

## Adequate Sites

### Existing Policies

Objective 1	To provide new housing, especially permanently affordable housing, in appropriate locations which meets identified housing needs and takes into account the demand for affordable housing created by employment demand.	Geography
Policy 1.1	Encourage higher residential density in areas adjacent to downtown, in underutilized commercial and industrial areas proposed for conversion to housing, and in neighborhood commercial districts where higher density will not have harmful effects, especially if the higher density provides a significant number of units that are affordable to lower income households. Set allowable densities in established residential areas at levels which will promote compatibility with prevailing neighborhood scale and character where there is neighborhoods support.	Geography
Policy 1.3	Identify opportunities for housing and mixed-use districts near downtown and former industrial portions of the City.	Geography
Policy 1.4	Locate in-fill housing on appropriate sites in established residential neighborhoods.	Geography
Policy 1.5	Support development of affordable housing on surplus public lands.	Geography
Policy 1.8	Allow new secondary units in areas where their effects can be dealt with and there is neighborhood support, especially if that housing is made permanently affordable to lower-income households.	Site Capacity
Policy 2.6	Consider legalization of existing illegal secondary units where there is neighborhood support and the units can conform to minimum Code standards of safety and livability and the permanent affordability of the units is assured.	Site Capacity
Objective 4	SUPPORT AFFORDABLE HOUSING PRODUCTION BY INCREASING SITE AVAILABILITY AND CAPACITY	Site Capacity
Policy 4.5	Allow greater flexibility in the number and size of units within established building envelopes, potentially increasing the number of affordable units in multi-family structures.	Site Capacity
Policy 11.7	Where there is neighborhood support, reduce or remove minimum parking requirements for housing, increasing the amount of lot area available for housing units.	Site Capacity
Policy 11.8	Strongly encourage housing project sponsors to take full advantage of allowable building densities in their housing developments while remaining consistent with neighborhood character.	Site Capacity
Policy 11.9	Set allowable densities and parking standards in residential areas at levels that promote the City's overall housing objectives while respecting neighborhood scale and character.	Site Capacity

### Best Practices

HCD Example	Convert obsolete older public/institutional/commercial/ industrial buildings to residential use through adaptive reuse and/or historic preservation.	Geography
HCD Example	Over zone – Create a surplus of land for residential development during the current planning period of at least 20 percent more than the locality's share of the regional housing need. Over zoning compensates for urban land left vacant due to ownership and development constraints and creates a real surplus. A sufficient supply of land beyond the time frame of the element helps prevent land shortages from bidding up land costs.	Geography
NYC Plan	Expand co-locations with government agencies- Although the City's supply of vacant or unde-rused land is nearly gone, the City owns 43,000 acres for municipal purposes. Much of this land is fully developed for government operations, but significant opportunities exist for housing to co-exist with the current use—from libraries to schools to parking lots.	Geography
Los Angeles Housing Element	Encourage and plan for high intensity residential and commercial development in centers, districts and along transit Corridors, as designated in the Community Plans and the Transportation Element of the General Plan, and provide for the spatial distribution of development that promotes an improved quality of life by facilitating a reduction of vehicular trips, vehicle miles traveled in order to mitigate traffic congestion, air pollution, and urban sprawl.	Geography
Santa Cruz	Develop individual area plans for nodes and corridors, within area planning examine the possibility for lot consolidation and increased urban standards possibly under overlay districts.	Geography
Sonoma County, CA	Land Donation as a potential donation and/or mitigation option in Inclusionary Zoning Policy or a Linkage fee Policy. This option should include a monitoring mechanism that ensures potential land donations fit future housing development needs for the community. Land could be land banked and a jurisdiction should consider leasing the land to an affordable housing developer or private developer.	Geography
HCD Example	Establish Minimum Densities – Designate minimum densities of development to assure that existing available land is not underutilized.	Site Capacity
HCD Example	Increase height limitations – Allow three stories in multifamily zones at minimum.	Site Capacity
HCD Example	Encourage and facilitate second-unit development in single-family residential areas	Site Capacity
Washington DC	General removal of parking minimums as it increases the cost of housing units and decreases the number of units that can be built	Site Capacity
Seattle WA	TDR program designates lots where affordable housing is preserved as eligible "housing TDR sites." Purchasers (commercial developers) can negotiate sales directly, or the City can purchase TDR and hold it in its "TDR Bank" for later resale. The TDR Agreement includes covenants that will run with the land (in the case of housing, 50 years of affordable housing primarily affordable to households with incomes up to 50% of median).	Site Capacity

### CAB Ideas

Current location disconnect future housing development should occur near existing parks to decrease needs coming from new housing

Why is it that 2/3 of land in the city takes 1/3 of housing need and 1/3 of land in the city takes 2/3 of housing need?

Increase number of units of units permitted along transit corridor and nodes

Remove remaining stub of Central Freeway and part of 280 (off of 101)

Are there other locations where former public right of way could be turned into housing sites? Similar to the Central Freeway

Allow duplexes/ 2 family homes on single family lots (as they do in Daly City)

Permit secondary units (Santa Cruz has great guidelines for how to sensitively incorporate secondary units into existing neighborhoods)

Increase density (in new zones) for affordable housing only

Dedicate all public sites directly to affordable housing

Need to rethink "units" as larger units can house more people