

4 Housing Implementation Plan

No.	Program (unless marked as Policy)	General		Financing			Action					
		Lead Dept. or Agency	Timing (in years)	New CIP (GF unless noted)	Operating Budget (GF unless noted)	Other Financing	Ordinance or other Legislation	Study or Plan	Guidelines, Standards or Monitoring	Inter-Agency Coord	Development Review	Ongoing Public Education & Outreach
H-1	<i>Allow for increased housing density immediately surrounding commercial areas and particularly near transit centers.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-2	<i>Consider enacting minimum density requirements in multiple family zones.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-3	<i>Evaluate zoning incentives that encourage the development of diverse housing types, including smaller, more affordable units and two- and three-bedroom units suitable for families with children.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-4	<i>Evaluate the provisions for second dwelling units in single family areas to determine how additional units might be provided.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-5	<i>Create a Planned Development zone that allows the construction of smaller lot single family units and other innovative housing types without the requirement for a public benefit finding.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-6	<i>Amend zoning regulations to permit residential lots of less than 6,000 square feet where smaller lots would be compatible with the surrounding neighborhood.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-7	<i>Modify parking requirements to allow higher densities and reduced housing costs in areas appropriate for reduced parking requirements.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-8	<i>Evaluate the effectiveness of existing incentives that encourage mixed use and residential development on commercially zoned land and determine additional incentives to be provided.</i>	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				

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H-9	Use coordinated area plans and other tools to develop regulations that support the development of housing above and among commercial uses.	Planning/ Planning & Attorney's Office	on going		Included in Zoning Ord. Update Cost & Coordinated Area Plan		■	■				
H-10	Encourage the development of housing on parking lots by adopting incentives that will lead to housing production while maintaining the required parking.	Planning/ Planning	3-7		Less than \$50,000 one time		■	■	■		■	
H-11	Eliminate the requirement for Site and Design review for mixed use projects.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-12	Where appropriate and feasible, allow waivers of development fees as a means of promoting the development of housing affordable to very low- and low-income households.	City Attorney	on going		Existing		■		■		■	
H-13	Continue the citywide property maintenance, inspection, and enforcement program.	Planning/ Planning	on going		Existing				■		■	■
H-14	Enact development regulations that encourage rehabilitation of historic residential buildings, remodeling of older multifamily rental buildings and retention of smaller single family residences.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update				
H-15	Continue implementation of the Condominium Conversion Ordinance.	Planning/ Planning	on going		Existing				■		■	
H-16	Where a proposed subdivision or condominium would cause a loss of rental housing, grant approval only if at least two of the following three circumstances exist: <ul style="list-style-type: none"> The project will produce at least a 100 percent increase in the number of units currently on the site and will comply with the City's BMR program (described in Program H-20); and/or 	Planning/ Planning	on going		Existing						■	

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	<ul style="list-style-type: none"> The number of rental units to be provided on the site is at least equal to the number of existing rental units; and/or No less than 20 percent of the units will comply with the City's BMR program. 											
H-17	Create community volunteer days and park clean-ups, plantings, or similar events that promote neighborhood enhancement.	Manager's Office	on going		Existing	Grants				■		■
H-18	Conduct City-sponsored cleanup campaigns for public and private properties.	Public Works & Community Services	on going		Less than \$50,000 (GF & Utilities) on going					■		■
H-19	Implement the "Action Plan" of the City of Palo Alto's Consolidated Plan or its successor documents.	Planning/ Planning	0-12		Existing	Grants			■	■	■	
H-20	Continue implementation of the City's "Below Market Rate" (BMR) Inclusionary Housing Program that requires at least 10 percent of all housing units built in for-sale projects of three units or more and rental projects of five units or more to be provided at below market rates to very low-, low- and moderate-income households.	Planning/ Planning	on going		Existing						■	
H-21	Adopt a revised density bonus program that allows the construction of up to three additional market rate units for each BMR unit above that normally required, up to a maximum zoning increase of 25 percent in density. Allow an equivalent increase in square footage (FAR) for projects that meet this requirement.	Planning/ Planning & Attorney's Office	3-7		Included in Zoning Ord. Update Cost		Zoning Ord. Update	Zoning Ord. Update			■	
H-22	Recognize the Buena Vista Mobile Home Park as providing low- and moderate-income housing opportunities.	Planning/ Planning	on going		Existing						■	

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H-23	<i>Promote legislative changes and funding for programs that facilitate and subsidize the acquisition, rehabilitation and operation of existing rental housing by housing assistance organizations, nonprofit developers, and for-profit developers.</i>	Planning/ Planning	on going		Existing					■		■
H-24	<i>Use existing agency programs such as Senior Home Repair to provide rehabilitation assistance to very low- and low-income households.</i>	Planning/ Planning	on going		Existing	Grants				■		
H-25	<i>Support the preservation of existing group homes and supported living facilities for persons with special housing needs. Assist local agencies and nonprofit organizations in the construction or rehabilitation of new facilities for this population.</i>	Planning/ Planning	on going		Existing	Grants				■	■	
H-26	<i>Maintain a high priority for acquisition of new housing sites, acquisition and rehabilitation of existing housing, and housing-related services in the allocation of Community Development Block Grant (CDBG) funds or similar programs.</i>	Planning/ Planning	on going		Existing	Grants		■		■		
H-27	<i>Support and expand the City's Housing Development Fund or successor program.</i>	Planning/ Planning & Attorney's Office	on going		Existing		■				■	
H-28	<i>On an on-going basis, seek funding from state and federal programs, such as the HOME Program and HUD Section 202 and 811 programs (or successor programs), to support the development or rehabilitation of housing for very low-, low- and moderate-income households.</i>	Planning/ Planning	on going		Existing	Grants & Fees				■	■	
H-29	<i>Continue to require developers of employment-generating commercial and industrial developments to contribute to the supply of low- and moderate-income housing.</i>	Planning/ Planning	on going		Existing						■	

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H-30	Continue to participate in the Santa Clara County Homeless Collaborative as well as work with adjacent jurisdictions to develop additional shelter opportunities.	Community Services & Planning/ Planning	on going		Existing	Grants				■		
H-31	Continue to participate with and support agencies addressing homelessness.	Community Services	on going		Existing	Grants				■		
H-32	Work with appropriate state and federal agencies to ensure that fair housing laws are enforced.	Planning/ Planning, Attorney's Office & Community Services	on going		Existing	Grants				■		
H-33	Continue to support groups that provide fair housing services, such as Mid-Peninsula Citizens for Fair Housing.	Planning/ Planning & Community Services	on going		Existing	Grants						■
H-34	Continue the efforts of the Human Relations Commission to combat discrimination in rental housing, including mediation of problems between landlords and tenants.	Community Services	on going		Existing							■
H-35	Continue implementation of the City's Ordinances prohibiting discrimination in renting or leasing housing based on age, parenthood, pregnancy or the potential or actual presence of a minor child.	Community Services & Attorney's Office	on going		Existing							■
H-36	Continue providing staff support and technical assistance in energy conservation and demand management to architects, developer and utility customers.	Utilities	on going		Existing (Utilities)				■		■	■