



# Planning & Development Services

## Memorandum

---

**To:** Housing Element Working Group

**From:** Tim Wong, Senior Planner - Housing  
Clare Campbell, Manager of Long Range Planning

**Date:** March 3, 2022

**Re:** Working Group Meeting #13

---

### **Purpose/Goal of Meeting**

The purpose of the March 3, 2022 Housing Element Working Group (Working Group) meeting is to discuss potential 6<sup>th</sup> cycle Housing Element programs and discuss potential opportunities for growth and refinement of said programs and policies. The specific goals of the meeting are:

1. Discuss 6<sup>th</sup> cycle Housing Element housing programs.
2. Provide feedback to City Staff on draft programs.

### **Recap from Previous Meeting**

The previous Working Group meeting was held on February 10, 2022. The Working Group discussed the following:

1. The Working Group made suggestions for goals including:
  - Expanding housing for all income levels
  - Providing housing with varying unit sizes
  - Exploring additional funding opportunities for affordable housing
  - Reduce project approval/processing times
  - Prioritize housing close to transportation services and additional amenities
  - Incentivize the production of more affordable housing
2. Discussion of past successful programs in the City, including:
  - Housing Implementation Program (HIP)
  - Planned Housing Zone (PHZ)
  - Accessory Dwelling Units (ADUs)
  - Amend the City's BMR Ordinance

- Require all City Departments to expedite processes and allow waivers of development fees
  - Rehabilitate deteriorating or substandard residential properties
3. Potential new program topics, including:
- Housing Choice Vouchers
  - Development Standards
  - Density Bonus
  - Mixed-Use Development
  - Maintenance and monitoring of site inventory
  - Provide for by-right housing
  - Alternative Housing
  - Conservation of at-risk housing
  - Affirmatively Furthering Fair Housing (AFFH)

Tasks given to the Working Group in preparation for the next meeting included:

- Provide additional feedback to City Staff and consultants on program concepts and overarching program ideas for 6th cycle Housing Element.

The February 10 Working Group packet can be found [HERE](#).

## **Discussion**

During the February 10, 2022 Working Group meeting, the Working Group discussed the success of housing programs from the 5<sup>th</sup> cycle and identified potential areas for growth and new programs. In addition, the City provided information on housing legislation and its relationship to housing programs. To recap, a jurisdiction must show ongoing compliance with housing legislation that has been passed since the adoption of the previous Housing Element. This is done through the development and implementation of various programs and objectives, along with an update in the City's Municipal Code in some cases. Furthermore, per California Government Code Section 65583(c), the Housing Element shall contain a schedule of actions (also known as "programs") the local government is undertaking or intends to undertake to implement the stated policies and achieve the goals and objectives of the housing element.

## **Housing Policies and Programs**

### Goals, Policies, and Programs Overview

There is a general structure and hierarchy of steps for effective housing implementation. In general, a jurisdiction sets forth a set of overarching goals for the community to strive for. For each goal, a set of policies are identified to help achieve the overarching goal. Under each policy are a set of programs that assist with implementation of each policy. Housing Element programs contain specific actions and quantifiable targets that help ensure equitable, effective, and timely implementation. The general order of effective housing implementation is as follows:

- Goals: Housing goals are articulated as general “end condition statements,” which describe a desired outcome or end state. Goals describe ideal future conditions for a topic and tend to be general and broad in nature.
- Policies: Policies are statements on the position the city takes to implement a goal. Policies contained in the Housing Element are important statements as they provide a clear and unambiguous statement that guides a specific course of action for decision-makers to achieve a desired goal.
- Programs: Housing programs define the specific actions the city will undertake to achieve the stated goals and policies.
- Program Objectives: The program objectives are specific action items that help implement the overall program. Objectives must be specific, measurable, and attainable. *Please note that HCD pays special attention to the program objectives in order to ensure the highest level of implementation for each program that is possible.*

