<tr>
<td><strong>Standard lots</strong></td>
<td>7,500</td>
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<td></td>
<td></td>
<td>5,000</td>
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<tr>
<td><strong>Small Lots</strong></td>
<td>6,750</td>
<td>4,500</td>
<td>3,500</td>
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<tr>
<td><strong>Alley bonus (min. size)</strong></td>
<td>6,000</td>
<td>4,000</td>
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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