ATTACHMENT 2

2021-2029 HOUSING ELEMENT GOALS, POLICIES, AND PROGRAMS

The *Citywide Housing Goals and Policies* section of the adopted *Burbank 2021-2029 Housing Element* outlines specific policies to encourage and stimulate the creation of housing to meet the City's needs. This DSIP seeks to address several of these goals and policies:

Goal 2: Adequate Housing Sites

- ***Policy 2.1:*** *Direct the majority of new residential development into Downtown Burbank, the Media District and the Golden State/Airport Area to support the building of neighborhoods where people can live, work, shop, and benefit from access to public transit services including Metrolink train service, Metro bus and BurbankBus lines, as well as a network of bike trails and pedestrian walks.*

  The Community Benefits Program (CBP) component of the Development Streaming and Incentives Program (DSIP) creates a geographic boundary for qualifying sites. These qualifying sites are contained entirely within the three Specific Plans and furthermore are chosen on the basis of their proximity to sensitive uses and environmental considerations. Furthermore, the DSIP creates a ministerial Development Review (DR) option for projects on identified Housing Element Opportunity Sites, which are located exclusively within the Downtown TOD and Golden State Specific Plan Areas.

Goal 3: Affordable Housing

- ***Policy 3.2 –*** *Facilitate the development of community-serving uses, such childcare and family resource centers, within housing developments*;

  The CBP component of the DSIP offers childcare and family resource centers as an option which developers may provide in order to qualify.

- ***Policy 3.3 –*** *Provide regulatory incentives and concessions, and/or financial assistance to facilitate the development of affordable housing. Proactively seek out new models and approaches in the provision of affordable housing*.

  The DSIP provides several regulatory incentives which facilitate the development of affordable housing. Among these is added allowable density / intensity for projects which provide additional affordable units, streamlined environmental review, ministerial approval process, and the reduction of parking requirements and impact fees.

Policy 3.5 – *Facilitate a mix of household income and affordability levels in residential projects to achieve greater integration of affordable housing throughout the City.*

Among the options on the menu of Community Benefits that may be provided in exchange for qualifying for the CBP is an increase in the percentage of affordable units beyond what is already required by the City's Inclusionary Housing Ordinance. Beyond the CBP, there are citywide options for ministerial development review for "missing middle" housing types and housing development on consolidated lots. These options provide greater flexibility for housing providers to propose a variety of housing types for a wider range of populations.

Goal 4: Constraints to Housing

- ***Policy 4.1 –*** *Facilitate use of regulatory incentives, concessions and waivers, including through density bonuses and inclusionary housing requirements that result in modified development standards, which offset or reduce the costs and/or reduce the physical impediments to the development of affordable housing.*

  DSIP includes clarifies and develops several options for ministerial approval of housing projects of various types, providing developers with the flexibility and certainty in submitting housing projects. The CBP component of the DSIP creates a number of additional developer incentives in exchange for providing Community Benefits, including enhanced density bonus of 25 percent. The Program may be used together with the Density Bonus and Inclusionary Housing Ordinances, which allow modified development standards through waivers and incentives/concessions. Furthermore, the DSIP includes modifications to the City's Density Bonus regulations, which includes the proposal to simplify the "on-menu" and "off-menu" requests for incentives/concessions, or deviations from development standards. The new process would reduce the structure from three to two tiers, and the approval of such request would rest with the decision maker of the project, rather than the current structure, where the highest tier is approved by the City Council.

Beyond meeting the goals of the Housing Element, this CBP seeks to advance several Housing Programs from the 2021-2029 Housing Plan:

- **Program 9 – Facilitation of development of affordable housing on non-vacant sites.** Calls to allow by-right development process for projects that comply with objective development standards within the specific plans.

  This DSIP includes an expansion and clarification of various options for by-right development. The CBP component is a local option for by-right development which includes ministerial/streamlined approval for housing projects that provide

Community Benefits. Among the options for Community Benefits is increased affordability. Beyond the CBP there are several options for ministerial review included in the proposed program.

- **Program 11 – Density Bonus ordinance update** – Encourage a streamlined approach to the menu of available incentives, concessions, and waivers.

  The DSIP includes an update to the City's Density Bonus Ordinance. The proposal streamlines the Burbank Municipal Code (BMC) by referencing state law directly and establishing detailed Implementing Regulations. Furthermore, the proposed changes would establish a simplified process for reviewing density bonus incentives, concessions, and waivers, with on-menu concessions and incentives approved ministerially and granted automatically, and off-menu concessions/incentives and all waivers approved, and only subject to denial only through explicit statutory findings.

- **Program 12 – Affordable Homeownership Program** – One of the goals is to incentivize the construction of "missing middle" housing including smaller apartments, townhome and rowhouse style development.

  The DSIP includes an option for Ministerial Development Review for "missing middle" housing types of up to 22 units in residential zones citywide. This option is designed to result in a townhome, compact apartment building type or multi-plex courtyard configuration.

- **Program 17 – Objective Development Standards** – Establish objective standards that can be applied to housing in the Specific Plan Areas to allow by-right development when the projects meet objective standards.

  Among the goals of this program is the objective to streamline the processing of housing projects of a limited size that comply with the development standards through the establishment of by-right/ministerial approval in the Specific Plan Areas. The DSIP will be established directly following the Specific Plans, and furthers the implementation of this Program by creating a path to ministerial approval for certain housing development projects.

- **Program 19 – Development Fee Waivers** – DIF reductions as an incentive for the production of affordable housing.

  This program calls for potential fee reductions offered as an incentive for the production of affordable housing. Among the Developer Benefits for projects which qualify for the CBP is a reduction in Community Facility Fees (also known as

Development Impact Fees) for the affordable housing units proposed for the housing development project.

- **Program 20 – Lot Consolidation Program** – One of the goals of the program is to create a streamlined permit processing as an incentive for lot consolidation.

  The DSIP creates a ministerial path for several types of housing projects. One of the options involves projects that include up to 50 units citywide, as long as the lot consolidation was achieved within the past five years, and as long as multifamily housing is allowed by-right on the parcel. While this does not achieve the full lot consolidation program in the Housing Element, which will be propose as a separate project in the future, it does further its objectives.