

2021-2029 Housing Element: Housing Plan

<u>Housing Program: Categories/Goals</u>	<u>Description</u>
<p>i. <u>Existing Housing and Neighborhood Conditions</u></p>	<p>Programs under this category are targeted towards investing in local neighborhoods and maintaining and preserving properties to create housing opportunities for all economic segments of the community. Specifically, the programs under this category include:</p> <ul style="list-style-type: none"> • Neighborhood Revitalization/Community Building; <ul style="list-style-type: none"> ○ Committed Assistance; • Community Preservation Program; • Preserve and Protect Existing Housing and Tenants; and • Rental Assistance Vouchers. <p>These programs focus on maintaining existing residential neighborhoods, while providing affordable housing opportunities for lower income households. (Attachment 3: Housing Element Plan, Pgs. 1-104 to 1-106)</p>
<p>ii. <u>Adequate Housing Sites</u></p>	<p>Adequate housing sites includes programs that will ensure provision of sites for housing development to meet the City’s RHNA requirements for the 2021-2029 planning period. The programs under this category include:</p> <ul style="list-style-type: none"> • Housing Opportunity Sites and Rezone Program; • Promotion and Monitoring of Accessory Dwelling Units (ADUs); • Monitoring No Net Loss and development on sites from prior planning period; and • Public-Private Partnerships on the City land. <p>These programs include policies to streamline housing project review and that incentivize construction of ADUs and implement tracking system for monitoring of housing development, specific plan updates to rezone the identified housing opportunity sites, and collaboration with private developers to create opportunities for new housing development. (Attachment 3: Housing Element Plan, Pgs. 1-106 to 1-109)</p>

<p>iii. <u>Development of Affordable Housing</u></p>	<p>The programs under the Affordable Housing category are directed towards creating policies that incentivize development of affordable housing of various types and sizes. The City will update its inclusionary housing ordinance and density bonus ordinance to incentivize development of affordable units for large families and disabled people, as well as to create a streamlined process for implementation of density bonus incentives, concessions, and waivers. Furthermore, the City will strive to provide affordable housing opportunities by seeking funding to develop transitional and supportive housing, engaging with major employers in the City for provision of housing, incentivizing infill housing development, and exploring possibility of establishing an impact fee on non-residential development to support construction of affordable housing. The programs included in this category are:</p> <ul style="list-style-type: none"> • Facilitate Development of Affordable Housing on Non-Vacant Sites; • Inclusionary Housing Ordinance; • Density Bonus Ordinance; • Affordable Homeownership Program; • Employer Assisted Housing; • Development Impact Fees for Affordable Housing; • Sustainability and Green Building Design; and • Transitional and Supportive Housing. <p>(Attachment 3: Housing Element Plan, Pgs. 1-109 to 1-113)</p>
<p>iv. <u>Remove Constraints to Housing</u></p>	<p>The programs under this category are directed towards streamlining the housing approval process by removing regulatory constraints and incorporating objective development standards to facilitate development of a variety of affordable in-fill housing, while protecting and preserving existing neighborhoods. The programs under this category include:</p> <ul style="list-style-type: none"> • Objective Development Standards; • Updated Multi-family Development Standards; • Development Fee Waivers; • Lot Consolidation Program;

	<ul style="list-style-type: none"> • Zoning Text Amendments for Special Needs Housing; • Updated Project Appeal Procedures. <p>(Attachment 3: Housing Element Plan, Pgs. 1-114 to 1-116)</p>
<p>v. <u>Equal Housing Opportunities and Special Needs</u></p>	<p>The programs in this category include policies that are intended to create awareness to promote fair housing practices through increased public notification and outreach that includes distributing fair housing brochures, conducting workshops and trainings. Additionally, the programs include policies that focus on expanding the range of housing options available and accessible to persons with disabilities and extremely low-income households. For example, the City has initiated Tiny Home Village project that will provide 26 modular homes to house 51 residents on public land. Furthermore, programs that include landlord-tenant counseling and implementation of homelessness plan will prevent displacement and potential homelessness and address homelessness within the City.</p> <p>The programs under this category are:</p> <ul style="list-style-type: none"> • Fair Housing/ Affirmatively Furthering Fair Housing; • Landlord - Tenant Services and Mediation; • Homeless Housing and Services; • Housing for Persons with Disabilities; • Housing for Extremely Low-Income Households. <p>(Attachment 3: Housing Element Plan, Pgs. 1-106 to 1-109)</p>