### 6<sup>th</sup> Cycle HEU Draft Goals, Policies and Programs

Since the previous Working Group meeting, staff and consultants have drafted a preliminary list of policies and programs to be considered for the 6<sup>th</sup> Cycle Housing Element. For the new cycle, the City’s policies and programs will fall under six general categories: conservation and preservation of existing housing stock, assist in affordable housing development, provide adequate RHNA sites for a variety of housing types, removal of constraints, housing for persons with special needs, and fair housing. The City’s programs are designed to uphold the goals and policies of the Housing Element in a measurable and attainable manner. More importantly, the programs are created to provide support and opportunity for persons regardless of race, ethnicity, income level, and disability status.

As mentioned in previous meetings, HCD is paying much more attention to programs, specifically program objectives. Therefore, this Working Group meeting will continue to focus more on programs rather than goals and policies. Staff has prepared some draft goals and policies for the programs for Working Group review and those policies can be reviewed as Attachment A. The draft goals were prepared based on the Working Group suggestions at the previous meeting. The individual Working Group comments about potential goals is included as Attachment B. Goals and policies will be discussed at the April meeting.

The State has enacted a number of legislative requirements for Housing Element programs. As well as State requirements, HCD has highlighted certain criteria that they require when reviewing Housing Element programs. In addition, in 2018, the City Council approved a Housing Work Plan (Work Plan) which incorporated Housing Element programs as well as other Council developed programs. For reference, the 2018 Housing Work Plan can be found [here](https://www.cityofpaloalto.org/files/assets/public/planning-amp-development-services/long-range-planning/housing-work-plan/2018_01_26_housing_work_plan_final.pdf?t=52278.14)<sup>1</sup>. If a proposed Housing Element program contains some or all of the contents of a Work Plan item, the corresponding Work Plan item will be noted with a “WP” plus the item number.

---

<sup>1</sup> Housing Work Plan: [https://www.cityofpaloalto.org/files/assets/public/planning-amp-development-services/long-range-planning/housing-work-plan/2018\\_01\\_26\\_housing\\_work\\_plan\\_final.pdf?t=52278.14](https://www.cityofpaloalto.org/files/assets/public/planning-amp-development-services/long-range-planning/housing-work-plan/2018_01_26_housing_work_plan_final.pdf?t=52278.14)

To help the Working Group distinguish programs that are required by the State, HCD or the City Council, the programs have been color coded for quick reference: The color codes are as follows:

- **State Required** (yellow)
- **HCD Required** (green)
- **Council Proposed** (blue)

These are suggested programs to provide the Working Group some additional material about program structure and content to start the preparation process. It is intended to help promote additional ideas and suggestions for other programs.

*I. Conservation and Preservation of Existing Housing Stock*

Programs:

1. **Neighborhood Preservation (Code Enforcement):** The City is committed to preserving its existing housing stock and preserving neighborhoods. If a complaint about substandard housing is received by the City's Code Enforcement Program, staff will provide information to the resident or homeowner about the City's Rehabilitation Program.
2. **Rehabilitation Program:** The City is committed to maintaining quality housing conditions throughout the City. The City will continue to implement the Residential Rehabilitation Program through the City's Community Development Block Grant (CDBG) program which offers financial assistance through grants and identifies new funding opportunities for loans to qualified low- and moderate-income households to repair and maintain their homes.

Program Objective(s):

- Educate property owners and tenants about City housing programs and resources.

3. **Preservation of At-Risk Housing:** The City will continue to support the preservation of affordable housing projects that could potentially convert to market-rate units during the planning period. The City will monitor all units and assist property owners in maintaining the affordability of these units and provide relocation resources to tenants if preservation is unsuccessful.

Program Objective(s):

- Educate property owners about new state noticing requirements; must notify at three years, twelve and six months to all affected households.

