

ATTACHMENT 2
REPORT 4 SUMMARY OF RECOMMENDED HOUSING PROGRAM INITIATIVES

PROGRAM 1 - Increase inclusionary affordable housing

- a. Increase/simplify housing impact fee for rental units; review HAP ordinance
- b. Develop program to include for-sale to moderate; incorporate incentives
- c. Establish incentives; develop pilot program with funding 15/16
- d. Amend density bonus to allow increased affordability, density

PROGRAM 2 - Achieve "affordable by design" housing

- a. Simplify definition of qualifying units; research appropriate size
- b. Initiate amendment to second unit ordinance
- c. Consider revision of single room occupancy standards
- d. Seek pilot program for modular housing for moderate households

PROGRAM 3 - Assemble/offer public land for housing development

- a. Assure public projects include 15% to low income households
- b. Evaluate vacant/underutilized public land for housing
- c. Purchase private land and provide to affordable housing developers
- d. Evaluate rights-of-way for offer to adjoining properties

PROGRAM 4 - Improve development readiness of opportunity sites

- a. Identify opportunity sites and develop information
- b. Ensure zoning of opportunity sites allows housing by right
- c. Study specific plan infrastructure needs, w/focus on readiness
- d. Address critical habitat mitigation requirements
- e. Define processing timelines in compliance with state requirements
- f. Amend hillside development standards to add flexibility
- g. Identify reforms to design review process

PROGRAM 5 - Increase housing investment and developer partnerships

- a. Continue support for homeless services and special needs housing
- b. Fund affordable housing projects relying on Low Inc. Tax Credits
- c. Investigate potential to acquire affordability contracts
- d. Research linking service providers with landlords to help people find homes