



# AFFORDABLE HOUSING



**INITIATIVES**  
**REGULATIONS**  
**OPPORTUNITIES**

# INITIATIVES



- Water wait-list prioritization
- Community water reserve for affordable housing
- Development of City-owned properties
- Ballot measure to eliminate zoning restrictions in O and U districts
- Affordable Housing Trust Fund

# REGULATIONS



- Inclusionary Housing Ordinance
- Form based zoning districts to allow affordable housing by-right
- Tiny House Ordinance for development on substandard lots
- Rezoning of certain R-1 areas to R-4
- Less stringent standards (re site coverage, setbacks, parking, etc) for affordable housing
- Allow the use of hybrid/prefab/modular housing materials
- Lower architectural standards for 7 or fewer units
- Eliminate Use Permit requirement for 8 or more units

# OPPORTUNITIES



- School-district-owned property
- Develop positive relationships with developers of multifamily affordable housing projects
- Underutilized commercial properties with excess water
- Railroad Right of Way closest to Sunset and Asilomar
- Mixed use in residential, commercial and light industrial zoning districts
- Churches with large parcels



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