*II. Assist in Affordable Housing Development*

Programs:

1. **Below Market Rate Program (BMR):** The City is committed to providing more affordable housing opportunities through programs such as the BMR. The purpose of the program is to create and retain a stock of affordable housing in Palo Alto for people of low and moderate income. When development of three or more residential units is built in the City of Palo Alto, the developer is required to contribute at least 15% of those units at below market rates.

Program Objective(s):

- Increase BMR ownership percentage requirement to 20% (WP 3.1)
  - Require rental developments to provide a certain percentage of units in the development instead of paying a fee. (WP 3.2 “Palmer Fix”)
2. **Affordable Housing Program:** The City is committed to increasing the supply of affordable housing. The City will continue to prioritize households at the extremely low-income level and seek new funding opportunities and partnerships to greater improve housing conditions amongst the vulnerable and lower-income communities. The City will work with developers to facilitate affordable housing development by providing gap financing as a local match to state, federal, and other public funding sources.

Program Objective(s):

- Expedite processing times for affordable housing projects
- Explore reducing/waiving fees for affordable housing projects

*III. Provide Adequate Sites for a Variety of Housing Types*

Programs:

1. **Adequate Sites Program:** Through Zoning and General Plan designations, the City maintains a residential site inventory that is adequate to accommodate the City’s remaining share of regional housing needs. The City’s Regional Housing Needs Assessment (RHNA) is 6,086 units (1,556 units for very-low income, 896 units for low income, 1,013 units for moderate income, and 2,621 units for above moderate income)

Program Objective(s):

- Rezone program to upzone identified housing sites
  - Rezone must be implemented within three years of HE adoption
  - For lower income RHNA, rezoning of sites must allow at least 30 du/ac and each site must be large enough to accommodate at least 16 units.
2. **Site Inventory Monitoring Program:** In 2017, Senate Bill 166 (SB 166), otherwise known as “no net loss”, was passed to ensure that cities and counties “identify and make available” additional adequate sites if a housing project is approved at a lower density or with fewer

units by income category than what is identified in the Housing Element. In conjunction with the Adequate Sites Program, the City will further implement a monitoring program that evaluates the current capacity of housing sites for all income levels throughout the duration of the planning period. The City commits to internally tracking the City's available housing sites through its internal database to ensure the City remains on track towards satisfying its RHNA target.

Should an approval of development result in a shortfall of sites to accommodate the City's remaining RHNA requirements (for lower-, moderate-, or above moderate-income households), the City will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

Program Objective(s):

Monitoring of No Net Loss (SB 166)

Ongoing implementation as projects are approved

- Potential to add mid-term evaluation

- 

- 

- 

3. **Replacement Housing:** Development on nonvacant sites with existing residential units is subject to a replacement requirement, pursuant to Government Code Section 65583. The City will amend the PAMC to require the replacement of units affordable to the same or lower income level as a condition of development on a nonvacant site consistent with those requirements set forth in California Density Bonus Law.

- Program Objective(s):

Add a standard condition of approval requiring replacement of deed restricted affordable housing (AB 1397)

4. **Sites Used in Previous Housing Cycle:** Government Code Section 65583 requires analysis and justification of the sites included in the sites inventory of the City's Housing Element. The Housing Element may only count nonvacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements if the sites are subject to a program that allows affordable housing by right. Some sites within this Housing Element were used in previous cycles and this program is included to address the by-right approval requirement. Per Government Code Section 65583, the use by right of these sites during the planning period is restricted to developments in which at least 20 percent of the units in the development are affordable to lower income households, provided that these sites have sufficient water, sewer, and other dry utilities available and accessible or that they are included in an existing general plan program or other mandatory program or plan to secure sufficient water, sewer, dry utilities supply to support housing development.

Program Objective(s):

By-Right Approval of projects that propose 20% Lower Income units on the carry over sites.

