

General Plan Advisory Committee Meeting #7

January 6, 2010

Housing: Policy Framework

Protect the existing supply of affordable rental housing.

1. Address the effects of the vacancy de-control regulation (aka Costa-Hawkins) on the rent stabilized housing stock through local measures and legislative efforts.
2. Retain and maintain existing affordable rental housing.
3. Work to prevent or minimize displacement of existing residents.
4. Encourage the replacement of multi-family housing that is demolished with housing that is affordable to a wide spectrum of households.
5. Maintain a condominium conversion ordinance aimed at preserving the City's rental housing stock, and providing tenant protections for units approved for conversion.

Maintain and enhance the quality of existing residential neighborhoods.

1. Assist landlords and other property owners in maintaining and improving their properties through the City's residential rehabilitation assistance programs and State programs (such as the Mills Act).
2. Update the amnesty program for existing housing units constructed without building permits in the City provided that the unit meets health and safety requirements.
3. Promote strong, on-site management of apartment complexes to ensure the maintenance of housing and neighborhood quality.
4. Require construction to maintain compatibility of scale with existing buildings.
5. Establish and maintain development standards that support housing and mixed-use developments while protecting and enhancing the quality of life goals.
6. Continue to support healthy neighborhoods by addressing public health and safety issues in cooperation with other public agencies and performing ongoing property inspections.

Provide adequate housing to meet the diverse needs of the community, with due consideration for households with special needs.

- 1. Support the development of affordable housing by non-profit organizations through financial assistance and/or regulatory incentives.
- 2. Continue to use the Inclusionary Housing Ordinance to ensure that new housing developments expand affordable housing opportunities for lower and moderate income households.
- 3. Promote universal design and green building features in the construction of new housing and rehabilitation.
- 4. Facilitate the development of housing with on-site supportive services for seniors, persons with disabilities and other medical conditions, and other persons with special needs.

Provide adequate housing sites through appropriate land use and zoning designations to accommodate the City's share of regional housing needs.

- 1. Encourage and provide incentives for the development of housing in mixed use and transit-oriented developments.
- 2. Provide adequate sites to meet the City's share of regional housing needs and the housing needs of special groups, including seniors, persons with disabilities or other medical conditions, the homeless, single parents, and large households.
- 3. Encourage the adaptive reuse of existing structures for residential purposes.

Mitigate potential governmental constraints to housing development and affordability.

- 1. Provide incentives where feasible to offset or reduce the costs of affordable housing development, including density bonuses and flexibility in site development standards.
- 2. Periodically review City fees and regulations to ensure that they do not unduly constrain housing development.
- 3. Continue to provide planning and development fee reductions for developments that meet the affordable and special housing needs of the community.
- 4. Continue to provide for timely and coordinated processing of residential and mixed use development projects in order to minimize project holding costs.

Promote equal opportunity for all residents to reside in the housing of their choice.

1. Prohibit discrimination in the sale or rental of housing to anyone on the basis of race, color, sex, age, family status, marital status, parenthood, pregnancy, occupancy by a minor child, ancestry, ethnic origin, national origin, citizenship, religion, source of income, status as a student, sexual orientation, gender identity, disability, medical conditions including, but not limited to AIDS or AIDS-related conditions.
2. Support non-profit service providers that help meet the diverse housing and supportive service needs of the community.
3. Assist in settling disputes between tenants and landlords.

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