

Program 3d | DENSITY BONUS ORDINANCE REVISION

PURPOSE: Revise the Density Bonus Ordinance to promote its use as a tool to achieve affordable housing development in the City.

AREA OF STUDY:

- *Increase density cap of 35%. Consider the appropriate additional density above 35%, up to 100%.*
- *Level of affordability to be achieved through offering additional density.*
- *Locational issues which include:*
 - *General Plan land use categories where additional density should be allowed and whether it should vary by category.*
 - *Should specific areas be targeted for density bonus and others excluded through use of an overlay zone?*
 - *Neighborhood compatibility.*
- *Type of affordable units to be allowed, rental, ownership or both.*
- *List of financial and regulatory concessions to be offered, including an expansion of those identified in state law. (Housing Action Plan 1c will identify incentives).*

STEPS:**Month one:**

- Research other jurisdictions' density bonus regulations and review state law to understand possibilities and nuances. Develop a background paper. From background, begin to develop options and alternatives for density bonus regulations.
- Work with HAP team to identify incentives which are appropriate in exchange for density bonus.
- Identify stakeholders and develop notification list. Work with Planning and Economic Development Marketing and Outreach Coordinator and Community Engagement Office to develop an outreach and communication plan.

Month two and three:

- Discuss results of research and options/alternatives that have been identified through this research. Based on conclusions, identify whether staff will revise existing density bonus regulations or start afresh.
- Draft ordinance. Coordinate with planning and housing staff to identify any issues and to ensure ease of implementation in entitlement and affordability agreement aspects and refine as appropriate.

Month four:

- Post draft on website and notice public meeting. Hold public meeting.
- Refine as appropriate after meeting and begin preparing for hearing.
- Develop CEQA document.

Month five/six:

- Provide informational report to Housing Authority.
- Hold public hearing at Planning Commission.

Month seven:

- Hold public hearing at City Council for adoption of ordinance.