5. **ADU Facilitation Program:** In recent years, multiple bills have added requirements for local governments related to ADU ordinances. The 2016 and 2017 updates to State law included changes pertaining to the allowed size of ADUs, permitting ADUs by right in at least some areas of a jurisdiction, and parking requirements related to ADUs. More recent bills reduce the time to review and approve ADU applications to 60 days, remove lot size requirements and replacement parking space requirements and require local jurisdictions to permit junior ADUs. AB 68 allows an ADU and a junior ADU to be built on qualifying lots. The State has also removed owner-occupancy requirements for ADUs, created a tiered fee structure that charges ADUs based on their size and location, prohibited development impact fees on units of less than 750 square feet, and permitted ADUs at existing multi-family developments. This program aims to annually monitor provisions made to ADU legislation and amend the City's Zoning Ordinance as necessary to ensure compliance with state law. Furthermore, the City is committed to reducing barriers to alternative types of housing such as ADUs.

Program Objective(s):

- ADU monitoring: add mid-term monitoring component to ensure affordability level is consistent with HE sites inventory assumptions.
- The City will explore potential options to reduce and waive fees for proposed affordable ADUs and JADUs under certain criteria.

6. **Mixed-Use Program:** Mixed-use development will add more residential units throughout the city through more efficient use of limited land. Such development is expected to enhance the market for businesses and provide opportunities for housing development, especially affordable housing. Elderly, less-mobile residents, as well as employees of nearby businesses, will particularly benefit from such opportunities.

Program Objective(s):

Along with mixed-use zones, encourage the production of housing in Commercial, General Manufacturing (GM), and Research, Office Limited Manufacturing (ROLM) districts that permit residential use.

*IV. Removal of Constraints/Opportunities to Encourage Housing*

Programs:

1. **Zoning Ordinance Monitoring Program (Zoning Amendment Program):** The Palo Alto Zoning Code is continuously updated to address changes among a range of issues and State/Federal laws. The City will continue to monitor its policies, standards, and regulations to ensure they work to facilitate residential and mixed-use development in the community.

Program Objective(s):

Amend zoning code to bring ADU standards up to date with all recent legislation  
Amend to comply with AB 2162 – supportive housing

- Amend to comply with AB 139 – transitional housing “by right”
  - Amend to comply with Government Code § 65583(a)(4) – emergency shelters
  - Amend to comply with AB 101 – low barrier navigation centers
  - Amend to comply with HSC 17021.6 and 17021.8. – farmworker employee housing
  - Amend to remove covered parking space restriction in R-2 and RMD districts
  - Amend to comply with SB 478 to remove minimum site area requirements and maximum limits on residential FAR and lot coverages for housing development projects consisting of three to ten units
  - 
  - 
  - Amend to comply with AB 1763 which requires housing developments receive a height increase of up to three additional stories or 33 feet if the development provides all lower-income housing and is within ½ mile of a major transit stop
  - 
  - Amend to comply with AB 744 which requires jurisdictions to provide developers with density bonuses and other incentives or concessions (including parking) for the production of lower-income housing units near major transit stops, among other criteria
  -
2. **Flexibility in Development Standards:** The Planning and Development Department, in its review of development applications, may recommend waiving or modifying certain development standards, or propose changes to the municipal code to encourage the development of low- and moderate-income housing. The City offers offsets to assist in the development of affordable housing citywide.

Program Objective(s):

- Density increases
  - Additional height
  - Relaxation of Parking Requirements
  - Increasing Floor to Area Ratios (FAR)
  - Provide incentives and remove constraints for multifamily housing in the Downtown (CD-C), Cal Ave., (CC(2)/PTOD) and El Camino Real (CN and CS) districts. (WP 2.4)
    - 2.4.1. Review and revise development standards (e.g., landscaping, open space)
    - 2.4.2. Consider eliminating dwelling unit densities and relying on FAR and average unit sizes
    - 2.4.3. Review and revise permitted uses and use mix (e.g., allow 100% residential w/ retail)
    - 2.4.4. Review and revise level of permitting and site plan review required
    - 2.4.5. Allow parking reductions based on TDM plans and on payment of parking in lieu fees for housing (Downtown and Cal Ave.)
    - 2.4.6. Convert some non-residential FAR to residential FAR
    - 2.4.7. Remove any constraints to special needs housing in particular
3. **Expedited Project Review:** The City continues to explore opportunities to improve the efficiency of the development review process. As a response to a housing shortage in the State of California, Senate Bill 330 (SB 330) was passed to restrict local rules that limit housing production. SB 330 helps strengthen the Permit Streamlining Act, by creating a more efficient

