

5.6 GOAL 6.0 – FAIR HOUSING

Promote equal opportunity in all City housing types (ownership and rental, market rate and affordable) for all residents to have safe and accessible housing.

POLICY 6.1

Support programs and agencies that seek to eliminate housing discrimination. (Existing Policy H4.1)

POLICY 6.2

Conduct fair housing outreach and education for residents, property owners, and housing providers to ensure each understands their rights and responsibilities.

POLICY 6.3

Identify mechanisms to increase production and access to housing.

POLICY 6.4

Enforce notification and relocation assistance requirements for low income households displaced due to demolition, condominium conversion, and persons displaced due to code enforcement activities of illegally converted or substandard residential dwellings.

POLICY 6.5

Support and provide ways to empower community members to participate in community development.

5.7 PROGRAMS & IMPLEMENTING OBJECTIVES

PROGRAM 1: MAINTAIN SITES.

Programs that identify adequate sites, with appropriate zoning and development standards to accommodate Palo Alto's RHNA allocation for each income level:

PROGRAM 1.1: ADEQUATE SITES PROGRAM

Through zoning and comprehensive plan designations, the City maintains a residential site inventory that is adequate to accommodate the City's share of regional housing needs. The City's Regional Housing Needs Assessment (RHNA) is 6,086 units (1,556 units for very-low income, 896 units for low income, 1,013 units for moderate income, and 2,621 units for above moderate income). With anticipated pipeline projects (778 units) and projected accessory dwelling unit production (512 units); a total of 1,290 units can be credited toward the City's RHNA. Based on the City's Site Inventory capacity analysis (see Appendix D), the remaining 4,796 units (1,869 lower-income, 773 moderate-income, 2,154 above moderate-income) can be achieved through various strategies to accommodate future housing needs. Specifically, the City is able to accommodate 1,575 units of the remaining RHNA obligation with sites with appropriate zoning and development standards, in the following income categories (298 very low, 304 low, 335

moderate, and 638 above moderate income). Therefore, the City has a remaining shortfall of sites for 4,511 units (1,258 very low, 592 low, 678 moderate, and 1,983 above moderate income) that must be accommodated with rezoning and upzoning.

Responsible Agency:	Planning and Development Services
Funding Sources(s):	General Fund
Implementing Objective:	<p>A. Amend the Comprehensive Plan and zoning districts as needed for properties identified to meet the City’s RHNA obligations. The amendments include changes to allow increased residential densities shown in Appendix D in developments and relevant development standards to accommodate increased density, and modifications to allowable uses to permit multi-family residential uses where it is not currently allowed. Examples of possible changes include adjustments to building height, lot coverage, floor area ratios, ground floor landscaping requirement, and parking, as discussed in Chapter 4, Analysis of Land Use Controls.</p> <p>The rezone/upzoning shall include the following provisions of Government Code Section 65583.2(h) and (i) for sites accommodating lower incomes: (1) By-right development of multi-family developments in which 20 percent or more of units are affordable to lower income households and no subdivision is needed; (2) Accommodation of at least 16 units per site; (3) Minimum density of 20 units per acre; (4) Because 50 percent of the lower-income need cannot be accommodated on sites designated for residential use only, a portion shall be accommodated on sites zoned for mixed uses that allow 100 percent residential use, and require that residential use occupy at least 50 percent of the total floor area of a mixed-use project.</p> <p>The rezoning includes the following requirements for these Stanford-owned properties:</p> <ol style="list-style-type: none"> i. For the housing opportunity site located at the corner of Pasteur Drive and Sand Hill Road and the adjoining property at 1100 Welch Road, as an alternative to the State Density Bonus law, amend zoning regulations to allow approximately net new 425 units up to 85 feet in height; redevelopment of the Welch Road property shall comply with the replacement housing provisions of the Housing Crisis Act, which will substantially protect tenants from displacement. ii. For the housing opportunity site located at 3128 El Camino Real (McDonald’s), as an alternative to the State Density Bonus law, amend zoning regulations to allow at least 144 housing units with a maximum height of 50 feet nearest El Camino Real and transitioning taller away from the street to minimize a wall effect; allow a minimum of 315 housing units if combined with an adjacent property. iii. For the housing opportunity site located at 3300 El Camino Real, as an alternative to the State Density Bonus law, allow up to 200 housing units, up to a 1.4:1 floor area ratio (FAR) with a 20% inclusionary housing requirement consistent with the City’s Planned Home Zoning process; commercial office approved or permitted on this property is in addition to the floor area allowed for the future housing project.

Primary
Associated
Goals and
Policies:

Time Frame: Complete by January 31, 2024

Quantified Objective: The City will amend the Comprehensive Plan or zoning designation of 291 properties located in commercial, industrial or residential zoning districts that combined will generate a realistic yield for 5,537 housing units.

B. Rezone ROLM and GM zoned properties to allow multi-family residential housing with a density of 90 dwelling units per acre for those properties nearest Bayshore Freeway and generally bounded by East Charleston Road and Loma Verde Avenue. This action will require additional changes to the related development standard to accommodate higher density development. Examples of specific changes to development standards are discussed in Chapter 4, Analysis of Land Use Controls.

Time Frame: Complete by January 31, 2024

Quantified Objective: The City will rezone approximately 146 sites in the designated area, including the already identified housing inventory sites, to allow for development at 90 dwelling units per acre.

C. Maintain an updated inventory of housing sites and actively promote sites available for lower- and moderate-income housing development to potential developers, private and non-profit organizations, and other interested persons. Post information on the City's website and update as necessary to maintain accurate information.

D. Maintain an updated list of residential housing projects that have been submitted, approved, and denied throughout the housing cycle.

Time Frame: Post information on the City's website by January 2024 and update annually, or more often if needed.

Quantified Objective: Support the development of 1,556 units for very-low income, 896 units for low income, 1,013 units for moderate income, and 2,621 above-moderate households during the planning period.

E. Provide technical assistance and information on parcels available for lower-income developments to private or non-profit housing developers. Technical assistance includes land development counseling by staff planners.

Time Frame: Develop technical assistance program by June 2024 and set/publish regular hours for assistance on the City's website.

Quantified Objective: Support the development of 1,556 units for very-low income, 896 units for low income households during the planning period.

Goals: 2, 3, 4

Policies: 2.2, 3.1, 3.2, 3.3, 4.2, 4.4