two-step application process. The City has already made improvements towards expediting the development process for housing in the City by developing objective standards. These objective standards will provide greater clarity for City staff and developers, thus reducing time interpreting the code. Additionally, in conformance with Government Code Section 65940.1 (SB 1483), the City has all schedule of fees, application forms, Zoning Ordinance/Municipal Code, and other relevant information publicly accessible on the City's website. The City will continue to find ways to make the development process more efficient to uphold SB 330, by further streamlining the permit process and directly coordinating with developers to ensure a timely application and development process.

Program Objective(s):

- Fee waivers
- Additional measures to reduce project review time to 6-12 months
  - Increase threshold for discretionary review

4. **Housing Incentive Program (HIP):** The HIP was enacted in 2019 and allows for additional floor area, and when 100% affordable, waivers of other development standards, including parking, to promote housing development. The HIP discretionary review is limited to specific areas within the City (see code language: [18.16.060\(k\)](#), [18.18.060\(l\)](#)) and is considered an alternative to the State Density Bonus law. The ordinance language is clear and concise, leading to greater developer certainty. Currently the HIP is limited to areas within the University Downtown, California Avenue, El Camino Real, and San Antonio Road.

Program Objective(s):

- Expand areas throughout the City to be eligible for HIP.

V. *Housing for Persons with Special Needs*

Programs:

1. **Housing for Persons with Special Needs:** The City municipal code is periodically updated to address a wide range of issues and California and Federal law. The City will continue to monitor its policies, standards, and regulations to ensure that they comply with applicable law. The City will also facilitate the development of housing for persons with disabilities and other special needs through incentives for affordable housing development.
2. **Multi-family Housing and Large Families Units:** Certain groups have greater difficulty finding decent, affordable housing due to special circumstances. Due to the high cost of housing and scarcity of land, housing units large enough to accommodate large families are limited. The City considers large families as a vulnerable population within the City and is committed to exploring additional opportunities for multi-family housing developments. Furthermore, the City will continue to advocate and promote the production of housing units of all to accommodate all persons and family sizes. Large family units have three or more bedroom units.

Program Objective(s):

- Explore Incentives to encourage larger units such as FAR exemptions for 3rd bedroom

3. **Homeless Prevention and Support Program:** Santa Clara County adopted the Santa Clara Community Plan to End Homelessness, which is designed to address homelessness throughout Santa Clara County as a whole. The City's Homeless Prevention Program was created as a result of the County's Community Plan to End Homelessness. The Program is for Palo Alto households who are at risk of becoming homeless as defined by HUD, and focuses on self-sufficiency and stabilization. And for those experiencing homelessness and waiting for more permanent housing, provide services that offer immediate support.

Program Objective(s):

- Expand City Safe Parking Program
- Rental Assistance
- First/last month rent and/or deposit
- Utility assistance
- Transportation assistance
- Case management

4. **Transitional and Supportive Housing:** In 2018, Assembly Bill 2162 (AB 2162) was passed which requires that supportive housing be a use by right in zones where multi-family and mixed-use are permitted including nonresidential zones permitting multifamily uses. Additionally, AB 2162 prohibits local governments from imposing any minimum parking requirements for units occupied by supportive housing residents if the development is located within ½ mile of a public transit stop. The City will amend its Zoning Ordinance to comply with the latest provisions under AB 2162 and will continue to seek new supportive housing opportunities through further analysis of the residential site inventory. Transitional will also be allowed by right in zones where multi-family and mixed-use are permitted including nonresidential zones permitting multifamily uses. The City is committed to expanding both supportive and transitional housing opportunities for vulnerable communities that rely on such services and will prioritizing these housing developments near transit centers to provide easier access to City services for supportive and transitional housing residents.

5. **Alternative Housing:** Under this program, the City will continue to support alternative types of housing, such as multifamily units, single-room occupancy units, and managed living units or "micro-units," to accommodate extremely-low-income households.

Program Objective(s):

- Coordinate with the County shared housing program or HIP Housing to provide a shared housing arrangement facilitation. (WP 5.4)

## VI. Fair Housing

### Programs:

1. **Fair Housing Services:** The City of Palo Alto is committed to providing equitable opportunities to all residents of Palo Alto in order to expand access to housing and increase housing mobility. To achieve fair housing goals, the City will continue to partner and support Project Sentinel who provides a variety of fair housing services including but not limited to: and tenant/landlord services, including mediation, information, investigation, counseling, and referral services.
2. **Affirmatively Furthering Fair Housing:** To address the requirements of AB 686, the City participates in the 2020-2025 Santa Clara County Consolidated Plan (ConPlan). The County's ConPlan identifies eight housing goals for the County and each of its participating jurisdictions including Palo Alto. Additionally, the ConPlan identifies regional and local barriers to fair housing around the region, with heavy emphasis on racial and economic disparity, land use and zoning, and lack of assistance and resources. Methodologies were identified to reduce barriers in the City include adjusting zoning amendments to expand affordable and alternative housing opportunities, and increasing accessibility to information.

### Program Objective(s):

- Fair Housing Outreach and Enforcement
    - Work with Project Sentinel and renters organizations to educate tenants and landlords about fair housing requirements.
  - Housing Mobility
    - Promote Housing Choice Vouchers
      - Educate landlords about income discrimination (i.e. Cannot post "NO Section 8" on applications)
  - Anti-Displacement
  - **Tenant Protections (Council directed)**
    - Relocation Assistance
    - Eviction Reduction Program
    - Rental Survey Program
    - Eviction Reduction Program
    - Security Deposit Limit
    - Rent Stabilization
    - Fair Chance Ordinance
    - Right to Counsel
3. **Fair Housing Program:** AB 686 (2017) requires each city to administer its programs and activities related to housing in a manner that affirmatively furthers fair housing. Palo Alto will take actions to overcome patterns of segregation, address disparities in housing needs and access to opportunity, and foster inclusive communities. This program will be an extension so the AFFH program and typically summarizes the fair housing issues and concerns identified

in the County based on findings of the 2020-2025 Santa Clara County ConPlan along with additional research of various City resources.

**Community Outreach Program:** Community outreach is a key component to developing a comprehensive and inclusive housing market in the city. It is critical to engage local community groups and stakeholders from all sectors of the community in order to educate and provide inclusive housing opportunities. The goal of this program is to provide underrepresented community groups that are affected by restrictions to fair and equitable housing greater opportunities for becoming informed and engaged in the City's housing and overall planning process.

- Partner with Human Services for community outreach with a focus on traditionally underrepresented groups.

### **Next Steps**

The next Working Group meeting will be held on April 7, 2022. Topics to be discussed at that Working Group meeting include:

- Finalize Programs and Policies

### **Future Tasks**

The following assignments for the April 7, 2022 Working Group meeting include:

- Review suggested program language and provide final comments to staff.
- Email City staff with any questions.
- Review draft goals and policies for discussion (Attachment A).

Please send any questions or comments to [heupdate@cityofpaloalto.org](mailto:heupdate@cityofpaloalto.org).

ATTACHMENT A  
DRAFT HOUSING ELEMENT GOALS AND POLICIES

GOALS

1. Safe, attainable, and sustainable housing, especially affordable housing, for all residents to create a more diverse and inclusive community.
2. Smart and strategic holistic planning for future housing incorporating nearby amenities, services and transportation.
3. Accelerate and facilitate housing production through incentives and a more certain development process.

POLICIES

*1. Conservation and Preservation of Existing Housing Stock*

Policies:

**Policy 1.1:** Promote the rehabilitation of deteriorating or substandard residential properties using sustainable and energy conserving approaches. (Existing Policy H1.1)

**Policy 1.2:** Promote continued maintenance of quality ownership and rental housing by offering assistance to encourage preventative maintenance and repair. (New; source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 1.3:** Work with property owners and nonprofit housing providers to preserve assisted multi-family units at risk of conversion to market rents and extend the affordability covenants in perpetuity whenever feasible. (New; source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 1.4:** Use existing and new funding sources to fund rehabilitation loan and grant programs to assist in the preservation of affordable housing units. (New, adapted from Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 1.5:** Maintain and improve the housing stock and neighborhood conditions. (New; source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 1.6:** Ensure the replacement of existing lower-income units that are identified for potential redevelopment. (City of Vista)

**Policy 1.7:** Maintain the rental housing stock through enforcement of the Condominium Conversion Ordinance. (Adapted from existing Program H3.1.9)

**Policy 1.8:** Improve the regulatory pathway for legalizing unpermitted dwelling units to help protect tenants in those units and preserve the housing stock. (New; source: Long Beach 6<sup>th</sup> Cycle Housing Element)

## *2. Assist in Affordable Housing Development*

### Policies:

**Policy 2.1:** Increase opportunities for affordable housing development through use of flexible development standards. (Adapted from existing Program Objective H3.1.5)

**Policy 2.2:** Preserve and expand the stock of single room occupancy housing as a source of permanent, affordable housing. (New; source: Long Beach 6th Cycle Housing Element)

**Policy 2.3:** Utilize inclusionary housing and enhanced density bonuses that expand upon the density bonus and development standard concessions and incentives offered as tools to facilitate the development of more affordable housing, with a mix of affordability levels within mixed-income housing. (New; source: Long Beach 6th Cycle Housing Element)

**Policy 2.4:** Achieve a balance of rental and homeownership opportunities, including apartments, townhomes, condominiums, single-family houses, and accessory dwelling units, micro-units and alternative housing options to accommodate the housing needs of all socioeconomic segments of the community, including large families. (New, source: Long Beach 6th Cycle Housing Element)

**Policy 2.5:** Incentivize the development of for-sale housing that is priced for entry-level homeowners, including smaller units and affordable homeowner's association fees. (New, source: Long Beach 6th Cycle Housing Element)

**Policy 2.6:** Assist first-time homebuyers with financial readiness, such as financial literacy and credit counseling. (New, source: Long Beach 6th Cycle Housing Element)

## *3. Provide Adequate Sites for a Variety of Housing Types*

### Policies:

**Policy 3.1:** Support the redevelopment of suitable lands for mixed uses containing housing to encourage compact, infill development. Optimize the use of existing urban services, and support transit use. (Existing Policy H2.2)

**Policy 3.2:** Rezone sites citywide to provide adequate sites, zoned at the appropriate densities and development standards to facilitate the housing production and affordability goals set forth in the 6<sup>th</sup> Cycle RHNA. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 3.3:** Prioritize the acquisition of new housing sites near public transit and services, the acquisition and rehabilitation of existing housing, and the provision for housing-related services for affordable housing. (Adapted from Existing Program H3.4.1)

#### 4. Removal of Constraints

##### Policies:

**Policy 4.1:** Exempt permanently affordable housing units from any infrastructure impact fees adopted by the City. (Existing Program H3.3.2)

**Policy 4.2:** Provide for streamlined, timely and coordinated processing of development projects and associated environmental clearances to minimize project-holding costs. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 4.3:** Allow reduced development standards for accessory dwelling units. (Based on Existing Program H3.3.5)

**Policy 4.4:** Encourage new high-quality rental and ownership housing through the implementation of objective design standards, and architectural and green building standards in alignment with the General Plan. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 4.5:** Heighten community awareness and to receive community input regarding the social, economic and environmental values of maintaining economic diversity in the City by providing affordable and mixed income higher density housing along transit corridors and at other appropriate locations.

#### 5. Housing for Persons with Special Needs

##### Policies:

**Policy 5.1:** Support the development and preservation of group homes and supported living facilities for persons with special housing needs by assisting local agencies and nonprofit organizations in the construction or rehabilitation of new facilities for this population. (Existing Program H3.3.4)

**Policy 5.2:** Provide housing that addresses the needs of the disabled (including persons with developmental disabilities), the mentally ill, persons with substance problems, persons with HIV/AIDS, veterans and other groups needing transitional and supportive housing. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 5.3:** Support the provision of emergency shelter, transitional housing, and ancillary services to address homelessness. (Existing Policy H3.5)

**Policy 5.4:** Support housing that incorporates facilities and services to meet the health care, transit, and social service needs of households with special needs, including seniors and persons with disabilities. (Existing Policy H4.2)

**Policy 5.5:** Encourage universal design of housing products and environments, making them usable by a wide range people with different physical and mental abilities. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 5.6:** Coordinate with regional agencies providing services to the homeless, for needs assessment and resource allocation. (New)

## **6. Fair Housing**

### Policies:

**Policy 6.1:** Support programs and agencies that seek to eliminate housing discrimination. (Existing Policy H4.1)

**Policy 6.2:** Prioritize public improvements (such as streets and drainage, sidewalks and alleys, green spaces and parks, street trees, and other public facilities, amenities and infrastructure) in neighborhoods with the greatest need, including neighborhoods with high concentrations of poverty and limited existing resources and amenities. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 6.3:** Encourage place-based strategies for neighborhood planning and improvements that incorporate biking, pedestrian, and public transit connections from lower-resource to higher-resource areas and providing shade coverage, such as tree canopy or awnings, at public transit, to enhance access to amenities throughout the city. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 6.4:** Conduct fair housing outreach and education for residents, property owners, and housing providers to ensure each understands their rights and responsibilities. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 6.5:** Identify mechanisms to increase production and access to housing in high resource areas. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 6.6:** Enforce notification and relocation assistance for low income households displaced due to demolition, condominium conversion, and persons displaced due to code enforcement activities of illegally converted or substandard residential dwellings. (New, source: Long Beach 6<sup>th</sup> Cycle Housing Element)

**Policy 6.7:** Support models that facilitate community ownership of affordable housing and to provide ways to empower community members to participate in community development. (New, adapted from Long Beach 6<sup>th</sup> Cycle Housing Element)

## ATTACHMENT B

### Working Group suggested goals

#### Working Group comments on potential goals:

1. Promote the creation and preservation of low market rate housing.
2. Expand housing for all income levels and family sizes.
3. Expand representation of all ethnic makeups that are present in the City.
4. Encourage more diverse populations to work and reside in the City.
5. Eliminate overcrowding due to high costs and rent burden.
6. Create incentives to help expedite and facilitate the building of housing.
7. Continue to support the BMR program and find ways to expedite the BMR waiting list.
8. Incentivize up-zoning and target it to low-income housing.
9. Simplify the permit approval process.
10. Prioritize housing in close proximity to transit corridors and concentrate up-zoning in these areas.
11. Find a balance between preserving the existing housing stock and adding new housing.
12. Encourage housing production that will result in a variety of below market rate housing
13. Include housing for all segments of the community such as seniors, low income, and persons with disabilities.
14. Develop housing from a holistic point of view so that all the neighborhoods work in conjunction with one another.
15. Refine the inspection process when a project is under construction to be more efficient.